



	REPORT NO.: 2018-11
MEETING DATE: MARCH 15, 2018	DATE PREPARED: FEBRUARY 2, 2018
SUBJECT: 10 YEAR HOUSING AND HOMELESSNESS PLAN UPDATE	

RECOMMENDATION

THAT with respect to Report No. 2018-11 (Housing Services Division) we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), approve the TBDSSAB 10 Year Housing and Homelessness Plan Update and Recommendations Report as presented;

AND THAT the Board authorizes the Chief Administrative Officer to submit the TBDSSAB 10 Year Housing and Homelessness Plan Update and Recommendations Report to the Ministry of Housing (MHO).

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or Board) with the TBDSSAB 10 Year Housing and Homelessness Plan Update and Recommendations Report for consideration.

BACKGROUND

The *Housing Services Act, 2011* requires Service Managers to develop a plan and identify objectives and targets related to housing and homelessness, as well as actions proposed to meet those objectives. At its July 2014 meeting, the Board approved the adoption of the 10 Year Housing and Homelessness Plan (Resolution No. 14/71). Resolution No. 14/71 also mandated that the TBDSSAB 10 Year Housing and Homelessness Plan be reviewed and updated biennially.

The 10 Year Housing and Homelessness Plan was developed through extensive District wide community consultations with a broad range of stakeholders representing the interests of people who are at different stages along the housing continuum. The recommendations in the report are also supported by detailed data analysis of the key factors that impact the supply and demand for housing.

COMMENTS

TBDSSAB Administration has developed an Update and Recommendations Report (Attachment #1) in order to revise the original recommendations within the 10 Year

Housing and Homelessness Plan. There are a total of eight (8) new recommendations being proposed for addition to the 10 Year Housing and Homelessness Plan. The new proposed recommendations were established by TBDSSAB Administration based on current experiences and initiatives and have been shared with twenty-seven (27) community stakeholders involved in the housing and homelessness system throughout the District of Thunder Bay to obtain their feedback.

The eight (8) recommendations being proposed for inclusion in the 10 Year Housing and Homelessness Plan received overwhelming support from the stakeholders that responded to the request for feedback.

Of the 32 recommendations found within the original 2014 report, 21 have been completed. Administration is recommending that 2 recommendations be removed and that 8 new recommendations be added. This would result in a total of 17 recommendations remaining as a focus for the coming years.

FINANCIAL IMPLICATIONS



There are no financial implications as a result of this report.

CONCLUSION

It is concluded that this report provides the Board with the TBDSSAB 10 Year Housing and Homelessness Plan Update with revised recommendations for consideration.

REFERENCE MATERIALS ATTACHED

Attachment #1: TBDSSAB 10 Year Housing and Homelessness Plan – Update and Recommendations Report (2018)

PREPARED BY:	Aaron Park, Manager, Housing and Homelessness Programs The District of Thunder Bay Social Services Administration Board
APPROVED / SIGNATURE:	 Ken Ranta, Director, Housing Services Division The District of Thunder Bay Social Services Administration Board
SUBMITTED / SIGNATURE:	 William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board

TBDSSAB 10 Year Housing and Homelessness Plan Update and Recommendations Report (2018)

Italics and Bold indicate a new recommendation

ADVOCACY

Recommendation	Responsibility	Task	Status
1.4 Advocate for the legal ability to retain the disposition restrictions registered on title post mortgage maturity and operating agreement expiry	Housing Services Corporate Services CAO's Office	- Executive /CAO to take issue to NOSDA and to Federal and Provincial representatives	Not started
1.5 Advocate for changes to the <i>Residential Tenancies Act</i> to enable victims of abuse to remain in their units and to allow for the eviction of the abuser	Housing Services CAO's Office	- Executive /CAO to take issue to NOSDA and to Minister/Deputy Minister	Not started
1.7 Lobby the City of Thunder Bay to create a by-law ensuring that all new multi-residential starts include at minimum 20% affordable units	Housing Services CAO's Office	- Executive /CAO to take issue to City of Thunder Bay	Not Started
1.8 Advocate to reclassify social housing properties as exempt from property taxes	<i>Housing Services</i> <i>Corporate Services</i> <i>CAO's Office</i>	- Executive /CAO to take issue to NOSDA and to Minister/Deputy Minister	Not Started

Rent Geared to Income and Rent Supplement

Recommendation	Responsibility	Task	Status
2.5 Develop a multi-year plan including funding requirements for the Private Market Rent Supplement program, Portable Housing Benefit and RGI housing in order to reach Service Level Standards	<i>Housing Services</i>	<i>Report to TBDSSAB Board</i>	Report to be developed and presented Spring 2018

Improved Sustainability of the Existing Housing Stock

Recommendation	Responsibility	Task	Status
3.1 Facilitate discussions with non-profit housing providers to determine their interest in amalgamating or transferring assets to other providers in the same general vicinity	Housing Services	TBD	Not Started

