



*P.O. Box 3000, 799 Queensway Avenue Espanola, Ontario P5E 1R3*

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**REPORT TO THE MANITOULIN-SUDBURY DISTRICT SERVICES  
BOARD ON THE ESTABLISHMENT OF MARKET RENTS IN  
NON-PROFIT HOUSING**

**SUBMITTED BY THE TOWN OF ESPANOLA  
NON-PROFIT HOUSING CORPORATION**

**September 24, 2015**

*NB. This report is also being presented on behalf of the Gore Bay Non-Profit Housing Corporation (GBNPH) and that the Town of Espanola Non-Profit Housing Corporation has GBNPH's explicit permission to speak on their behalf.*

## **ISSUE:**

In recent months, the Manitoulin-Sudbury District Services Board (MSDSB) embarked on a project to explore options to increase market rents in housing stock owned/operated by the MSDSB. At the same time, options are being considered to increase rents in housing units owned/operated by non-profit housing providers in the MSDSB service area.

## **HISTORICAL CONTEXT:**

Social Housing (known today as affordable housing) was established by the province of Ontario, through the Ministry of Housing (MOH) and the federal government, through Canada Mortgage and Housing Corporation (CMHC) between the late sixties and early nineties through a variety of programs.

Some of the earlier stock that was created (referred to as public housing then) was owned by Ontario Housing Corporation (OHC- an agency of the MOH) and operated by one of 54 Local Housing Authorities (LHA). Manitoulin-Sudbury LHA was one of the 54 LHAs. The OHC/LHA housing was created as 100% RGI and the neediest (lowest incomes) of population resided in this housing.

In the mid-to-late eighties and early nineties, government stopped building public housing (LHA stock), and instead, government policy favoured building a mix of housing types owned/operated by municipal non-profit(MNP) housing corporations (para-municipal corporations controlled by municipalities). The philosophy then was to create an “integrated” community that featured different income levels of tenants.

The popularity and success of the integrated model resulted in the MNP program expanding to include private non-profits (PNPs), e.g. service clubs, local associations and even expanded to include supportive housing (people requiring support services to maintain their housing). At the same time, the housing Co-operatives movement took flight during the mid-late eighties giving the public yet another affordable housing choice.

While different models evolved, the key principle was to remove the stereotype and social stigma of public housing and the negative social effect it was having on the community and the tenants who resided there. There was a philosophy that if someone got labelled at a young age of living in “the slums”, then they would grow up to become what they were labelled (creating a vicious social circle and dependency on support).

Creating a diverse mix of housing types with integrated income levels, would remove the label of “impoverished or destitute” as the housing design of the new housing tended to look more like private sector housing vs. institutional looking public housing. The social aspect of the

integrated model enabled those who lived there to not be stereotyped. People driving by would not know the housing was “public” housing and those living there would have difficulty knowing who was paying RGI or market rent.

MNPs/PNP/Co-ops (referred to as housing providers) were established through formal “operating agreements” between the MOH, CMHC and housing providers. As part of this agreement, housing providers were required to establish a market rent as part of the operation of their building. Market Rent was defined in the agreement as “the lower end of the range of market rents charged on the private market for similar rental housing accommodation in the same area as the project or as determined by the Provincial Minister from time to time”. While only a maximum of 25% of the units could be designed as “market”, the remaining mix of units had to feature various levels of RGI (neediest, core-need and non-core need).

In the late-nineties/early 2000s, a number of housing devolutions occurred simultaneously. CMHC devolved all funding/oversight to the provinces (including the Ontario MOH). At the same time, as part of the Harris Government’s “local services realignment”, MOH devolved their role (funders/overseers) to municipalities or 47 consolidated municipal service managers (CMSMs) which includes the MSDSB.

At the end of the nineties, CMSMs (incl. MSDSB) and the MOH developed Joint Local Transfer Plans to assume this new role of housing managers/funders of all housing providers in their service area. At the same time, OHC and the 54 LHAs were dissolved and all housing/management functions were transferred to the service managers (including MSDSB).

The new funding structure and administrative relationships between housing providers, former OHC/LHA stock and service managers (e.g. MSDSB) was created through the *Social Housing Reform Act, 2000*. This legislation was replaced recently by the *Housing Services Act, 2011*.

