



Report To:	Manitoulin-Sudbury DSB Board
From:	Donna Moroso, Director of Integrated Social Services and Rhonda McCauley, Social Housing Program Supervisor
Date:	June 23, 2011
Re:	Social Housing Revenues and Social Assistance Tenants

REPORT

Purpose

The purpose of this report is to provide Board Members with information pertaining to Social Housing revenue potential should the Province allow the rent scales to be adjusted to maximum shelter amounts for Ontario Works (OW) and Ontario Disability Support Program (ODSP) recipients.

Background

In determining rental rates for OW/ODSP recipients, the Ministry of Municipal Affairs and Housing provides rent scales for Housing Providers to use that are based on the benefit unit size of the household. These rent scales provide ease of calculation by referring to the appropriate chart and finding the household (benefit unit) size for a base rent. Any utility charges or allowances are added / subtracted to achieve the total rent.

These rent scales have not been adjusted since 1970.

Objectives

To reference the current attributed rent with the gross potential rent that could be realized within the Social Housing Portfolio if the Province were to amend the rent scales to match the current maximum shelter amounts for OW and ODSP Social Housing Tenants.

The tables attached show the most current shelter maximums for OW and ODSP recipients as compared to the current Social Housing rent scale for OW/ODSP tenants. (See Tables "A" & "B")

The actual lost revenues (Table "C") shows the most current number of Households (HH) in receipt of OW or ODSP and the resulting revenue loss based on the current rent scales.

There are a total of 288 units within the DSB housing portfolio. They break down as follows:

- 40 households receive Ontario Works as their sole income source
- 76 households receive ODSP as their sole income source
- 14 households have a combination of ODSP and other income

This represents 45% of the total tenants paying rent. The above 130 tenants generate a gross rental revenue of \$270,804 per year based on the current Social Housing Rent Scales for Social Assistance recipients. If the province were to update the Social Housing Rent Scales to match the Social Assistance maximum allowable shelter, these same 130 tenants would generate \$759,816 in gross rental revenues. This additional \$489,012 per year would go a long way in dealing with this DSB's Social Housing Capital Infrastructure deficit.

In 2011, the DSB budget included a total of \$1,066,792 in gross rental revenues from all Social Housing properties directly managed by the DSB. The addition of \$489,012 in gross rental revenues would represent a 46% increase in annual rents collected by the DSB.

Conclusion

The DSB should encourage the Province to make amendments to the current Social Housing Rent Scales for Social Assistance recipients so that they match the Social Assistance maximum allowable shelter rates.

The additional revenue generated by this change in policy would eliminate the \$75,000 annual shortfall identified by the most recent Building Condition Assessments completed by the Stonewell Group in September 2010.

TABLE "A"

**OW RENT SCALE FOR A RECIPIENT WITH NO SPOUSE
BUT WITH ONE OR MORE DEPENDANTS**

Benefit unit size (number of individuals)	Social Housing Rent Scale	OW Maximum Monthly Shelter	Difference between Rent Scale & Max Shelter
2	\$191	\$578	(\$387)
3	\$226	\$627	(\$401)
4	\$269	\$681	(\$412)
5	\$311	\$734	(\$423)
6	\$353	\$761	(\$408)
7	\$396	\$761	(\$365)
8	\$438	\$761	(\$323)
9	\$480	\$761	(\$281)
10	\$523	\$761	(\$238)
11	\$565	\$761	(\$196)
12 or more	\$607	\$761	(\$154)

**OW RENT SCALE FOR A BENEFIT UNIT CONSISTING OF
(A) RECIPIENT WITH NO SPOUSE and NO OTHER DEPENDANTS,
(B) RECIPIENT WITH A SPOUSE, BUT NO OTHER DEPENDANTS, OR
(C) RECIPIENT WITH A SPOUSE AND ONE OR MORE OTHER DEPENDANTS**

Benefit unit size (number of individuals)	Social Housing Rent Scale	OW Maximum Monthly Shelter	Difference between Rent Scale & Max Shelter
1	\$85	\$368	(\$283)
2	\$175	\$578	(\$403)
3	\$212	\$627	(\$415)
4	\$254	\$681	(\$427)
5	\$296	\$734	(\$438)
6	\$339	\$761	(\$422)
7	\$381	\$761	(\$380)
8	\$423	\$761	(\$338)
9	\$466	\$761	(\$295)
10	\$508	\$761	(\$253)
11	\$550	\$761	(\$211)
12 or more	\$593	\$761	(\$168)

TABLE "B"

ONTARIO DISABILITY SUPPORT PROGRAM (ODSP) RENT SCALE

Benefit unit size (number of individuals)	Social Housing Rent Scale	ODSP Maximum Monthly Shelter	Difference between Rent Scale & Max Shelter
1	\$109	\$469	(\$360)
2	\$199	\$737	(\$538)
3	\$236	\$799	(\$563)
4	\$278	\$868	(\$590)
5	\$321	\$936	(\$615)
6	\$363	\$970	(\$607)
7	\$405	\$970	(\$565)
8	\$448	\$970	(\$522)
9	\$490	\$970	(\$480)
10	\$532	\$970	(\$438)
11	\$575	\$970	(\$395)
12	\$617	\$970	(\$353)

