

Social Housing Provider Program

FACT SHEET

Purpose

- Social housing providers (non-profit and cooperative) offer quality affordable housing to “rent-geared-to-income” tenants and market renters
- These communities are owned and operated on a not-for-profit basis by community-based boards

Description

Within the Niagara region, there are 66 non-profit and cooperative Housing Corporations, governed by Boards of Directors who are responsible for the ownership and management of their buildings. There are important differences between non-profit and cooperative corporations. The Board of Directors of a co-operative consists of residents who live in the building(s), whereas a non-profit may have tenants on the board but is generally made up of members of the broader community. There are also legislative differences, in that non-profits must comply with the Residential Tenancies Act, 2006 and Corporations Act, and co-operatives must comply with the Co-operative Corporations Act.

Niagara Region Profile

BY PROVIDER TYPE

	# Corporations	# Units
Co-operative	26	1553
Non-Profit	40	2430
Total	66	3983

BY BUILDING TYPE

	# Units
Apartment	2283
Singles/Semi-detached	128
Mixed*	*806
Townhouse	766
Total	3983

* includes both townhouse and apartment units



SOCIAL HOUSING PROVIDER PROGRAM

Niagara Region Profile *continued*

BY MUNICIPALITY

Lincoln (Beamsville)	Fort Erie	Grimsby	Niagara Falls	NOTL	Pelham	Port Colborne	West Lincoln (Smithville)	St. Catharines	Thorold	Wainfleet	Welland	Total
120	354	0	828	0	64	214	86	1766	124	0	427	3983

Role of Tenant/Member

- Households who require rent-geared-to-income accommodation must apply to Niagara Regional Housing
- Households who can afford to pay the market rent/housing charge can apply directly to the social housing provider
- Must abide by the policies and bylaws of that social housing provider
- Must pay their rent/housing charge by the first of every month
- Must comply with applicable legislation i.e., Housing Services Act (HSA), 2011, Residential Tenancies Act (RTA), 2006

- Develops and implements strategies to ensure social housing provider assets are maintained in the long term

Role of Social Housing Provider

- Must comply with all applicable legislation (i.e., HSA 2011, RTA 2006, Cooperative Corporations Act, Corporations Act, Building Code, Fire Code), and NRH local policies
- Must establish policies and procedures to ensure effective management of their operations
- The social housing provider board has a fiduciary responsibility for the overall financial operations and must implement financial and management controls designed to preserve the provider's assets
- Must fill RGI vacancies from NRH's Affordable Housing Waiting List in accordance with NRH local policies and established legislation
- Must report to NRH on an annual basis

Households living in non-profit and co-operative housing represent all segments of the community – seniors, families, and individuals and people with physical or mental health challenges. Generally, 25% of the units are designated as market rent units. The remaining 75% of units are offered to households that pay a rent geared to their income. The rent-geared-to-income calculation is based on 30% of the household's gross income plus parking (if applicable) and an adjustment for the cost of utilities.

Role of Niagara Regional Housing

- Administers the Affordable Housing Program in Niagara
- Conducts regular operational reviews on all social housing providers to ensure compliance with applicable legislation, and to share best business practices
- Determines, calculates and approves subsidy payments to social housing providers
- Provides training, support and assistance to social housing provider boards and staff
- Conducts financial and other investigations
- Establishes local policies

contact

For more information, contact
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