



16. SOCIAL HOUSING SERVICES

Social Housing Services provides affordable homes for individuals whose income makes it challenging to obtain adequate housing in the private rental market. A variety of housing forms are provided as follows:

- municipally owned and operated housing (through a department or municipally owned housing corporation)
- non-profit housing that is owned and operated by community based non-profit corporations governed by a board of directors
- co-operative housing that is owned and operated by its members
- rent supplement, where a private or non-profit landlord provides units to households at a rent-geared-to-income (RGI) and the municipality subsidizes the difference between that rent and the market rent for the unit

The Social Housing Reform Act (SHRA), December of 2000 transferred responsibility for social housing from the Province to municipalities. The Act defines the role of the municipality as a 'Service Manager' and provides a legislative framework that ensures the efficient and effective administration of social housing programs.

What should you consider when reviewing these results?

Each municipality's results are influenced to varying degrees by a number of factors, including:

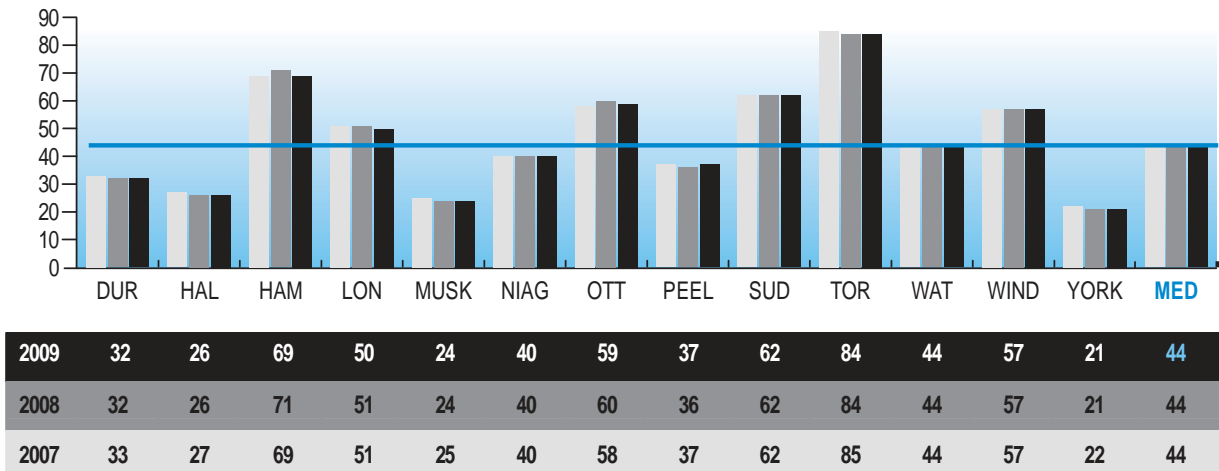
- housing stock: age and supply (both private and municipal), and adequacy of capital reserves to maintain them
- demographic and economic conditions: may increase waiting list pressure, i.e. loss of local industry, rapid growth, percentage of Special Priority Policy (SPP) applicants
- wait list management: frequency of the service manager to update the waiting list and cancel applicants no longer actively seeking rent-geared-to-income (RGI) housing
- portfolio mix: older federal units are generally less costly than units built under subsequent provincial programs (fewer assisted units, lower land costs)
- geographic conditions: construction and land costs, higher snow removal costs in northern areas of the province, rental market availability, utility costs and usage profiles
- tenant mix: seniors communities are usually less costly to operate than families and singles

SOCIAL HOUSING SERVICES

What are the results?

How many housing units are available?

