



City of  
**Peterborough**

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**To: Members of the General Committee**

**From: Sheldon Laidman, Commissioner, Community Services**

**Meeting Date: September 15, 2025**

**Report: Delegated Authority for Municipally Funded Rent Supplement Agreements, Report CSSS25-011**

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## **Subject**

To request delegated authority for signing rent supplement agreements funded through the municipal budget to support the City's housing objectives. These agreements will enable the City to partner with community agencies and private landlords to house individuals in need and contribute toward Housing Services Act service level obligations.

## **Recommendations**

That Council approve the recommendations outlined in Report CSSS25-011, dated September 15, 2025 of the Commissioner of Community Services as follows:

- a) That the Commissioner of Community Services in consultation with the Housing Manager and on terms satisfactory to the City Solicitor, be authorized to execute municipally funded rent supplement agreements of up to three years in duration with
  - i. Community support agencies administering units with supports; and
  - ii. Private landlords providing affordable or market-rate units that contribute to the City's Housing Services Act service level obligations
- b) That staff provide an annual information report to Council summarizing the number of agreements executed, units supported, and alignment with housing system goals; and
- c) That all such agreements be drafted in support by the City Solicitor and be limited to commitments within Council-approved housing budgets.

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## Background

According to the City and County of Peterborough's Housing and Homelessness Plan, by 2029 the region requires an additional 580 supportive housing units, 2,680 affordable rental units, and 796 affordable homeownership units to meet local housing needs. The rent supplement agreements proposed in this report will directly support progress toward these targets by leveraging existing units in the community and ensuring low-income and vulnerable households have access to safe, stable, and affordable housing.

In April 2022, the Province of Ontario consolidated several homelessness and housing stability programs into a single funding envelope known as the Homelessness Prevention Program (HPP). This consolidation included the Strong Communities Rent Supplement Program, the Community Homelessness Prevention Initiative (CHPI), and Home for Good. Under the new program structure, Service Managers such as the City of Peterborough were given increased flexibility to design and deliver homelessness prevention programs tailored to local needs.

Following this change, the administration of rent supplement programs was transitioned to the City's Housing Services Division. Council has previously approved delegated authority for staff to enter into agreements funded through the Homelessness Prevention Initiative (HPP), as outlined in Report CSSS22-013. However, this delegated authority does not extend to rent supplement agreements funded through the municipal budget.

To meet ongoing demand and respond to housing needs that are not eligible under HPP, the City supports two types of municipally funded rent supplement agreements:

Agency-based agreements with community partners who house and support individuals with additional needs and agreements with private landlords offering units that are often made affordable with rent supplements to meet service level obligations under the Housing Services Act.

In recent years, the City has seen some private landlords withdraw from rent supplement participation following the expiry of their agreements. Common reasons included experiences with tenant damage, increased rental market opportunities elsewhere, and uncertainty about program terms or supports. As a result, the number of available rent supplement units in the private market has declined. To prevent further loss and rebuild landlord participation, clear and consistent rent supplement agreements are needed. Delegated authority will allow staff to maintain and grow these relationships more proactively and responsively, without returning to Council for each agreement, and all within approved program budgets.

## Strategic Plan

Strategic Pillar: Community & Well-being

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Strategic Priority: Work proactively with local community partners to find an amicable workable solution towards reducing homelessness, and mental health and addiction issues within our community.

By enabling staff to enter into municipally funded rent supplement agreements, the City will be better positioned to respond to housing needs, prevent homelessness, and support residents in maintaining stable, affordable housing. These actions directly contribute to the health, safety, and inclusion of vulnerable community members, which are key outcomes under this pillar.

## **Engagement and Consultation**

This proposal is informed by ongoing engagement with both private landlords and community support partners. Through formal and informal consultations, staff have heard a clear interest from landlords and agencies in entering into rent supplement agreements that would enable them to provide stable housing to individuals in need.

Support partners have expressed that predictable rent supplements, backed by clear agreements, would allow them to secure units in the private market and maintain housing stability for clients receiving ongoing supports. Similarly, landlords have identified that entering into a formal agreement with the City offers reassurance and clarity in terms of payment, tenancy expectations, and unit standards.

These discussions have directly shaped the recommendation to formalize and streamline rent supplement agreements, ensuring they are responsive to community needs while maintaining accountability and program integrity.

## **Budget and Financial Implications**

There is no additional funding requested through this report. All rent supplement agreements executed under this delegated authority will be funded within existing, Council-approved municipal housing budgets.

Delegated authority will provide the legal framework required to ensure that all landlords receiving municipal rent supplements are held to a clear and enforceable standard. This includes both supported and unsupported housing arrangements. Standardized agreements will allow the City to track all active rent supplements, monitor compliance, and report annually on program outcomes and financial oversight.

## **Conclusion**

Providing delegated authority to execute municipally funded rent supplement agreements will enhance the City's ability to respond effectively to urgent housing needs and deliver on its commitments under the Housing Services Act. This authority

will support both agency-led and private market housing solutions, enabling greater flexibility and accountability in administering rent supplements. It will also ensure that all agreements are governed by consistent legal standards and that the City can continue to monitor, track, and report on outcomes in a transparent and timely manner. This approach aligns with the City's strategic priority of promoting community well-being through stable and affordable housing.

Submitted by,

Sheldon Laidman  
Commissioner of Community Services

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