



	REPORT NO.: 2018-12
MEETING DATE: MARCH 15, 2018	DATE PREPARED: FEBRUARY 15, 2018
SUBJECT: SOCIAL INFRASTRUCTURE FUND – INVESTMENT IN AFFORDABLE HOUSING (SIF-IAH) – PROGRAM DELIVERY AND FISCAL PLAN (PDFP)	

RECOMMENDATION

THAT with respect to Report No. 2018-12 (Housing Services Division) we, The District of Thunder Bay Social Services Administration Board (TBDSSAB), approve the Social Infrastructure Fund - Investment in Affordable Housing (SIF-IAH) Program Delivery and Fiscal Plan (PDFP) 2018/19 as presented;

AND THAT the Board authorizes the Chief Administrative Officer, to submit the approved PDFP 2018/19 to the Ministry of Housing (MHO);

AND THAT the Board authorizes the Chair and Chief Administrative Officer, to execute any required Agreements with Service Providers and/or program recipients;

AND THAT any necessary By-law be presented to the Board, for consideration.

REPORT SUMMARY

To provide the Board with information and Administration's funding recommendations with respect to the TBDSSAB's 2018/19 SIF-IAH allocation.

BACKGROUND

On June 21, 2016, the Ministry of Housing (MHO) announced a new funding program for affordable and social housing. The Social Investment Fund (SIF) is a joint initiative between the federal and provincial governments that will provide over \$640 million for housing over three years. This investment complements the province's Long Term Affordable Housing Program.

There are four separate program areas where the SIF funding will be targeted:

- An increase in the funding commitment under the current IAH program fully cost matched by the province over 3 years;
- Funding for the construction and renovation of affordable housing for seniors;
- Funding for the renovation and retrofit of social housing, and

- Funding for the construction and renovation of shelters and transitional housing for survivors of domestic violence (to be delivered by the Ministry of Community and Social Services).

On August 09, 2017, the MHO provided TBDSSAB with a letter outlining the funding allocation of \$827,600 for 2018/19.

COMMENTS

At the September 28, 2017 Board meeting, the Board authorized the Chair and CAO to execute the Amending Agreement for the Social Infrastructure Fund Service Manager Administration Agreement with the MHO, and directed Administration to prepare the revised PDFP to reflect the additional funding allocation (Resolution No. 17/94).

The attached PDFP outlines Administration's recommendation for the use of TBDSSAB's SIF-IAH allocation. TBDSSAB Administration is proposing that SIF-IAH 2018/19 be allocated to Housing Allowance (Private Market Rental Housing Fund) and Ontario Renovates initiatives.

Housing Allowance – Private Market Rental Housing Fund (PMRHF)

Through the Private Market Rental Housing Fund, eligible clients are taken from the TBDSSAB social housing waitlist chronologically and are reviewed and assessed on an individual basis. PMRHF funding amounts are determined by an individuals' current rent and amount of total household income. Funding is similar to the amount provided through regular rent geared to income (RGI) housing assistance. Individuals accepting PMRHF agree to remove themselves from the social housing waitlist.

Administration recommends the allocation of \$336,000 for PMRHF to ensure that there is continued resources available to assist the approximately 75 individuals and families in receipt of this benefit.

Ontario Renovates

The Ontario Renovates Program provides funding for low to moderate income homeowners to make necessary repairs to their property in order to remain housed. This program helps to prevent individuals and families from joining the social housing waitlist, entering the private rental market, or becoming homeless.

Administration recommends the allocation of \$450,220 for Ontario Renovates as this program continues to receive a high level of demand from across the District of Thunder Bay and continues to assist individuals and families to remain in their homes.

Service Managers Administrative Fees

The IAH-SIF program allows for 5 % of the allocation to be used for program administration. The attached plan contemplates the use of \$41,380 towards the TBDSSAB's cost of administration.

FINANCIAL IMPLICATIONS



There are no financial implication arising from this report.