## **BACKGROUND:**

Despite the changes and evolution of public and social housing in Ontario, one fact has remained the same throughout. The term market rent is defined by a housing industry standard and not by any public institution. A simple google search of the term “market rent” yields many consistent responses in that the market rent is derived by reviewing buildings of similar type/condition/age, etc. and determining what they can command in terms of rent on the open “private” market at a given time.

In the case of social/affordable housing, the MOH, in concert with CMHC, publish annual “Average Market Rents” to guide service managers and housing providers in establishing the market rent for their buildings. These rents are derived from and consistent with private market comparables.

Upon reviewing this document ([attached as Appendix 1](#)) it was peculiar as to why all of the 47 CMSMs have a published market rent with the exception of four District Social Service Administration Boards (DSSABs) including the MSDSB.

A simple review of the average rents in other northern service areas/DSSABs would yield an average market rent (for one bedroom units) at about \$650 per month.

A subsequent review of market rents in the community (of comparable private rental buildings) would also support and validate a market rent (for 1 bedroom) at \$650 per month. Please see [attached \(Appendix 2\)](#) market survey of comparable rental buildings in Espanola and Gore Bay.

Consequently, the MSDSB is suggesting that market rent be established at \$940 per month by using Housing Income Limits (HILs) as a proxy instead of working with the MOH/CMHC, as 43 other service manages/DSSABs have done, to establish a “published” fair/average market rent for their service area.

There is nowhere we could find any reference in any jurisdiction to market rent being established by simply applying an income level or a HIL. This approach would be un-defendable in court as it has no basis of industry standard to support it, in relation to establishing market rent.

Rents established in the private sector rental housing are subject to the *Residential Tenancies Act, 2006*, which sets or limits percentage increases in the private-sector. In 2015, for instance, private landlords are only permitted to increase their market rents by 1.6%. Landlords can apply to the **Landlord and Tenant Board** for an increase above the guideline, with ample justification.

#### **IMPLICATIONS OF MSDSB PROPOSAL:**

Using income limits to determine market rent is a fundamentally flawed process in that the housing industry (both nationally and internationally) does not use income as a proxy in determining market rent. Instead, professional appraisers (such as the Appraisal Institute of Canada) study the “market” to determine market rents (and do not rely on a tenant’s income). As such, ability to pay has no bearing on what a market rent should be set at.

If the MSDSB wants to increase market rent in buildings it owns/manages, then it has that right, but there is no legislative framework or operating agreement mechanism that gives the MSDSB any authority to establish rent in housing operated by housing providers in its service area.

Establishing rents at or near \$940 per month in MNP/PNP housing will result in an “economic” eviction of its market tenants and will erode the very fabric that is underscored in the philosophy of non-profit housing (mix of housing types and incomes). The unintended consequence of the MSDSB policy would bring the non-profit housing sector (affordable housing culture and policy) back to where it was in the early eighties.

Tenants paying market rent in MNP/PNPs will likely move to more affordable “private” sector housing in the community. The only tenants that will reside in MNP/PNPs will be RGI which, in effect, the MSDSB would be attempting to assimilate housing across the sectors (e.g. 100% subsidized RGI).

If the MSDSB policy is adopted, MNP/PNPs would see rent increases of over 52% and would be precedent setting. This could result in a very damaging/negative public relations boondoggle as

the MOH sets rent increases in private sector (1.6% for 2015). The private sector would be extremely upset in that they would not be permitted to set higher increases, but the government subsidized housing, which they compete with, would be permitted to increase rents at a much higher rate (e.g. 52%). The Landlord and Tenant Board would be hard pressed to not entertain appeals by the private sector and permit higher rents in the communities affected (e.g. Chapleau, Gore Bay, Little Current, Espanola, etc.).

If rents in the private/public sector increase to the levels proposed by the MSDSB, this will also have a very negative impact on economic development in these communities and potentially adversely affect tax revenues. For example, if seniors are looking at moving out of their single family detached home and into (or staying in) the community to reside in rental apartment, but find that rents are not affordable, in comparison to other northern communities (e.g. Elliot Lake), then the seniors will move to those locations resulting in a continued drop in local population/tax base. This in turn, could negatively affect commerce in the area if retailers are depending on population base to survive, but reduced population will result in grocery stores, pharmacies and others closing.

