



Rent Supplement & Portable Housing Benefit Programs

An overview of programs offered through the
Housing Services Division

Housing Services

- Durham Access to Social Housing (DASH) manages Durham Housing Waitlist
- Durham Region Local Housing Corporation (DRLHC)
- Housing Programs
- Community Housing Administration Team





Current Housing Demand

Durham Access to Social Housing

- Applicants for permanent RGI or modified housing apply through the DASH waitlist
- The DASH waitlist grew from 8,920 applicants in 2023 to 10,785 in 2024
- Consistent low turnover— 183 applicants were housed in 2024 (182 in 2023)

The Region Supports Approximately

6,000
Community
Housing Units

4,400 Rent-
Geared-to-
Income Units

500 Rent
Supplement
Units

900 Portable
Housing
Benefits

Bridging the Gap

Rent Supplement
Program

Portable Housing
Benefit

Canada Ontario
Housing Benefit

Durham Affordable
Housing Rent
Program





Rent Supplement Program

- Long standing program in Durham Region
- Funded by the Region through the Durham Rent Supplement and the Province through the Ontario Homelessness Prevention Program (HPP)
- The Rent Supplement Program is in collaboration with private and non-profit landlords to house low-income individuals and families
- These partnerships allow us to maintain and increase our legislated service level requirement while creating options for residents in our community



