



COMMUNITY SERVICES/ DUFFERIN OAKS COMMITTEE AGENDA

**Tuesday, September 2, 2014 – 1:00 p.m.
Dynes Grey Apartment, 301 First Avenue,
Common Room, Shelburne**

FACILITY TOUR

Prior to the meeting, the Committee will tour the Dynes Grey Apartments facility. The tour will start at 1:00 p.m.

Declarations of Pecuniary Interests

PUBLIC QUESTION PERIOD

Members of the public will be provided an opportunity to ask questions of the Committee during this time. (Limited to 10 minutes)

COMMUNITY SERVICES

1. **COMMUNITY SERVICES/DUFFERIN OAKS – September 2, 2014 - ITEM #1
Extension to the Investment in Affordable Housing (2014/15)**

A report from the Director of Community Services dated September 2, 2014 to provide information on the Investment in Affordable Housing extension undertaken by the Federal and Provincial governments and plans on how these funds will be used in Dufferin County.

Recommendation:

THAT the report of the Director of Community Services, dated September 2, 2014, Extension to the Investment in Affordable Housing be received;

AND THAT the 2014/15 location be applied to the cost of units in the Dynes Grey apartments currently under renovations and 10% of the allocation be applied to the cost of administration.

2. COMMUNITY SERVICES/DUFFERIN OAKS – September 2, 2014 - ITEM #2
Annual Rent Increase Guideline 2015

A report from the Director of Community Services dated September 2, 2014, with respect to possible changes to the market rents for County-owned social housing locations.

Recommendation:

THAT the report of the Director of Community Services, dated September 2, 2014 regarding 2015 rent increases be received;

AND THAT the 2015 market rents of Dufferin owned social housing locations be increased by the maximum level of 1.6% over the previous year.

NEXT MEETING: September 25, 2014 – 1:00pm
E.O.C., Mel Lloyd Centre, Shelburne



REPORT TO COMMUNITY SERVICES/DUFFERIN OAKS COMMITTEE

To: Chair Crewson and Members of the Community Services Committee

From: Keith Palmer, Director of Community Services

Date: September 2, 2014

Subject: Extension to the Investment in Affordable Housing (2014/15)

Purpose:

The purpose of this report is to provide Council with information on the Investment in Affordable Housing extension undertaken by the Federal and Provincial governments and plans on how these funds may be used in Dufferin County.

Background & Discussion:

The Governments of Canada and Ontario announced an additional combined investment to help more individuals and families in housing need in the County of Dufferin. New funding will be delivered through an extension to the current Investment in Affordable Housing (IAH) agreement currently held between the County of Dufferin and the Province of Ontario.

Under the IAH, the County has the flexibility to design and deliver a range of affordable housing programs to address local housing needs and priorities. Dufferin County has been supporting the renovation of affordable housing, as well as the provision of rental and homeownership assistance to low and moderate income households including seniors and persons with disabilities over the past 3 years, using the original IAH funds.

On November 8, 2011, the Governments of Canada and Ontario announced an IAH agreement with a combined investment of \$481 million for the 2011-2014 period in which Dufferin County's allocation was approximately \$1.4 million over 3 years. This new agreement extends the original agreement for the 2014-2019 period.

Staff have received communication from the Province informing the County that an extension amount of \$290,700 will be provided to address capital housing projects that address affordable housing (in line with current program guidelines). County of Dufferin has been asked to commit the spending of these dollars prior to January 30, 2015. With this very short turnaround, and the ministry's direction to address capital projects, county staff believe the best way to utilize these funds is to commit the funds to the existing capital project currently underway in Shelburne and apply the allowable 10% of the allotment to social housing administrative costs. There are currently 10 of the total 24 units in Dynes/Grey Apartments that are being renovated using original IAH allocations. The extension would allow approximately 2 to 3 more units be

considered "Affordable", as defined by the province, where these funds could be committed to address renovation costs. Staff have verbally shared this preliminary plan with the ministry representatives and awaits comment.

Important to note is that by March 2015, the provincial government will announce year two allocation for Dufferin County which will be used to address both capital and operational programs. As with the original IAH agreement, local plans to address housing issues will again require Council approval.

As part of the original IAH agreement the County has a revolving Home Ownership capital program to assist first time home buyers with 15% of their housing costs, up to a maximum of \$15,000. At this time the program has approximately \$40,000 available to the public. This program is currently being revitalized using reoccurring payments (families paying back their loans as they sell their homes to up or down size). As such no new money will be applied to the Home Ownership program until April 2015.