#### **RECOMMENDATIONS:**

The Town of Espanola Non-Profit Housing Corporation and the Town of Gore Bay Non-Profit Housing Corporation recommend that the MSDSB consider motions recently passed by both housing provider organizations ([attached – Appendix 3](#)) and that the MSDSB limit increases in market rent to \$650 per month in 2016-17.

For added clarity, and in keeping with modest rental increases being permitted under the *Residential Tenancies Act, 2006*, it is recommended that new market tenants moving into the non-profit buildings would be charged the new rate of \$650 per month, however, existing tenants be limited to a 3% increase each year up to a market rent cap of \$650 per month, or until such time as an appropriate market rent analysis is performed and an average market rent is published by the Ministry of Municipal Affairs and Housing (MMAH), in accordance with Appendix 2 of this paper.

It is further recommended that the MSDSB proceed with working with the MMAH, CMHC and the local housing providers in establishing an average market rent (AMR) using the same methodology and market analysis that has been applied in the MMAH/CMHC publication of AMRs under the Affordable Housing Program (AHP) per Appendix 2 of this paper. It is further recognized that the 80% of AMR rule, under AHP, would not apply to existing social/non-profit housing stock as this would only be applicable to new housing being developed under the AHP.



## Ministry of Municipal Affairs and Housing

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### Average Market Rents

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#### Average Rents

Rental units receiving funding under the Affordable Housing Program (AHP) or the Investment in Affordable Housing for Ontario (IAH) program will have maximum rents set at or below the Average Market Rent as determined by the annual Canada Mortgage and Housing Corporation (CMHC) survey. View CMHC Average Market Rents for [apartments](#) (166K) and [row structures](#) (164K).

#### Maximum Rents

Service Managers will set the average rent for all AHP or IAH-funded units in a project. Rents are required to be at or below 80 per cent of Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR). Average rent for a project is calculated using the actual rents paid by tenants after factoring in rent supplement or housing allowance assistance. Other reasonable methods of achieving 80 per cent of CMHC AMR for a project will be considered on a case-by-case basis.

Housing projects that include AHP, IAH-funded units and market rent units are possible, but only units with rents at or below the CMHC AMR can receive AHP or IAH funding.

In some Service Manager areas, maximum rents will be based on a Modified Ontario Works (OW) shelter allowance. The proponent is allowed to charge rents of up to 105 per cent of a modified OW shelter allowance, provided it does not exceed the CMHC AMR. In areas where 80 per cent of CMHC AMR is less than 105 per cent of a modified shelter allowance, the higher rent will prevail.

The 2014 CMHC Average Market Rents and maximum rents for each municipality are: for [bachelor apartments](#) (108K), [1 bedroom apartments](#) (108K), [2 bedroom apartments](#) (108K), [3 bedroom apartments](#) (56K), and [4 bedroom apartments](#) (100K). These rents have been updated for 2015 and will be updated annually.

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**APPENDIX 1**

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**2015 Allowable Rents for 1-Bedroom Apartments – AHP and IAH**