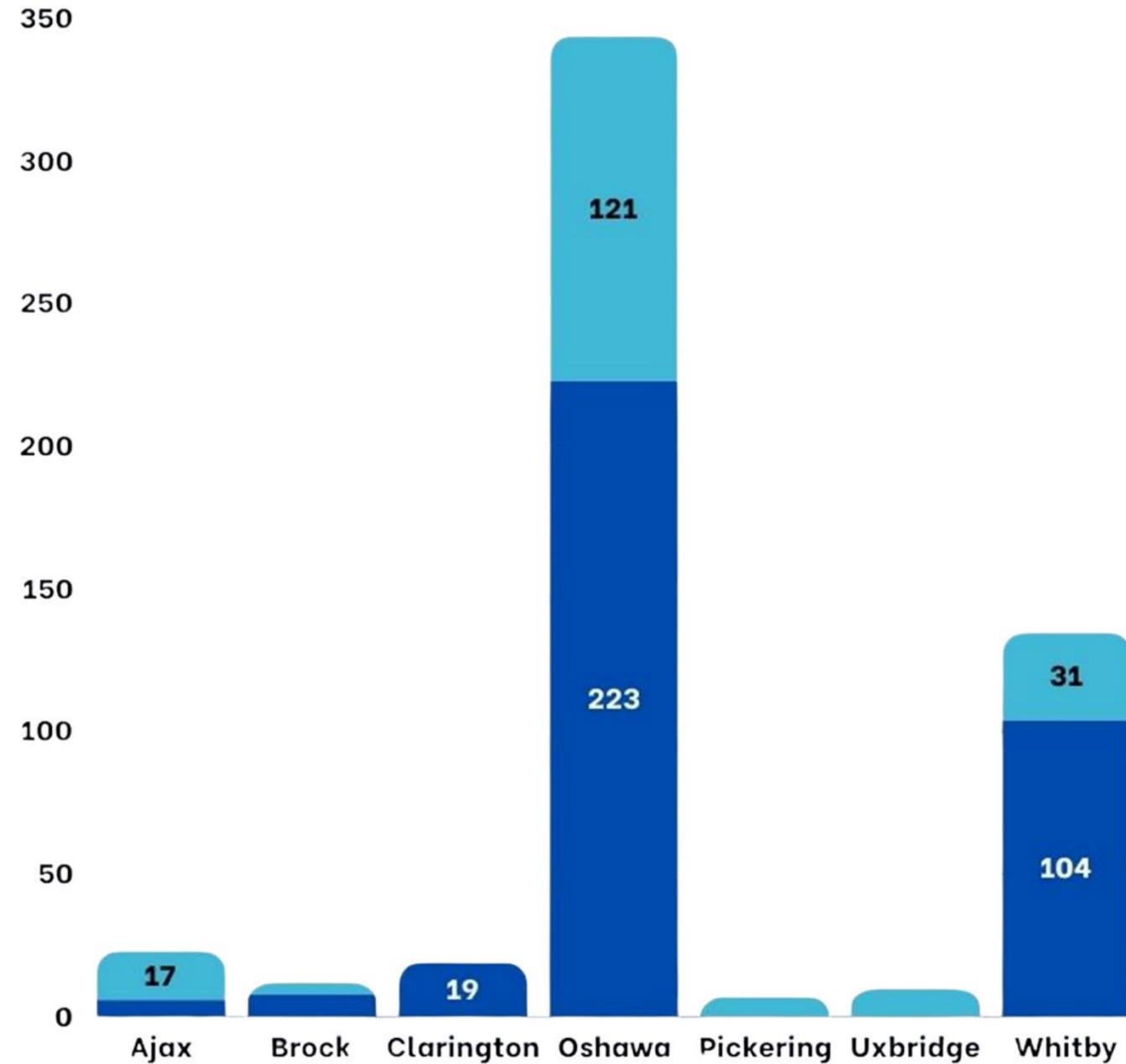
Rent Supplement Program

- Vacancies are filled through Durham Access to Social Housing (DASH) wait list or through community agencies working directly with residents living with low income
- Lease is between the tenant and the landlord
- Tenant rent is calculated using rent-geared-to-income (RGI)
- The Region pays a monthly subsidy directly to the landlord
- The Region will under certain conditions compensate landlords for vacancy loss and damages
- Staff practice due diligence to ensure rents are modest and in-line with local market rents