Staff have not suggested to increase dollars to the "Ontario Renovates" capital program as there has been little local take up of this program after several attempts to market. This program will also be revitalized in April of 2015.

Financial Impact:

The County of Dufferin will receive \$290,700 for the Investment in Affordable Housing extension. There is no matching component required by the County. As instructed by the province these funds must be committed by January 30, 2015. Non-committed funds will be clawed back by the province and reallocated to other service managers.

Local Municipal Impact:

The allocation made to the County will assist the County in addressing affordable Housing needs.

Recommendation(s):

THAT the report of Keith Palmer, Director of Community Services, dated September 2, 2014, Extension to the Investment in Affordable Housing be received;

AND THAT the 2014/15 location be applied to the cost of units in the Dynes Grey apartments currently under renovations and 10% of the allocation be applied to the cost of administration.

Respectfully submitted,

Keith Palmer
Director, Community Services



**REPORT TO
COMMUNITY SERVICES/DUFFERIN OAKS COMMITTEE**

To: Chair Crewson and Members of the Community Services Committee
From: Keith Palmer, Director of Community Services
Date: September 2, 2014
Subject: Annual Rent Increase Guideline 2015

Purpose:

The purpose of this report is to seek direction with respect to possible changes to the market rents for County-owned social housing locations.

Background & Discussion:

The Housing Services Act, 2011 makes it a requirement of all social housing landlords that in its leases with its tenants that:

The lease cannot be for longer than one year and should state both the market rent for their unit and the RGI rent as well as other charges that the tenants must pay.

The County of Dufferin directly owns and manages 225 units formerly owned by Ontario Housing Corporation (OHC) and 30 units constructed under the Canada Ontario Affordable Housing Program. The County has recently added 24 units at the Dynes-Grey Apartments. The Ontario government is capping rent increases for 2015 at 1.6 per cent for the province's one million tenant households. The cap, also known as the Rent Increase Guideline, is the maximum amount a landlord can increase a tenant's rent without seeking the approval of the Landlord and Tenant Board. A total of 16 households in County operated buildings will be impacted by rent increases.

The following table shows the current (2014) Market Rents at County of Dufferin owned units:

County Operated	Unit Size - 2014				
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Orangeville	\$735	\$882	\$987	\$1,143	\$1,258
Shelburne		\$749*			
Grand Valley		\$774*			
	1 Bedroom Affordable	1 Bedroom Market Rent	2 Bedroom Affordable	2 Bedroom Market Rent	
40 Lawrence	\$700	\$874	\$806	\$1,008	
301 First Avenue	\$689	\$862	\$815	\$1,019	

* Amounts corrected at meeting.

The following table shows 2015 Market Rents with a 1.6% increase applied:

County Operated	Unit Size - 2015				
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Orangeville	\$747	\$896	\$1,003	\$1,161	\$1,278
Shelburne		\$761	\$878		
Grand Valley		\$786			
	1 Bedroom Affordable	1 Bedroom Market Rent	2 Bedroom Affordable	2 Bedroom Market Rent	
40 Lawrence	\$711	\$888	\$819	\$1,024	
301 First Avenue	\$700	\$876	\$828	\$1,035	

Services Included with all rental units in all Municipalities (Market and RGI):

Unit Style	Services Included – most locations
Apartment	Heat, Hot Water, Water, Refrigerator, Hydro, Microwave (Lawrence Avenue)
Semi-Detached	Heat, Hot Water, Water

Historical Increase Trends	Location		
	Orangeville	Shelburne	Grand Valley
2011	0.7%	0.7%	0.7%
2012	3.1%	3.1%	3.1%
2013	2.5%	2.5%	2.5%
2014	0.8%	0.8%	0.8%
2015	1.6%	1.6%	1.6%

Financial Impact:

County of Dufferin owned units are priced competitively within each local market, and offer good value based on the services (utilities) included. With the intention of social housing being to provide support to those individuals and families in need of affordable accommodation, the County of Dufferin has very few tenants paying the maximum rent and therefore rental increases will be minimal. Financial impacts are based on the current tenant complement and there are no assurances financial gains or losses will be realized in 2015.

Local Municipal Impact:

None

Recommendation(s):

THAT the report of Keith Palmer, Director of Community Services, dated September 2, 2014 regarding 2015 rent increases be received;

AND THAT the 2015 market rents of Dufferin owned social housing locations be increased by the maximum level of 1.6% over the previous year.

Respectfully submitted,

Keith Palmer
 Director, Community Services