Service Manager	Average Market Rent (AMR)	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Brantford	\$782	\$626	\$513	\$626
City of Cornwall	\$623	\$498	\$513	\$513
City of Greater Sudbury	\$744	\$595	\$513	\$595
City of Hamilton	\$740	\$592	\$513	\$592
City of Kingston	\$891	\$713	\$513	\$713
City of Kawartha Lakes	\$821	\$657	\$513	\$657
City of London	\$774	\$619	\$513	\$619
City of Ottawa	\$936	\$749	\$513	\$749
City of Peterborough	\$803	\$642	\$513	\$642
City of St. Thomas	\$636	\$509	\$513	\$513
City of Stratford	\$676	\$541	\$513	\$541
City of Toronto	\$1,071	\$857	\$513	\$857
City of Windsor	\$664	\$531	\$513	\$531
County of Bruce	\$715	\$572	\$513	\$572
County of Dufferin	\$934	\$747	\$513	\$747
County of Grey	\$696	\$557	\$513	\$557
County of Hastings	\$790	\$632	\$513	\$632
County of Huron	n/s	n/s	\$513	\$513
County of Lambton	\$751	\$601	\$513	\$601
County of Lennox & Addington	\$672	\$538	\$513	\$538
Lanark County	**	**	\$513	\$513
County of Northumberland	\$816	\$653	\$513	\$653
County of Oxford	\$739	\$591	\$513	\$591
County of Renfrew	\$618	\$494	\$513	\$513
County of Simcoe	\$877	\$702	\$513	\$702
County of Wellington	\$856	\$685	\$513	\$685
County of Norfolk	\$638	\$510	\$513	\$513
Regional Municipality of Durham	\$885	\$708	\$513	\$708
Regional Municipality of Halton	\$1,079	\$863	\$513	\$863
Regional Municipality of Peel	\$1,046	\$837	\$513	\$837
Regional Municipality of Waterloo	\$815	\$652	\$513	\$652
Regional Municipality of York	\$1,036	\$829	\$513	\$829
Regional Municipality of Niagara	\$744	\$595	\$513	\$595
Municipality of Chatham-Kent	\$629	\$503	\$513	\$513
UC of Leeds & Grenville	\$704	\$563	\$513	\$563
UC of Prescott & Russell	\$610	\$488	\$513	\$513
District Municipality of Muskoka	\$769	\$615	\$513	\$615
Algoma DSSAB	\$662	\$530	\$513	\$530
Sault Ste. Marie DSSAB	**	**	\$513	\$513
Cochrane DSSAB	\$713	\$570	\$513	\$570
Kenora DSSAB	\$646	\$517	\$513	\$517
Manitoulin-Sudbury DSSAB	n/s	n/s	\$513	\$507
Nipissing DSSAB	\$691	\$553	\$513	\$553
Parry Sound DSSAB	**	**	\$513	\$513
Rainy River DSSAB	n/s	n/s	\$513	\$513
Thunder Bay DSSAB	\$738	\$590	\$513	\$590
Timiskaming DSSAB	\$583	\$466	\$513	\$513

"The allowable rent tables for the Rental and Supportive component of the Affordable Housing Program (AHP) and the Investment in Affordable Housing for Ontario (IAH) program are updated annually"

Source: October 2014 Rental Market Survey, Canada Mortgage and Housing Corporation (CMHC) & MCSS.  
N/S=Not Sampled, \*\*=Suppressed

**APPENDIX 1**

**2015 Allowable Rents for 2-Bedroom Apartments – AHP and IAH**

Service/Manager	Average Market Rent (AMR)	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Brantford	\$855	\$684	\$688	\$688
City of Cornwall	\$765	\$612	\$688	\$688
City of Greater Sudbury	\$927	\$742	\$688	\$742
City of Hamilton	\$887	\$710	\$688	\$710
City of Kingston	\$1,072	\$858	\$688	\$858
City of Kawartha Lakes	\$992	\$794	\$688	\$794
City of London	\$955	\$764	\$688	\$764
City of Ottawa	\$1,134	\$907	\$688	\$907
City of Peterborough	\$952	\$762	\$688	\$762
City of St. Thomas	\$781	\$625	\$688	\$688
City of Stratford	\$814	\$651	\$688	\$688
City of Toronto	\$1,264	\$1,011	\$688	\$1,011
City of Windsor	\$796	\$637	\$688	\$688
County of Bruce	\$833	\$666	\$688	\$688
County of Dufferin	\$1,087	\$870	\$688	\$870
County of Grey	\$829	\$663	\$688	\$688
County of Hastings	\$894	\$715	\$688	\$715
County of Huron	n/s	n/s	\$688	\$688
County of Lambton	\$867	\$694	\$688	\$688
County of Lennox & Addington	\$808	\$646	\$688	\$688
Lanark County	**	**	\$688	\$688
County of Northumberland	\$934	\$747	\$688	\$747
County of Oxford	\$1,012	\$810	\$688	\$810
County of Renfrew	\$748	\$598	\$688	\$688
County of Simcoe	\$1,015	\$812	\$688	\$812
County of Wellington	\$979	\$783	\$688	\$783
County of Norfolk	\$670	\$536	\$688	\$670
Regional Municipality of Durham	\$1,021	\$817	\$688	\$817
Regional Municipality of Halton	\$1,230	\$984	\$688	\$984
Regional Municipality of Peel	\$1,206	\$965	\$688	\$965
Regional Municipality of Waterloo	\$975	\$780	\$688	\$780
Regional Municipality of York	\$1,194	\$955	\$688	\$955
Regional Municipality of Niagara	\$890	\$712	\$688	\$712
Municipality of Chatham-Kent	\$731	\$585	\$688	\$688
UC of Leeds & Grenville	\$820	\$656	\$688	\$688
UC of Prescott & Russell	\$775	\$620	\$688	\$688
District Municipality of Muskoka	\$914	\$731	\$688	\$731
Algoma DSSAB	\$765	\$612	\$688	\$688
Sault Ste. Marie DSSAB	**	**	\$688	\$688
Cochrane DSSAB	\$862	\$690	\$688	\$690
Kenora DSSAB	\$819	\$655	\$688	\$688
Manitoulin-Sudbury DSSAB	n/s	n/s	\$688	\$673
Nipissing DSSAB	\$864	\$691	\$688	\$691
Parry Sound DSSAB	**	**	\$688	\$688
Rainy River DSSAB	n/s	n/s	\$688	\$673
Thunder Bay DSSAB	\$888	\$710	\$688	\$710
Timiskaming DSSAB	\$678	\$542	\$688	\$678