Rent Supplement Program

RENT SUPPLEMENT PROGRAMS BY MUNICIPALITY

- Durham Rent Supplement
- Homelessness Prevention Program



Total: 1170



Durham Portable Housing Benefit

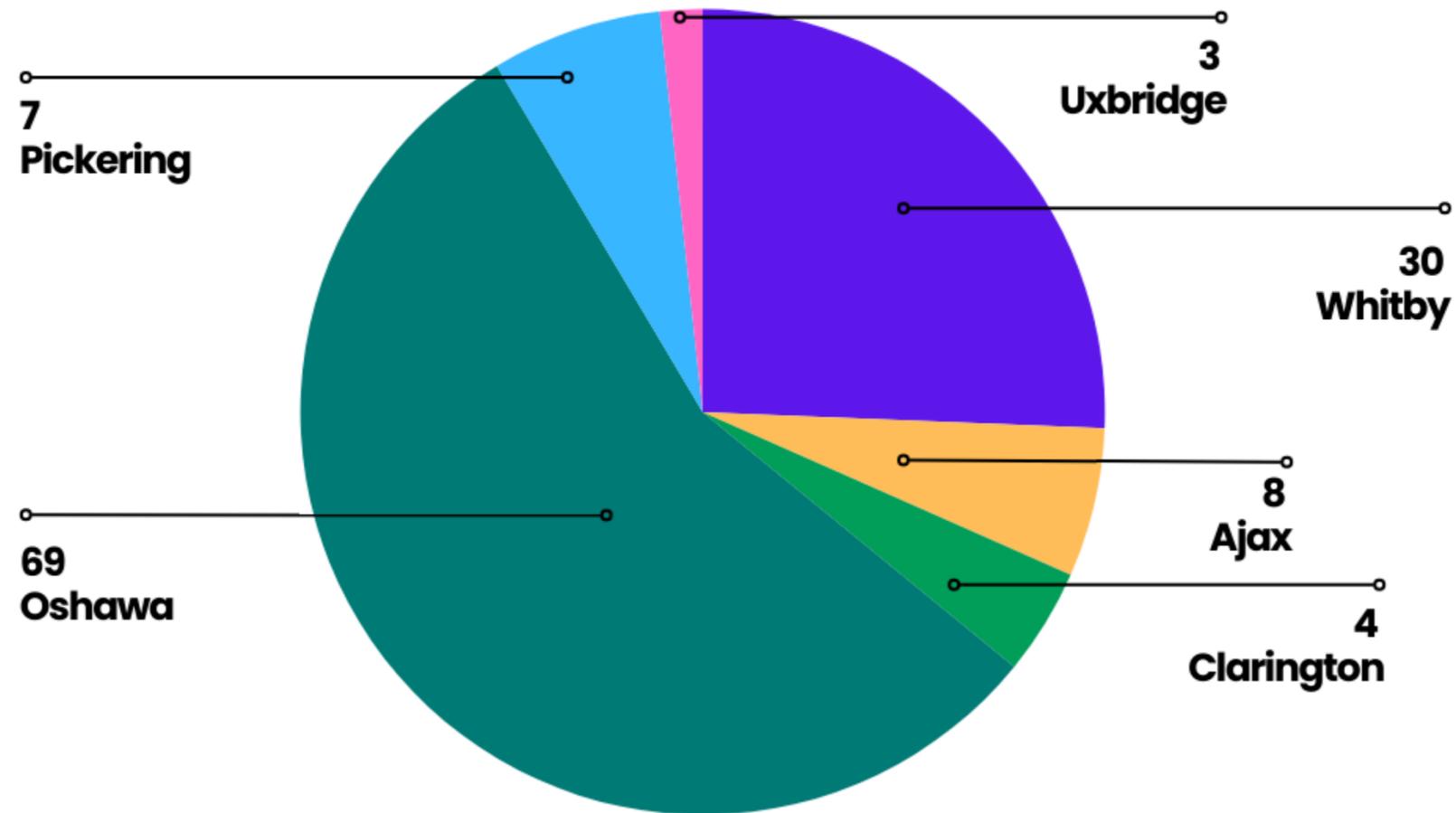
- The Regional Council approved the creation of the Durham Portable Housing Benefit (Durham PHB) on January 30, 2019
- Goal was to address local housing needs and provide flexible housing options
- Program began with 70 benefits
- Can be used anywhere in Durham Region and moves with the household
- Paid monthly directly to the resident
- Bridges the gap between affordable rent and the average market rent
- Vacancies are filled through DASH waitlist or through community agency partnerships
- Target priority for the program includes a person escaping violence, living with a disability and/or experiencing homelessness. Also, youth, large families and newcomers/refugees
- The recent Council approved investment of an additional ~200 benefits will allow us to support more households in the community experiencing homelessness and affordability challenges



