



	<b>REPORT No.: 2018-62</b>
<b>MEETING DATE: OCTOBER 18, 2018</b>	<b>DATE PREPARED: SEPTEMBER 28, 2018</b>
<b>SUBJECT: RENT SUPPLEMENT PROGRAM UPDATE AND 2019 RENT INCREASES</b>	

**RECOMMENDATION**

For information only.

**REPORT SUMMARY**

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with an update of subsidy paid to Rent Supplement landlords and to notify the Board of the 2019 rent increases for Rent Supplement landlords.

**BACKGROUND**

As per TBDSSAB Resolution No. 11/42(A), at the final Board meeting of each year Administration must submit a consolidated listing of rent increases for the current year under the Rent supplement Program for increases at or below the allowable guideline, as determined annually by the Ministry of Municipal Affairs and Housing (MMAH).

**COMMENTS**

**Subsidy Paid to Rent Supplement Landlords**

From January September 2018, subsidy paid to Rent Supplement landlords totaled \$2,305,487. The Strong communities portion of the subsidy to be reimbursed from the Province amounted to \$308,052 (Strong Communities – Regular \$270,942.00; Ministry of Health and Long-Term Care \$20,453.00; Ministry of Community and Social Services \$16,657.00.)

Attachment #1 contains a monthly breakdown of the subsidy paid to the Rent Supplement landlords.

On an annual basis landlords may increase their market rents by the Rent Review Guideline as determined annually by the MMAH. The 2019 recommended guideline is 1.8%.

**FINANCIAL IMPLICATIONS**



The 2019 rent and in-year increases for Rent Supplement landlords is funded through the Private Landlord Rent Supplement and Strong communities Rent Supplement Program budgets.

**CONCLUSION**

It is concluded that this report meets the requirements under TBDSSAB Resolution No. 11/42(A) regarding the reporting of rents under the Rent Supplement Program. The 2019 rent increases for Rent Supplement landlords is within the Rent Review Guideline provided by MMAH.

**REFERENCE MATERIALS ATTACHED**

- Attachment #1: [2018 Subsidies Paid to Rent Supplement Landlords](#)  
 Attachment #2: 2019 Rent Increase Notices (Confidential)

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<b>APPROVED / SIGNATURE:</b>	 Ken Ranta, Director - Housing Services Division The District of Thunder Bay Social Services Administration Board
<b>SUBMITTED / SIGNATURE:</b>	 William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board

ATTACHMENT #1

2018	PAID TO LANDLORDS					TOTAL	RENT SUPPLEMENT UNIT BREAKDOWN					TOTAL
	Private Landlord	Regular	MOHLTC	MCSS	Home For Good (Aug 1, 2018)		Private Landlord	Strong Communities - Regular (Target 69)	Strong Communities - MOHLTC (Target 8)	Strong Communities - MCSS (Target 5)	Home for Good (Aug. 1, 2018)	
January	\$ 251,478.00	\$ 30,509.00	\$ 2,238.00	\$ 1,898.00		\$ 286,123.00	409	54	4	3		470
February	\$ 255,416.00	\$ 31,262.00	\$ 2,302.00	\$ 1,780.00	N/A	\$ 290,760.00	412	55	4	3	N/A	474
March	\$ 263,556.00	\$ 30,903.00	\$ 2,398.00	\$ 2,186.00	N/A	\$ 299,043.00	415	56	4	3	N/A	478
April	\$ 261,266.00	\$ 31,255.00	\$ 2,235.00	\$ 2,186.00	N/A	\$ 296,942.00	414	55	4	3	N/A	476
May	\$ 249,474.00	\$ 29,115.00	\$ 2,231.00	\$ 1,254.00	N/A	\$ 282,074.00	411	57	4	3	N/A	475
June	\$ 257,979.00	\$ 28,834.00	\$ 2,231.00	\$ 1,254.00	N/A	\$ 290,298.00	407	57	4	3	N/A	471
July	\$ 262,665.00	\$ 30,225.00	\$ 2,276.00	\$ 2,033.00	N/A	\$ 297,199.00	405	57	4	3	N/A	469
August	\$ 248,674.00	\$ 28,683.00	\$ 2,276.00	\$ 2,033.00	\$ 646.00	\$ 282,312.00	404	57	4	3	1	469
September	\$ 254,979.00	\$ 30,156.00	\$ 2,266.00	\$ 2,033.00	\$ 1,596.00	\$ 291,030.00	401	57	4	3	2	467
October						\$ -						0
November						\$ -						0
December						\$ -						0
<b>TOTALS</b>	<b>\$ 2,305,487.00</b>	<b>\$270,942.00</b>	<b>\$ 20,453.00</b>	<b>\$ 16,657.00</b>	<b>\$ 2,242.00</b>	<b>\$ 2,615,781.00</b>						

Monthly Average per Unit				
Private	SCRS - Reg	SCRS - MOHLTC	SCRS - MCSS	HFG
615	565	560	633	
620	568	576	593	
635	552	600	729	
631	568	559	729	
607	511	558	418	
634	506	558	418	
649	530	569	678	
616	503	569	678	
636	529	567	678	

\*\*Excludes Administration Fee of \$13/unit

Budget					
Monthly Budget	3,380,800	362,494	45,984	28,740	3,818,018
	281,733	30,208	3,832	2,395	318,168

MOHLTC  
21 - 33 Walkover Street  
10 - 192 Court Street South  
15 - 93 South Algoma Street  
42 - 740 Edward Street

MCSS  
2 - 303 North Vickers Street  
4 - 303 North Vickers Street  
203 Regina Avenue