



BOARD REPORT

REPORT No.: 2023-26

MEETING DATE: JUNE 15, 2023

SUBJECT: COMMUNITY HOUSING INITIATED AGREEMENT TEMPLATE

RECOMMENDATION

THAT with respect to Report No. 2023-26 (Corporate Services Division), we, The District of Thunder Bay Social Services Administration Board (the Board), approve the Community Housing Initiated Agreement template for post-mortgage operating agreements with non-profit housing providers;

AND THAT we authorize the Chief Administrative Officer to make amendments to this Initiated Agreement template with respect to housekeeping items, as may be required from time to time;

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

REPORT SUMMARY

To present a Community Housing Initiated Agreement template for The District of Thunder Bay Social Services Administration Board's (TBDSSAB or the Board) approval to establish agreements with non-profit housing providers post-mortgage expiry.

BACKGROUND

The Board has approved TBDSSAB Initiated Agreement templates to establish agreements for its various program areas, i.e., Child Care and Early Years, Homelessness Prevention Program (formerly Community Homelessness Prevention Initiative), and General Program purposes (Report No. 2018-03). Subsequently, the Board passed program-specific by-laws to authorize this form of agreement to be executed by TBDSSAB and approved service providers.

Historically, templates have been developed and approved by the Board to ensure all relevant legal and program aspects related to program funding are included, to ensure consistency across program areas, and safeguard TBDSSAB's investment in programming.

The *Housing Services Act, 2011* does not specify an end date for the obligations of projects that were either partially or entirely funded by the province (called “provincial reform” projects). This means that provincial reform projects must continue to provide affordable housing, including rent-geared-to-income housing, after their original mortgage matures, until they are actively removed from the *Housing Services Act, 2011*, (at the Minister’s discretion). In exchange, they continue to receive a subsidy from their Service Manager, calculated with the funding formula set out in the Act.

On March 30, 2022, the Province of Ontario released regulations amending Ontario Regulation 367/11 under the *Housing Services Act, 2011* to create a service agreement framework that supports the continuity of Community Housing as many community housing providers (private and municipal non-profits) are reaching the end of their original program mortgage.

In that regard, TBDSSAB participated in the deliverables of a Service Agreement Technical Table (Technical Table), which was a working group established through the Ministry of Municipal Affairs and Housing to provide support to the development of new service agreements following mortgage expiry process.

COMMENTS

The key terms and conditions developed by the Technical Table were provided to participating Service Managers. TBDSSAB Administration developed a draft Initiated Agreement template using the information provided by the Technical Table and incorporated those items with the components included as standard items within the other TBDSSAB Initiated Agreement templates. This new Initiated Agreement package was reviewed by TBDSSAB’s legal counsel.

The Initiated Agreement template, provided in Attachment #1, will form ongoing agreements between TBDSSAB and approved non-profit housing providers to ensure the long-term sustainability of Community Housing service level standards across the District of Thunder Bay.

STRATEGIC PLAN IMPACT

This Report relates to the Board’s strategic direction of Financial Stewardship, with a focus on ensuring accountability of TBDSSAB resources, and the long-term sustainability of the housing service system.

FINANCIAL IMPLICATIONS



There are no direct financial implications relative to this Report.

CONCLUSION

It is concluded that the new Community Housing Operating Agreement template is required to establish agreements between TBDSSAB and approved non-profit housing providers following mortgage expiry and should be approved as presented.

REFERENCE MATERIALS

Attachment #1 [Initiated Agreement - Community Housing Operating Agreement Template](#)

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