TABLE C - Actual Rental Revenue Losses

Benefit Unit Size (BUS)	OW # of HH - Table 3	Table 3 rents - no hydro	Loss - Table 3 to Max Shelter - hydro out	Actual Monthly Charged	Annual Rent Charged	Monthly Loss	Annual Loss
1				\$ -	\$ -		
2	1	187	391	\$ 187.00	\$ 2,244.00	\$ 391	\$ 4,692
3	3	222	405	\$ 666.00	\$ 7,992.00	\$ 1,215	\$ 14,580
4	2	265	416	\$ 530.00	\$ 6,360.00	\$ 832	\$ 9,984
5				\$ -	\$ -	\$ -	\$ -
6				\$ -	\$ -	\$ -	\$ -
Benefit Unit Size (BUS)	OW # of HH - Table 3 - hydro in	Table 3 rents - includes hydro	Loss - Table 3 to Max Shelter - hydro in				
1				\$ -	\$ -	\$ -	\$ -
2	1	249	329	\$ 249.00	\$ 2,988.00	\$ 329	\$ 3,948
3	1	284	343	\$ 284.00	\$ 3,408.00	\$ 343	\$ 4,116
4				\$ -	\$ -	\$ -	\$ -
5				\$ -	\$ -	\$ -	\$ -
6				\$ -	\$ -	\$ -	\$ -
							\$ -
Benefit Unit Size (BUS)	OW # of HH - Table 4	Table 4 rents - hydro paid	Loss - Table 4 to Max Shelter - hydro				
1	27	122	246	\$ 3,294.00	\$ 39,528.00	\$ 6,642	\$ 79,704
2	1	212	366	\$ 212.00	\$ 2,544.00	\$ 366	\$ 4,392
3	1	622	5	\$ 622.00	\$ 7,464.00	\$ 5	\$ 60
4				\$ -	\$ -	\$ -	\$ -
5	1	292	442	\$ 292.00	\$ 3,504.00	\$ 442	\$ 5,304
6				\$ -	\$ -	\$ -	\$ -
							\$ -
Benefit Unit Size (BUS)	OW # of HH - Table 4 - no hydro	Table 4 rent - no hydro	Loss - Table 4 - Max Shelter - no hydro				
1	1	85	283	\$ 85.00	\$ 1,020.00	\$ 283	\$ 3,396
	1	143	225	\$ 143.00	\$ 1,716.00	\$ 225	\$ 2,700
2				\$ -	\$ -	\$ -	\$ -
3				\$ -	\$ -	\$ -	\$ -
4	1	250	431	\$ 250.00	\$ 3,000.00	\$ 431	\$ 5,172
5				\$ -	\$ -	\$ -	\$ -
6				\$ -	\$ -	\$ -	\$ -
Benefit Unit Size (BUS)	Table 5 -ODSP # OF HH	ODSP Scale Rent - including utilities	Loss - Table 5 - Max Shelter - hydro in				
1	67	\$146.00	\$323.00	\$ 9,782.00	\$ 117,384.00	\$ 21,641	\$ 259,692
2	1	\$195.00	\$542.00	\$ 195.00	\$ 2,340.00	\$ 542	\$ 6,504
	2	\$236.00	\$501.00	\$ 472.00	\$ 5,664.00	\$ 1,002	\$ 12,024
	1	\$257.00	\$480.00	\$ 257.00	\$ 3,084.00	\$ 480	\$ 5,760
3	2	\$232.00	\$567.00	\$ 464.00	\$ 5,568.00	\$ 1,134	\$ 13,608
4	1	\$274.00	\$594.00	\$ 274.00	\$ 3,288.00	\$ 594	\$ 7,128
5				\$ -	\$ -	\$ -	\$ -
6				\$ -	\$ -	\$ -	\$ -
Benefit Unit Size (BUS)	# of HH -ODSP + other Earnings	Avg rent - ODSP + other	Loss - scale rent to full Shelter				
1	12	\$246.50	\$222.50	\$ 2,958.00	\$ 35,496.00	\$ 2,670	\$ 32,040
2				\$ -	\$ -	\$ -	\$ -
3	1	\$294.00	\$505.00	\$ 294.00	\$ 3,528.00	\$ 505	\$ 6,060
4	1	\$274.00	\$594.00	\$ 274.00	\$ 3,288.00	\$ 594	\$ 7,128
	1	\$783.00	\$85.00	\$ 783.00	\$ 9,396.00	\$ 85	\$ 1,020
5				\$ -	\$ -	\$ -	\$ -
6				\$ -	\$ -	\$ -	\$ -
GRAND TOTAL				\$ 22,567	\$ 270,804	\$ 40,751	\$ 489,012
Total OW Tenants	41						
Total ODSP Tenants	89						
Grand Total	130						