Durham Portable Housing Benefit

PORTABLE HOUSING
BENEFIT

Clients by Municipality



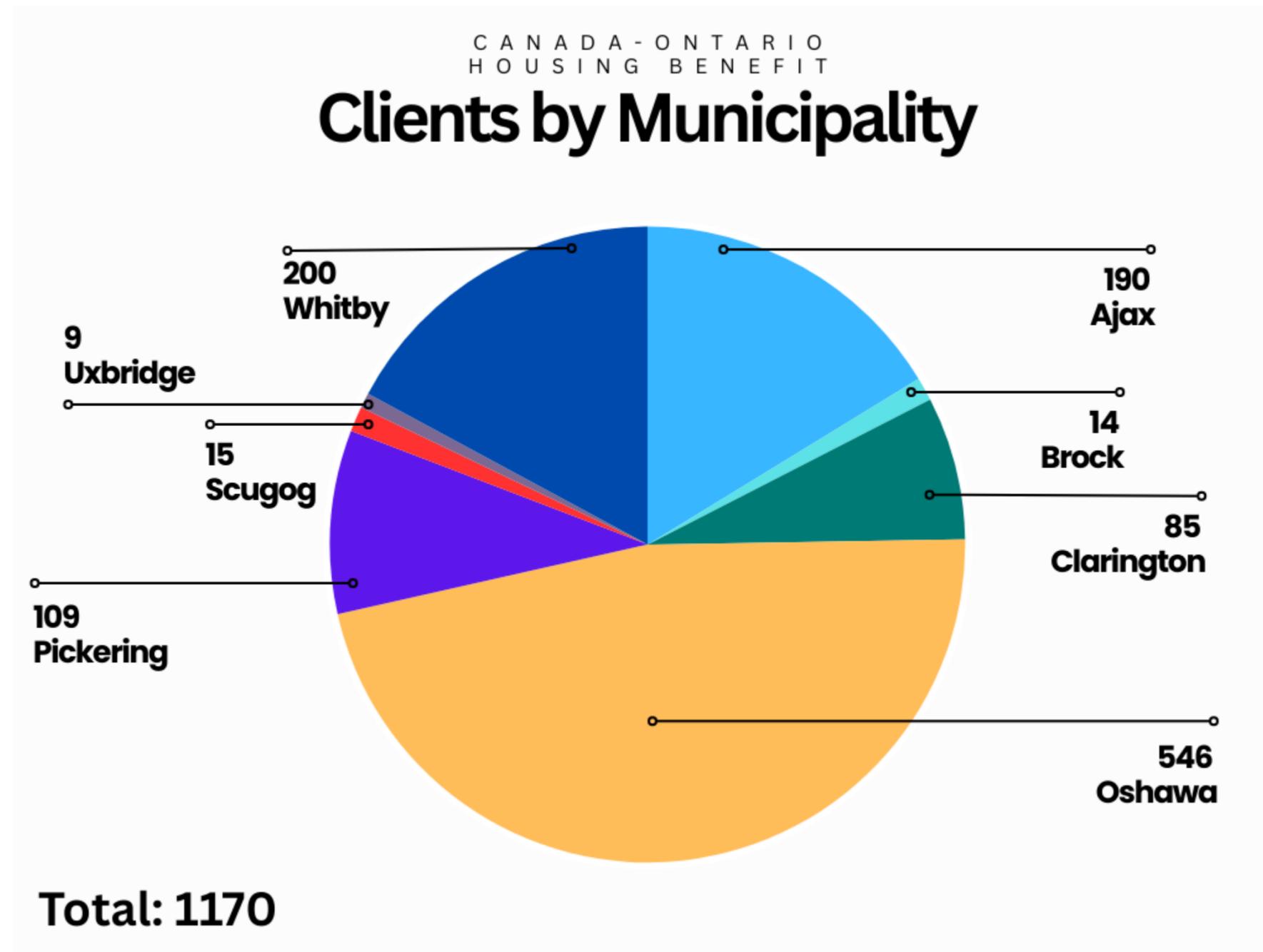
Total: 121

CanadaOntario Housing Benefit

- The Canada-Ontario Housing Benefit (COHB) is a federal/provincial shared program that began in April 2020 to address affordability across the province
- Program has local target groups based of our community needs and provincial targets as directed
- Interested applicants have an opportunity to express interest through DASH
- The benefit is calculated as the difference between 30% of income and 80% of average market rent of the unit size a resident is eligible for
- As of 2025, the total number of applicants DASH referred still receiving COHB are 1098
- Program end is scheduled to end in 2029



CanadaOntario Housing Benefit





Durham Affordable Housing Rent Program

- The Region of Durham's Affordable Housing Rent (DAHR) Program is a new program that partners with landlords to provide affordable housing units in the community
- These partnerships provide increased availability of affordable housing in Durham
- The Region of Durham will bridge the affordability gap between market rent set by the landlord and a more affordable rent for tenants
- The goal of this program is to increase access to affordable housing, protect existing affordable housing, and encourage housing diversity
- DAHR aims to create more affordable housing options for residents across Durham, strengthen partnerships with landlords, and promote social and economic inclusion
- This program is filled through the DASH waitlist, community partnerships and our community housing sector
- The first program partnership launched in March 2025 with Atria Developments at 80 Bond and 100 Bond Street in Oshawa to take up 50 units