Fig. 16.1 Number of Social Housing Units per 1,000 Households

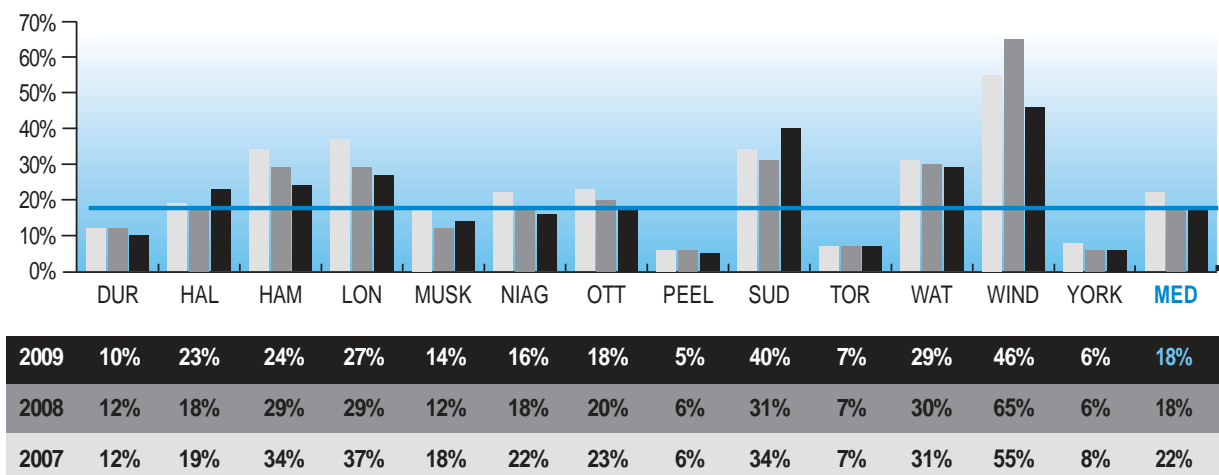


Source: SCHG210 (Service Level)

Figure 16.1 shows the number of social housing units which includes rent-gear-to-income (RGI) units, market rent units and rent supplement units.

What percentage of the waiting list is housed annually?

Fig. 16.2 Percentage of Social Housing Waiting List Placed Annually

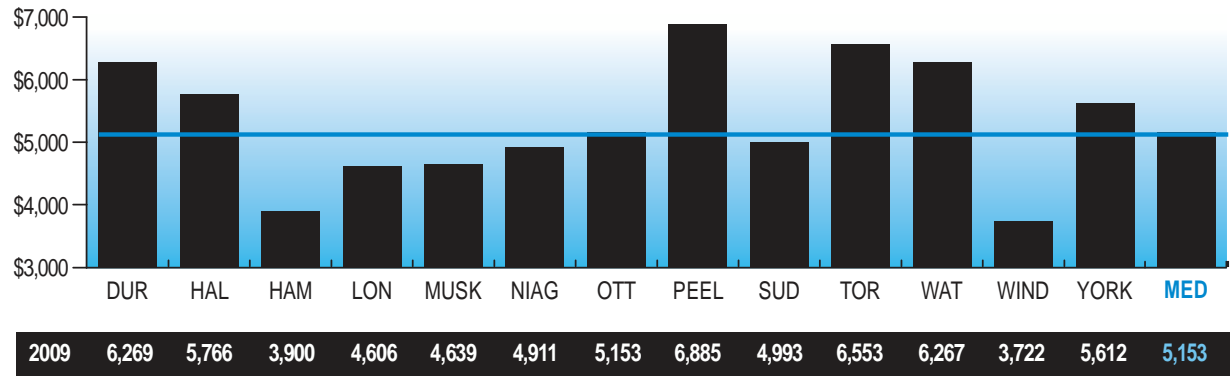


Source: SCHG110 (Community Impact)

SOCIAL HOUSING SERVICES

How much does it cost to provide a social housing unit?

Fig. 16.3 Social Housing Operating Cost (Administration and Subsidy) per Housing Unit



Source: SCHG₃₁₅ (Efficiency)

Figure 16.3 includes the annually adjusted subsidy provided by the municipality plus administration costs, as well as any one-time grants (i.e. emergency capital repairs).