



County of Wellington Wellington and Guelph Housing Services DIRECTIVE

DATE: August 7, 2007

NUMBER: 2007-10

This directive applies to housing providers funded under the following social housing programs:

Please note if your program is not checked, this communication is not applicable to your project(s).

√	Provincially Reformed Non-Profit Housing Programs (MNP, PNP & OCHAP)
√	Provincially Reformed Co-operative Housing Programs (Co-ops)
	Municipal Non-Profit Housing Program (Section 56.1 Pre-1986)
	Local Housing Corporation (LHC)
	Federal Non-Profit Housing Program (Section 95 Pre-1986)

Subject: Benchmark Change Request Process

Legislated Reference: SHRA, 2000, s. 104(1) & 107(1)

Background:

Since January 1, 2006 provincially reformed Non-profit and Co-operative Housing Providers have been subject to the new 'benchmark' funding model. Under the Social Housing Reform Act, 2000, (the Act) the Minister of Municipal Affairs & Housing has the authority to set benchmarks to establish ongoing housing provider subsidy levels payable by Service Managers. The Act also includes a provision to allow for ongoing changes to the benchmarks where the Minister and the housing provider agree.

The Ministry of Municipal Affairs & Housing (MMAH) has developed an Ongoing Benchmark Change Request Process. All housing providers were given an opportunity to request a change to their initial benchmarks through a process conducted in 2005/06.

The Ongoing Benchmark Change Request process allows housing providers to request a further change to their social housing benchmark if there has been a change in operational circumstances since the original benchmark was established. Such operational changes should be significant and long term in nature. For example, the loss of a significant non-rental revenue contract or loss of ability to charge for parking spaces. Such changes do not include inflationary increases, such as increasing utility costs.

Direction:

All provincial reformed housing providers are to use the ongoing benchmark change request form provided by MMAH (attached) if submitting a change request. The form can also be found on the MMAH website. Providers are to complete the form and provide evidence, such as financial statements, to support the change in operational circumstance. Requests are to be submitted to MMAH, and copied to the County of Wellington (Service Managers are permitted to comment on the request).

If you have any questions, please contact your Housing Advisor, Mindy Ferguson at Ext. 4240 or Stephanie Petrinac at Ext. 4120.

Heather Burke,
Housing Director

Attachment: Request for Changes to Final Benchmarks Form