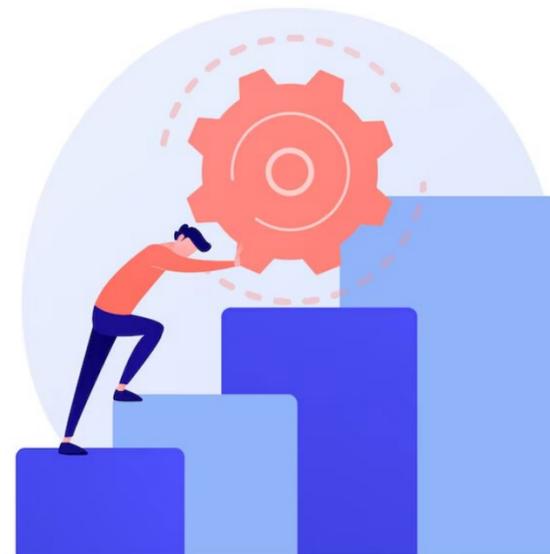
Program Challenges

Tenancy Challenges

Commitment of
Programs

Affordability &
Housing Stock

Staffing Capacity



Staff Response to Challenges

Community
Partnership &
Collaboration

Made in Durham
Responses

Advocacy

Liaison Between
Landlord & Tenant





Agency Testimonials

Parents with cognitive challenges are a group of people who have been marginalized and discriminated against for decades. They are all in receipt of ODSP but with the price of rent and the continued discrimination from landlords, securing a COHB benefit is life-changing for these families! One of the parents stated that she can finally have some stability and afford to pay her rent on time while another said she can finally afford to eat! For me as a service provider, it makes securing apartments a feasible task as without it, many of our families live in shelters or on somebody's couch for months before I am successful and able to get a roof over their head.

The benefit transforms the lives of families so they can be successful, safe and thrive in their own homes!

Starfish Parent Support Program

Vibrant, inclusive communities are shared goals for Housing Services and Adult Protective Services (APSW). Partnering with Housing Services assists clients to access stable and affordable housing. When our APSW clients housing support needs are stabilized, this opens the opportunity for the APSW team to provide long term case management focusing on life skill enhancement and quality of life improvements. Housing and APS working together has led to long-term homelessness prevention support, improved health and social support connections. APSW clients report feeling valued and included in their community, thank you Housing Services.

Family Services Durham, Adult Protective Services



Tenant Testimonials

"Finding myself in a situation needing housing support when I returned to the work market after having to seek retraining for a new and different kind employment after the downturn, Durham Housing certainly provided me with a lifeline. The support workers were amazingly supportive and cooperative. They were kind and diligent as they helped me to navigate the different programs to find one that worked for me. I was able to have a beautiful, safe home that also allowed me to take care of my health situation as I focused on my recovery from a very bad fall. I now have a stable home, a new sense of hope, and a future which allows me to do the volunteer work I enjoy in my church community. I am extremely grateful for all the support I received over the years. This program can make all the difference in the world for you."

-Abigail

"I would have been homeless if it wasn't for this program. If I didn't get into this program, I would have never been able to afford rent. I was a single mother, and I would have been out on the street with my children. I am so thankful."

-Anonymous



Landlord Testimonials

Over the past eight years we have worked with the Region of Durham in housing tenants referred to us through the Regional Program. The Region supports the tenant in finding and selecting our housing and provides ongoing rent supplements and supports to the tenant as needed. Over the years, support requirements have been minimal but necessary. Regional staff has been very responsive and caring in providing these supports as needed.

Tim Neeb, Mahogany Management

We have seen various benefits working with Durham including:

- Support with any tenant issues including rent payment issues (for example with tenant portion of rent)
- Support with the odd case where a unit was left in a state of disrepair by a tenant placed through the program. We were reimbursed for clean and repairs directly related to the tenant damage. This provides assurance and comfort for Landlords to participate in these programs helping Durham residents.
- Help and support where residents are going through rent related issues. We have collaborated to ensure the residents are supported as intended by the program.

Fahim, Taj Capital Holdings Ltd.



Questions