



	REPORT No.: 2019-42
MEETING DATE: SEPTEMBER 26, 2019	DATE PREPARED: AUGUST 22, 2019
SUBJECT: RENT SUPPLEMENT PROGRAM UPDATE & 2020 RENT INCREASES	

RECOMMENDATION

THAT with respect to Report No. 2019-42 (Housing Services Division) we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), approve the discontinuation of the annual Rent Supplement Program Update & 2020 Rent Increases report through the repeal of TBDSSAB Resolution No. 11/42(A);

AND THAT requests for rental increases in excess of the allowable guideline amount as determined annually by the Ministry of Municipal Affairs and Housing be brought to the Board for consideration.

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 2020 rent increases for Rent Supplement landlords. Further, provide rationale for the discontinuation of the annual Rent Supplement Program Update & Rent Increases report.

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

From January to September 2019, subsidy paid to Rent Supplement landlords totaled \$2,468,982. The Strong communities portion of the subsidy to be reimbursed from the Province amounted to \$288,681 (Strong Communities – Regular \$253,731; Ministry of Health and Long-Term Care \$18,386; Ministry of Community and Social Services \$16,564).

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 2020 recommended guideline is set at 2.2%.

TBDSSAB Administration recommends that the submission of an annual Rent Supplement Program Update and Increase Board Report for increases at or below the allowable guideline, as determined annually by the MMAH as mandated through TBDSSAB Resolution No. 11/42(A), be discontinued as the increase of rental amounts annually at the allowable guideline is considered to be a common practice in the day to day operation of market rental units and the annual Rent Supplement amount is approved by the Board as part of the annual operating budget.

TBDSSAB Administration also recommends that the current practice of bringing any rent increase above the guideline determined by MMAH to be brought to the Board for consideration, continue.

FINANCIAL IMPLICATIONS



The 2020 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 2020 rent increases for Rent Supplement landlords is within the Rent Review Guideline provided by MMAH. It is further concluded that this report provides the Board with rationale for the discontinuation of the annual Rent Supplement Program Update & Rent Increases report.

REFERENCE MATERIALS ATTACHED

- Attachment #1: [2019 Subsidies Paid to Rent Supplement Landlords](#)
- Attachment #2: [2020 Rent Increase Notices \(Confidential\)](#)

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2019 Subsidies Paid to Rent Supplement Landlords

PAID TO LANDLORDS							RENT SUPPLEMENT UNIT BREAKDOWN					
2019	Strong Communities						RENT SUPPLEMENT UNIT BREAKDOWN					
MONTH	Private Landlord	Regular	MOHLTC	MCSS	Home For Good (Aug 1, 2018)	TOTAL	Private Landlord	Strong Communities Regular (Target 69)	Strong Communities MOHLTC (Target 8)	Strong Communities MCSS (Target 5)	Home for Good (Aug. 1, 2018)	Total
January	245,653	31,507	2,249	1,254	5,014	285,677	397	57	4	3	9	470
February	261,808	31,301	2,303	2,118	5,182	302,711	404	57	4	3	10	478
March	260,501	30,689	2,316	2,862	9,525	305,893	399	57	4	3	16	479
April	265,971	31,434	2,362	2,066	12,452	314,285	405	57	4	3	19	488
May	267,265	31,681	2,289	2,066	11,619	314,920	404	57	4	3	18	486
June	271,991	32,456	2,289	2,066	11,700	320,502	403	57	4	3	18	485
July	262,514	31,887	2,289	2,066	12,427	311,183	403	57	4	3	19	486
August	263,776	32,776	2,289	2,066	12,904	313,811	405	57	4	3	20	489
September						-						0
October						-						0
November						-						0
December						-						0
TOTALS	2,099,479	253,731	18,386	16,564	80,823	2,468,982						