CONCLUSION

It is concluded that this report provides the Board with information and Administration’s recommendations for the PDFP submission with respect to the TBDSSAB’s 2018/19 SIF-IAH allocation.

REFERENCE MATERIALS ATTACHED

Attachment #1 – SIF-IAH Program Delivery and Fiscal Plan 2018/19

PREPARED BY:	Aaron Park, Manager, Housing and Homelessness Programs The District of Thunder Bay Social Services Administration Board
APPROVED / SIGNATURE:	 Ken Ranta, Director, Housing Services, Housing Services Division The District of Thunder Bay Social Services Administration Board
SUBMITTED / SIGNATURE:	 William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board

Case Number #: 2018-02-1-743034300

Instructions

Section A – Proposed Plan

The proposed program delivery plan should align with your local Housing and Homelessness Plan. Please indicate if there are any significant changes or shift in priorities in your proposed plan since your 2016 Initial SIF PDFP.

Complete Question 1 only and enter N/A for the remaining fields.

Section B – Planned Commitments Annual

Complete column 3 of the table, i.e. **Year 3 2018-19** to indicate how much of your annual allocation you plan to commit to each program component for YR3 SIF IAH program. Enter the amount to be used as administration fees. Administration fees cannot exceed 5% of your total funding allocation.

Section C – Projected Take-Up

Complete column 3 of the table, i.e. **Year 3 2018-19** to indicate the projected number of units funded and/or households assisted by program component in the program year for which funding is planned to be committed.

Section D – Planned Commitments (Quarter)

Enter the estimated amount of SIF IAH (2016) funding to be taken-up in each quarter of the current program year.

Section F – Cash Flow – Rent Supplement

Enter the duration of the rent supplement in full years for each program year (do not use decimals). Please enter your proposed payments by quarter in the chart provided. In no event can payments be made after March 31, 2024. You only need to enter data in the table "**Year - 3 Planned Allocation:**"

Section H – Cash Flow – Housing Allowance

Enter the duration of the housing allowance in full years for each program year (do not use decimals). Please enter your proposed payments by quarter in the chart provided. In no event can payments be made after March 31, 2024. You only need to enter data in the table "**Year - 3 Planned Allocation:**"

1. Organization:
Thunder Bay DSSAB-AIMS



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SIF YR3 Program Delivery and Fiscal Plan (PDFP)

Case Number #: 2018-02-1-743034300

2. Contact Email: aaron.park@tbdssab.ca
3. Telephone Number:



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Section A - Proposed Plan

*1. Are there any significant changes or shift in priorities in your proposed plan since your 2016 Initial SIF PDFP? If yes, please describe below.

There is no significant change to the TBDSSAB priorities related to IAH.

*2.

n/a

*3.

n/a

*4.

n/a

*5.

n/a

Complete the following table by entering the number of households for each target client group to be served under the 2016 SIF IAH in your area. Please complete the entire table. Determination of units for target client groups is at your discretion and should be consistent with your Housing and Homelessness Plan.

	*Projected Target Client Group	*Rental Housing	*Homeownership	*Ontario Renovates	*Rent Supplement	*HA - Direct Delivery	*HA - Shared Delivery	Total	
x	Unspecified	0	0	12	0	40	0	52	+



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Section B - Planned Commitments (Annual)

PLANNED FINANCIAL COMMITMENTS BY YEAR

	*Planned Financial Commitment - \$s						TOTAL
	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5	Year - 6	
	2016-17	2017-18	2018-19				
Total SM allocation for each fiscal year	0	0	827,600				827,600
*Program Component							
Homeownership			0				0
Ontario Renovates			450,220				450,220
Rental Housing			0				0
Housing Allowance - Direct			336,000				336,000
Housing Allowance - Shared			0				0
Rent Supplement			0				0
SM Administration Fees			41,380				41,380
SM Administration Fees % Allocation							5
Total	0	0	827,600	0	0	0	827,600
Variance	0	0	0	0	0	0	0