"The allowable rent tables for the Rental and Supportive component of the Affordable Housing Program (AHP) and the Investment in Affordable Housing for Ontario (IAH) program are updated annually"

Source: October 2014 Rental Market Survey, Canada Mortgage and Housing Corporation (CMHC) & MCSS.  
N/S=Not Sampled, \*\*=Suppressed

**APPENDIX 1**

<b>Average Rents in Ontario For Apartments – 2014 (For 2015 Rents)</b>						
Privately Initiated <b>Apartment</b> Structures With Three or More Units By Bedroom Types						
<b>Service Manager Area</b>		<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>	<b>Total</b>
<b>Ontario</b>		<b>\$803</b>	<b>\$937</b>	<b>\$1,086</b>	<b>\$1,330</b>	<b>\$1,024</b>
1	City of Brantford	\$648	\$782	\$855	\$946	\$836
2	City of Cornwall	\$555	\$623	\$765	\$813	\$716
3	City of Greater Sudbury	\$577	\$744	\$927	\$1,059	\$847
4	City of Hamilton	\$573	\$740	\$887	\$1,029	\$808
5	City of Kingston	\$662	\$891	\$1,072	\$1,411	\$1,011
6	City of Kawartha Lakes	\$596	\$821	\$992	\$1,138	\$911
7	City of London	\$595	\$774	\$955	\$1,116	\$875
8	City of Ottawa	\$780	\$936	\$1,134	\$1,415	\$1,021
9	City of Peterborough	\$638	\$803	\$952	\$1,149	\$904
10	City of St. Thomas	\$448	\$636	\$781	**	\$726
11	City of Stratford	\$553	\$676	\$814	\$929	\$767
12	City of Toronto	\$899	\$1,071	\$1,264	\$1,484	\$1,166
13	City of Windsor	\$519	\$664	\$796	\$929	\$712
14	County of Bruce	\$590	\$715	\$833	\$928	\$802
15	County of Dufferin	\$865	\$934	\$1,087	**	\$1,014
16	County of Grey	\$567	\$696	\$829	\$882	\$778
17	County of Hastings	\$635	\$790	\$894	\$1,022	\$863
18	County of Huron	*	*	*	*	*
19	County of Lambton	\$633	\$751	\$867	\$1,073	\$809
20	County of Lanark	**	**	**	**	**
21	County of Lennox & Addington	\$553	\$672	\$808	\$855	\$764
22	County of Northumberland	\$544	\$816	\$934	\$1,160	\$894
23	County of Norfolk	\$536	\$638	\$670	\$793	\$666
24	County of Oxford	\$555	\$739	\$1,012	\$836	\$907
25	County of Renfrew	\$541	\$618	\$748	\$827	\$705
26	County of Simcoe	\$672	\$877	\$1,015	\$1,239	\$962
27	County of Wellington	\$665	\$856	\$979	\$1,131	\$936
28	District Municipality of Muskoka	\$613	\$769	\$914	\$1,086	\$861
29	Municipality of Chatham-Kent	\$515	\$629	\$731	\$717	\$689
30	Regional Municipality of Durham	\$726	\$885	\$1,021	\$1,203	\$1,000
31	Regional Municipality of Halton	\$891	\$1,079	\$1,230	\$1,432	\$1,189
32	Regional Municipality of Niagara	\$584	\$744	\$890	\$1,015	\$838
33	Regional Municipality of Peel	\$819	\$1,046	\$1,206	\$1,335	\$1,154
34	Regional Municipality of Waterloo	\$667	\$815	\$975	\$1,106	\$918
35	Regional Municipality of York	\$815	\$1,036	\$1,194	\$1,357	\$1,127
36	United Counties of Leeds & Grenville	\$578	\$704	\$820	\$846	\$780
37	United Counties of Prescott & Russell	\$565	\$610	\$775	\$847	\$734
38	Algoma DSSAB	\$518	\$662	\$765	\$813	\$727
39	Cochrane DSSAB	\$560	\$713	\$862	\$1,010	\$804
40	Kenora DSSAB	\$471	\$646	\$819	**	\$730
41	Manitoulin-Sudbury DSSAB	*	*	*	*	*
42	Nipissing DSSAB	\$544	\$691	\$864	\$1,047	\$811
43	Parry Sound DSSAB	**	**	**	**	**
44	Rainy River DSSAB	*	*	*	*	*
45	Sault Ste. Marie DSSAB	**	**	**	**	**
46	Thunder Bay DSSAB	\$574	\$738	\$888	\$1,099	\$821
47	Timiskaming DSSAB	\$488	\$583	\$678	\$788	\$641

