Purpose

- Non-Profit and Cooperative housing providers 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

<table>
<thead>
<tr>
<th>Type</th>
<th># Corporations</th>
<th># Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Co-operative</td>
<td>26</td>
<td>1553</td>
</tr>
<tr>
<td>Non-Profit</td>
<td>40</td>
<td>2430</td>
</tr>
<tr>
<td>Total</td>
<td>66</td>
<td>3983</td>
</tr>
</tbody>
</table>

BY BUILDING TYPE

<table>
<thead>
<tr>
<th>Type</th>
<th># Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>2283</td>
</tr>
<tr>
<td>Singles/Semi-detached</td>
<td>128</td>
</tr>
<tr>
<td>Mixed*</td>
<td>806</td>
</tr>
<tr>
<td>Townhouse</td>
<td>766</td>
</tr>
<tr>
<td>Total</td>
<td>3983</td>
</tr>
</tbody>
</table>

* includes both townhouse and apartment units
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 housing provider
- Tenants/Members of a non-profit or a cooperative must abide by the policies and bylaws of that housing provider
- Tenants/Members must pay their rent/housing charge by the first of every month
- Tenants/Members must comply with applicable legislation i.e., Housing Services Act (HSA), 2011, Residential Tenancies Act (RTA), 2006

Role of Housing Provider

- The 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
- The housing provider must establish policies and procedures to ensure effective management of their operations
- The 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
- The housing provider must fill RGI vacancies from NRH's Affordable Housing Waiting List in accordance with NRH local policies and established legislation
- The housing provider must report to NRH on an annual basis

Role of Niagara Regional Housing

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

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