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Section C - Projected Take-Up

A. Projected Take-Up (Units/Households)

*Program Component	*Projected Units Funded / Households Assisted						TOTAL
	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5	Year - 6	
	2016-17	2017-18	2018-19				
Homeownership	0	0	0	0	0	0	0
Ontario Renovates	0	0	12	0	0	0	12
Rental Housing	0	0	0	0	0	0	0
Housing Allowance - Direct	0	0	0	20	20	0	40
Housing Allowance - Shared	0	0	0	0	0	0	0
Rent Supplement	0	0	0	0	0	0	0
Total	0	0	12	20	20	0	52

B. Projected Operating Details

Rent Supplement Stream

*Activity	*Projected Units Funded / Households Assisted					
	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5	Year - 6
	2016-17	2017-18	2018-19			
Number of households receiving a rent supplement	0	0	0	0	0	0
Monthly rent supplement amount per household (\$)	0	0	0	0	0	0
Length of program in months up to March 31, 2024	0	0	0	0	0	0
Total rent supplement amount	0	0	0	0	0	0



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Housing Allowance - Direct Delivery Stream (SM administration)

*Activity	*Projected Units Funded / Households Assisted					
	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5	Year - 6
	2016-17	2017-18	2018-19			
Number of households receiving a housing allowance	0	0	0	20	20	0
Monthly housing allowance amount per household (\$)	0	0	0	350	350	0
Length of program in months up to March 31, 2024	0	0	0	24	24	0
Total housing allowance amount	0	0	0	168,000	168,000	0

Housing Allowance - Shared Delivery Stream (Ministry of Finance administration)

*Activity	*Projected Units Funded / Households Assisted					
	Year - 1	Year - 2	Year - 3	Year - 4	Year - 5	Year - 6
	2016-17	2017-18	2018-19			
Number of households receiving a housing allowance	0	0	0	0	0	0
Monthly housing allowance amount per household (\$)	0	0	0	0	0	0
Length of program in months up to March 31, 2024	0	0	0	0	0	0
Total housing allowance amount	0	0	0	0	0	0



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Section D - Planned Commitments (Quarter)

*Program Component	*Financial Take-Ups by Quarter - \$s				Total	Planned	Variance
	Quarter 1	Quarter 2	Quarter 3	Quarter 4			
	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar			
Homeownership	0	0	0	0	0	0	0
Ontario Renovates	150,073.33	150,073.33	150,073.34	0	450,220	450,220	0
Rental Housing	0	0	0	0	0	0	0
Total					450,220	450,220	0

Section F - Cash Flow - Rent Supplement

Year - 1 Planned Allocation:	
Duration (years):	

Proposed Payments by Quarter					
Fiscal Year	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
					\$0.00
					\$0.00

Year - 2 Planned Allocation:	
Duration (years):	

Proposed Payments by Quarter					
Fiscal Year	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
					\$0.00
					\$0.00



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Year - 3 Planned Allocation:	\$0.00
Duration (years):	

Proposed Payments by Quarter					
Fiscal Year	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
					\$0.00
					\$0.00

Section H - Cash Flow - Housing Allowance

Year - 1 Planned Allocation:	
Duration (years):	

Proposed Payments by Quarter					
Fiscal Year	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
					\$0.00
					\$0.00

Year - 2 Planned Allocation:	
Duration (years):	

Proposed Payments by Quarter					
Fiscal Year	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
					\$0.00
					\$0.00

Year - 3 Planned Allocation:	\$336,000.00
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PDFP-Initial

SIF YR3 Program Delivery and Fiscal Plan (PDFP)

Case Number #: 2018-02-1-743034300

Duration (years): 3

Proposed Payments by Quarter

Fiscal Year	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
2018-19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019-20	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$168,000.00
2020-21	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$168,000.00
					\$336,000.00