Source: Canada Mortgage and Housing Corporation, 2014 Rental Market Survey.

\* Data not available.

\*\* Data has been suppressed by CMHC due to lack of statistical reliability.

**APPENDIX 2**

**SUMMARY OF MARKET RENT ANALYSIS – TOWN OF ESPANOLA**

<b>Building Location</b>	<b># Beds</b>	<b>Monthly Rent</b>	<b>Utilities Incl. (Y or N)*</b>
<b>Private Sector</b>			
Bridgeway Apartments	2	\$850	N
Hayward Street Apartments	3	\$750-800	N
Mead Street Apartments	2	\$720	N
Goodman's Apartments	2	\$630	N
<b>Other comparables (per local real estate agent)</b>			
One-bedroom units (scattered units)	1	\$450-550	N
<b>Other DSSABs</b>			
Algoma	1	\$662	Y
Timiskaming	1	\$583	Y
Cochrane	1	\$713	Y
Nipissing	1	\$691	Y
<b>Town of Espanola Non-Profit Housing Corporation</b>			
799 Queensway	1	\$615 **	Y

\*add approx. \$50-100 for utilities depending on summer vs. winter months in cases where utilities are not included in rent.

\*\* Proposed rent increase for 799 Queensway is \$650/mo. Current market rent is \$615

TREASURER

Rhonda McCauley  
Social Housing Program Supervisor  
210 Mead Blvd  
Espanola, Ontario  
P5E 1R9

Dear Rhonda:

**RE: Establishing Market Rent Values for Millsite Apartments**

Please be advised that my board has met and reviewed the list of current residential rates in the Gore Bay area. A copy of the spreadsheet is attached. As indicated the average rents are as follows:

One Bedroom \$483.70 plus heat/hydro  
One Bedroom \$582.85 heat/hydro included  
Two Bedroom \$614.75 plus heat/hydro  
Two Bedroom \$753.13 heat/hydro included

It should be noted that most of these apartments listed are located on the second floor of commercial building, therefore not ideal for Seniors to access.

The Board also feels that current rates should be used for Northern Municipalities not cities that are located in Southern Ontario. I have attached an article advertising Elliott Lake Senior apartments \$595.00 for two bedroom and \$490.00 for a one bedroom.

We would like the DSSAB Board to consider our proposed rates for market tenants, being \$650.00 for one bedroom and \$775.00 for two bedroom.

Thanking you in advance for your co-operation.

