

DATE: December 9, 2010

REPORT TITLE: **NEW SHORT-TERM RENT SUPPORT PROGRAM**

FROM: Janet Menard, Commissioner of Human Services

RECOMMENDATION

That participation by the Region of Peel in the Short-Term Rent Support Program be authorized;

And further, that the Commissioner of Human Services be authorized to sign a Referral Agreement for the administration of the Short-Term Rent Support Program for Shared Delivery with the Ministry of Municipal Affairs and Housing;

And further, that the Commissioner of Human Services be authorized to sign a Transfer Payment Agreement for the administration and delivery of the Short-Term Rent Support Program for Direct Delivery with the Ministry of Municipal Affairs and Housing.

REPORT HIGHLIGHTS

- Short-Term Rent Support Program (STRSP) is a province wide \$50 million program being launched by the Ministry of Municipal Affairs and Housing (MMAH).
- The total allocation for the Region of Peel is \$2,867,540 for a 30 month period starting January 2011 and ending March 2013.
- Short-Term Rent Support Program (STRSP) amount in Peel Region will be set at \$250 per month for approximately 400 households.
- This program is comprised of two delivery options:
 - **Direct Delivery:** Service Manager will administer 25 per cent of the funding directly with our applicants and complete the on-going eligibility review; and
 - **Shared Delivery:** Ministry of Revenue (on behalf of MMAH) will administer 75 per cent of the funding and the on-going eligibility review for applicants referred by Peel Region.
- There are no financial implications with STRSP as it is a 100 per cent fully funded provincial initiative.

DISCUSSION

1. Background

In September 2010, the Regional Chair and Members of Regional Council received a memorandum from Ministry of Municipal Affairs and Housing (MMAH) advising them of the new \$50 million dollar Short Term Rent Support Program (STRSP) being launched province

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wide. The Region of Peel's notional allocation of this 100 per cent provincially funded initiative is \$2,867,540 over a 30 month period commencing January 2011.

Region of Peel participants must reside in Peel and be applicants that are currently on, or eligible to be on, the centralized wait-list for rent-geared-to-income (RGI) housing. There is flexibility locally with this program and eligible applicants can receive the STRSP payments directly in their current units (in-situ) or move into vacant market rental units.

All applicants for STRSP will need to meet the prescribed eligibility criteria as outlined by MMAH and re-qualify (submit an application) each Benefit Year in order to continue to receive STRSP.

2. Program Delivery Description

Under STRSP there are two delivery options, Direct Delivery and Shared Delivery. As Service Manager, we have opted for this split to facilitate a faster take-up of the program to ensure the participants have the complete benefit of the funding. This split also eases the administrative responsibilities for the Service Manager for such a short-term program of 30 months.

i. Direct Delivery Option

Under this option, as Service Manager, we will administer 25 per cent of the funding directly with applicants and complete the on-going eligibility review. In order to participate in this option, Service Managers were requested to complete a Notice of Intent and submit this to the MMAH.

Service Managers were also required to submit a Business Case process that outlined the rent support amounts that would be paid to participants as well as a proposed exit strategy. This has been done.

This delivery option starts January 1, 2011, and ends March 31, 2013, and will build on the strengths and partnerships within the rent supplement program. Approximately 203 participants will be served; 87 households will receive \$250 per month ongoing for this time period. Approximately 116 households will receive a one time payment of \$1500 through a new STRSP rent bank opportunity that will supplement existing rent bank services within the Human Services Department.

A Transfer Payment Agreement between the Region of Peel and MMAH is required for the Direct Delivery option.

ii. Shared Delivery

Under this option the Ministry of Revenue (MOR), on behalf of MMAH, will administer 75 per cent of the funding directly to the applicants that Peel, as the Service Manager, refers to MOR. MOR will also complete the on-going eligibility review with these applicants.

Participants will be eligible for a retroactive payment of \$100 per month covering the period July 2010 to December 2010, with a total payment of \$600 being made in January 2011, along with the first monthly payment of \$250.

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As a result of the retroactive payment, this delivery option starts July 2010 and ends December 2012. Approximately 300 participants will receive the monthly rent support of \$250 during this time period.

A Referral Agreement between the Region of Peel and MMAH is required for the Shared Delivery option.

3. Funding

The total allocation for the Region of Peel is \$2,867,540 for a 30 month period starting in January 2011 and ending March 2013. Both the Shared and Direct Delivery Options have funding based on the MMAH fiscal years which are from April 1 to March 31. Funding cannot be carried from one fiscal year to the next.

Administrative support funding is being provided by MMAH for both options.

Options	Administrative Funding support
Shared	o \$26,510 (one time payment)
Direct	o \$15.60 per household unit/month for the first 50 rent supports \$13.00 per household unit/month for each rent support above 50

This will be reflected in the 2011 budget.

CONCLUSION

This new MMAH initiative supports our commitment to continue to look at all opportunities to deliver affordable housing in the Region of Peel.

This opportunity also enables the Region of Peel to build onto current program strengths and also provide support to disadvantaged chronological applicants on the current wait list for RGI housing. This also provides an additional resource for all our clients in keeping with our Integrated Human Services Model.



Janet Menard
Commissioner of Human Services

Approved for Submission:



D. Swarc, Chief Administrative Officer

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c. Legislative Services