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TO:	CHAIR AND MEMBERS COMMUNITY SERVICES COMMITTEE MEETING ON May 14, 2012
FROM:	L. STEVENS DIRECTOR OF MUNICIPAL HOUSING COMMUNITY SERVICES DEPARTMENT
SUBJECT:	MUNICIPAL HOUSING SUPPLEMENT AGREEMENT

RECOMMENDATION

That, on the recommendation of the Director of Municipal Housing, with the concurrence of the Executive Director of Community Services, the following actions **BE TAKEN** with respect to the Municipal Housing Supplement Program:

1. the Municipal Housing Supplement Agreement between the Corporation of the City of London and eligible Landlord(s), substantially in the form of agreement attached to this report and to the satisfaction of the City Solicitor, **BE APPROVED**; and
2. the attached proposed By-law **BE INTRODUCED** at the Municipal Council meeting of May 22, 2012 to delegate authority to the Executive Director of Community Services to execute Municipal Housing Supplement Agreements on behalf of the City of London.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Community Services Committee – April 2, 2012 – Municipal Housing Supplement Program

BACKGROUND

On April 10, 2012, Municipal Council resolved:

“That, on the recommendation of the Director of Municipal Housing, with the concurrence of the Executive Director of Community Services, the following actions be taken with respect to a Municipal Housing Supplement Program: the above-noted Program BE CREATED, as outlined in the associated report dated April 2, 2012 from the Director of Municipal Housing; it being noted that the Program intent is to provide a fixed subsidy to eligible selected landlords to reduce the effective market rent of rental units in order to meet the affordability needs of prospective or existing eligible tenants; it being further noted that the Program details address the identified priority populations and needs outlined within the London Community Housing Strategy.”

The Municipal Housing Supplement Program does not provide rent-g geared-to-income; it provides a fixed subsidy to eligible and selected landlords to reduce the effective market rent of the unit.

The Municipal Housing Supplement Program has two service options: Housing With Supports, for tenants with support needs (service level supporting London CARES) and Housing Without Supports, for low income households who are on, or eligible to be on, the social housing waiting list or have income below the maximum household income threshold.

The Municipal Housing Supplement units must be modest and self-contained – no hostel, group home or congregate living units, nursing or retirement homes. Program obligations for selected units will be outlined in a Municipal Housing Supplement Agreement (see attached) between the landlord and the City of London.

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Landlord Agreements

- The Housing Division prepares an Authorization to Lease (ATL) form which details all of the information about the project, the number of units to be contracted for, the market rent and the effective rent to be charged. The ATL forms the basis for the Municipal Housing Supplement Agreement.
- The housing supplement subsidy is provided monthly directly to the landlord by the Housing Division. This subsidy reduces the market rent to be charged to the tenant for the rental unit.
- A cheque detailing the amount of housing supplement dollars owed to the landlord for the units that have been filled is provided to the landlord on the first of each month.
- The landlord/tenant relationship does not involve the City of London.

It is recommended that authority to sign the Housing Supplement Agreement on behalf of the Corporation of the City of London be delegated to the Executive Director of Community Services.

FINANCIAL IMPACT

Funding for the delivery of the Municipal Housing Supplement Program is drawn from the Affordable Housing Reserve Fund.

Acknowledgments

This report was prepared with the assistance of S. Giustizia, Manager of Special Projects, Housing Division, J. Richardson, Manager, Homelessness, Hostels and Special Populations and reviewed by D. Munteer, City Solicitor.

RECOMMENDED BY:	CONCURRED BY:
LOUISE STEVENS DIRECTOR OF MUNICIPAL HOUSING	ROSS L. FAIR EXECUTIVE DIRECTOR COMMUNITY SERVICES

- C. D. Munteer, City Solicitor
 C. Howard, Director, Social and Community Support Services
 A.L. Barbon, Manager, C/S Financial & Business Services
 S. Giustizia, Manager, Special Projects, Housing Division
 J. Richardson, Manager, Homelessness, Hostels and Special Populations



Bill No.

By-law No.

A By-law to delegate authority to the Executive Director of Community Services to execute Municipal Housing Supplement Agreements on behalf of the City of London under the Affordable Housing Program.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS section 23.1(1) of the *Municipal Act, 2001* authorizes the municipality to delegate its powers and duties to a person;

AND WHEREAS it is deemed expedient for The Corporation of the City of London (the "City") to delegate authority to the Executive Director of Community Services to execute Municipal Housing Supplement Agreements, substantially in the form of agreement attached to this by-law, on behalf of the City of London under the Affordable Housing Program;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Executive Director of Community Services to execute Municipal Housing Supplement Agreements on behalf of the City under the Affordable Housing Program.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council , 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First reading -
Second reading -
Third reading -