Yours truly,

Pam Bond, Treasurer  
Gore Bay Non Profit Housing Corporation

**SUMMARY OF LOCAL RENTAL RATES IN GORE BAY**

LOCATION	# BEDROOMS	MONTHLY RENT	HEAT/HYDRO
18 Meredith	One	550.00	Not included
	One	550.00	Not included
37A Meredith	One	750.00	Not included
51 Meredith	One	575.00	Not included
8 Dawson	One	405.00	Plus \$50 hydro
	One	405.00	Plus \$50 hydro
	Bachelor	272.00	Plus \$30 hydro
7 Phipps	One	465.00	Not included
	One	465.00	Not included
13 Phipps	One	400.00	Not included
<b>AVERAGE RENT</b>		<b>483.70</b>	<b>Plus Utilities</b>
24 Meredith	One	550.00	Included
45 Meredith	One	800.00	Included
56 Meredith	One	425.00	Included
54 Meredith	One	500.00	Included
1 Eleanor	One	625.00	Included
1 Eleanor	One	600.00	Included
13 Phipps	One	580.00	Included
<b>AVERAGE RENT</b>		<b>582.85</b>	<b>Included</b>
18 Meredith	Two	800.00	Not included
2 Eleanor	Two	625.00	Not included
2 Eleanor	Two	600.00	Not included
2 Eleanor	Two	600.00	Not included
6 Eleanor	Two	625.00	Not included
8 Dawson	Two	473.00	Not included
7 Phipps	Two	595.00	Not included
13 Phipps	Two	600.00	Not included
<b>AVERAGE RENT</b>		<b>614.75</b>	<b>Not included</b>
45 Meredith	Two	800.00	Included
48 Meredith	Two	750.00	Included
48 Meredith	Two	750.00	Included
48 Meredith	Two and a half	750.00	Included
56 Meredith	Two	625.00	Included
55 Meredith	Two	825.00	Included
55 Meredith	Two	825.00	Included
50 Walker	Two	700.00	Included
<b>AVERAGE RENT</b>		<b>753.13</b>	<b>Included</b>



# Little Current Place Non-Profit Housing and Elderly Citizens' Centre Corporation

10 September 2015

Secretary Treasurer

Manitoulin –Sudbury DSSAB

Housing services

210 mead Blvd Espanola Ont. P5E 1R9

Dear Sir,

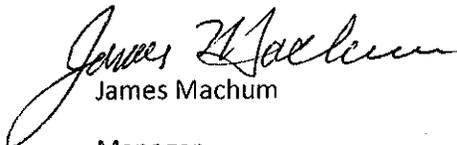
Re Proposed Market Rent Increases

It is the view of Little Current Place Non Profit Corporation that market rents could be increased from present levels.

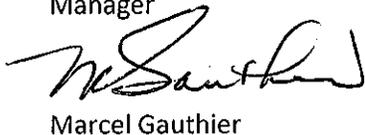
It is also our view that the increases that have been passed by the Gore Bay Non Profit of \$650,00 for a single apartment and \$775.00 for a two bedroom apartment would be reasonable for this area.

We respectfully request that these rate increases be considered.

Yours truly,

  
James Machum

Manager

  
Marcel Gauthier

Chair of the Board



TOWN OF ESPANOLA NON PROFIT HOUSING CORPORATION

825 McKinnon Drive, Espanola ON P5E 1R4

Be it resolved that:

*Whereas MSDSB is looking for feedback from the Board in regards to establishing a fair market rent for our building, be it resolved that we recommend a market rate of \$650. These new rates would be effective when the new leases are prepared.*

*Moved by: Maureen VanAlstine*

*Seconded by: Nora Gallagher*

*Carried.*

This is a certified true copy of the  
above resolution passed September  
14, 2015

Kim Roy, Secretary of the Board.

**CERTIFIED COPY OF RESOLUTION PASSED JULY 6, 2015**

**Moved by Beulah Hester**

**Seconded by Terry Noble**

**Whereas DSSAB is looking for feedback from the Board in regards to establishing a fair market rent for our building;**

**Therefore be it resolved that we recommend the following market rates**

<b>One bedroom</b>	<b>\$650.00</b>
<b>Two bedroom</b>	<b>\$775.00</b>

**These new rates would be effective May 1,2016 when the new leases are prepared.**

**Carried**

**This is a certified true copy  
of the above resolution  
passed July 6, 2015**

.....  
**Pam Bond, Secretary-Treasurer**