



NOV 19 2015

November 12, 2015

Mr. Fern Dominelli
CAO, Manitoulin-Sudbury District Services Board
210 Mead Blvd.
Espanola, ON
P5E 1R9

Dear Fern:

Re: Non Profit Rent Increases

Thank you for attending our Council meeting on Monday night to speak to the recent decision by the MSDSB to increase the market rents on the social housing units within the jurisdiction of the Board.

As I mentioned at the meeting, while I understand the need for some increase to the rental rates, I still believe that the decision by the Board places the market rent for the units at Millsite location above the community average and as such makes it as much or more expensive than most private rentals within the Town of Gore Bay. I firmly believe the Board should have taken the time to do a community market rent survey rather than relying on the income approach. You said yourself that other Boards are using the market approach and with that approach a more accurate and reasonable rental rate in my view would be obtained.

In addition, the significant impact the proposed implementation of the new rents will have on 14 of the 25 current unit holders at Millsite is unfair particularly given the advanced age of many of them. While it is possible some or all of these tenants may have the income to pay the new rents, we have to remember that these tenants made life decisions before deciding to move into Millsite and were never told that the Board could or would be considering rents of this size. In addition all of these tenants are seniors, some 90 years of age or older and at that age they do not need or deserve this added stress.

As such I would ask that you present this letter to the Board at their next meeting to consider the following:

1. Place a hold on the implementation of the new rate structure for the non-profit seniors units until such time as a proper community rental analysis can be completed.
2. In the event the Board is not prepared to review the rate structure than grandfather the current market tenants so these increases will not have any impact on the them or at the very least extend the phase in over a 4 year period so that the increases will be reduced to around 10% each year.

I understand the need to raise funds for other Board projects but this must be done in a fair and equitable manner and as the overseer of public housing and the user of public funds the Board has an obligation to be fair in its dealings with its tenants.

I look forward to the Board's response to my request.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Ron Lane', written in a cursive style.

Ron Lane
Mayor, Town of Gore Bay

cc Marg Hague, Chairperson
Gore Bay Non Profit Housing Corporation