3.2 Revise language to suggest that the TBDSSAB work with non-profit providers to support local bulk purchasing opportunities, i.e. through the Lakehead Purchasing Consortium (LPC), OECM, Ministry of Government Services, to achieve the desired outcome of the most effective purchasing processes and related cost avoidance opportunities	Housing Services Corporate Services	TBD	Not Started
3.3 Work with the Housing Services Corporation and housing providers to develop preventative maintenance plans to be implemented by housing providers and that preventative maintenance plans be mandatory for any provider requesting additional capital or subsidies	Housing Services	Complete a TBDSSAB policy/procedure. Make this part of the NFP Annual Review	To begin Fall 2018
3.4 Work with Housing Services Corporation and Not For Profit Housing to develop End of Operating strategy for Social Housing within the District of Thunder Bay	Housing Services	Develop Strategy (2018/19)	Work to begin Spring 2018

Participate in Supportive Housing Solutions

Recommendation	Responsibility	Task	Status
4.2 Work with the NWLHIN to create an aging in place plan for residents living in social housing funded by TBDSAB	Housing Services CAO's Office	Meet with NWLHIN to explore possibility of a joint plan	Not Started
4.5 Maintain partnership with the NWLHIN and co-develop a Housing with Supports and Homelessness Needs Assessment	Housing Services CAO's Office	Quarterly Meetings with NWLHIN Sharing of data in development of a Needs Assessment	TBDSSAB to discuss with NWLHIN Spring 2018

Address Homelessness

Recommendation	Responsibility	Task	Status
5.8 Conduct a homelessness count for the District of Thunder Bay	Housing Services CAO's Office	Develop and implement a plan	Enumeration to take place Spring 2018
5.10 Explore the expansion of the E-HOW position to conduct SPDAT assessment for ODSP recipients and non-social assistance recipients	Housing Services Client Services	Discuss ability to expand staffing compliment to serve a broader client base.	Position has been added with the 2018 budget. Plan is to serve entire District.
5.11 Continue to expand the High Needs Homeless/Housing First System	Housing Services	Collaborate with NWLHIN	TBD

Improved Client Services

Recommendation	Responsibility	Task	Status
6.3 Consider having TBDSSAB staff perform RGI rent calculations for housing providers under administration by the TBDSSAB	Housing Services	Research the time it would take staff Discuss this option with NFP housing providers	Not Started
6.5 Revisit referral agreements and procedures with Beendigen and Faye Peterson Transition House to allow for a smooth transition from emergency shelter to housing for victims of domestic violence	Housing Services Client Services	TBD	Not Started
6.6 Explore options for the expansion of the TBDSSAB Tenant Support Coordinator team	Housing Services	Secure funding for the addition of Tenant Support Coordinator positions	Two positions added with the 2018 budget. Funding from NWLHIN to be discussed.

Completed/Ongoing Recommendations

ADVOCACY

- 1.1 Advocate for an increased share of new and flexible capital funding based on an allocation model that considers northern factors.
- 1.2 Advocate for the development of a national housing strategy that provides sustained funding for existing and future housing initiatives.
- 1.3 Advocate for parity in rent scales with the private sector, and request an increase to the minimum rent.
- 1.6 Advocate for increased social assistance shelter rates.

Rent Geared to Income and Rent Supplement

- 2.1 Work with private landlords to promote the benefits of the rent supplement program.
- 2.2 Provide direct RGI to individuals and families in private rental buildings who are unable to afford the market cost of the current residence.
- 2.3 Enforce the RGI to market rent ratio in the not for profit portfolio.
- 2.4 Attach rent supplements to new housing initiatives such as those funded under the Investment in Affordable Housing (IAH).

Improved Sustainability of the Existing Housing Stock

- 3.4 Obtain a waiver from the Province and CMHC for each project reaching mortgage maturity, indicating the project is no longer subject to the *Housing Services Act* and the Canada-Ontario Social Housing Agreement and all obligations of the TBDSSAB have ceased, in particular, the liability for default on any future loans.
- 3.5 Consider energy efficiency and conservation in all maintenance and retrofitting in TBDHC units. Also consider the use of environmentally friendly building materials.

Participate in Supportive Housing Solutions

- 4.1 Work with partners responsible for providing support services to ensure the support needs of tenants are addressed.
- 4.3 Work to co-locate CCAC client system navigators and/or arrange on-site visits.
- 4.4 Ensure that any newly built or renovated housing is barrier free and accessible in compliance with the *Accessibility for Ontarians with Disabilities Act*.

Address Homelessness

- 5.1 Conduct a street needs assessment to determine the number of homeless people and the services required to keep the homeless sheltered and safe.
- 5.2 Evaluate the Homelessness Prevention Programs to ensure that these programs are reducing the incidences of homelessness.
- 5.3 Continue to fund and administer a homelessness prevention program to replace the cancelled CSUMB.
- 5.4 Create an Eviction Prevention Policy for TBDHC properties.
- 5.7 Work with youth outreach programs and ensure that youth are aware of TBDSSAB services.

Improved Client Services

- 6.1 Assist individuals who lack identification to access housing.
- 6.2 Develop a new tenant handbook that explains tenant rights and obligations, how to maintain housing, and other useful information.
- 6.4 Develop partnerships with community organizations, including First Nations organizations, to establish satellite services at TBDSSAB housing projects.

Removed Recommendations

Address Homelessness

5.5 Support the development of a designated youth hostel independent of the established emergency hostels.

5.6 Support the exploration of funding options for a designated youth hostel, including engaging the private sector.

Rationale: During the time of the community consultations that informed the original 10 Year Housing and Homelessness Plan, a group of organizations were actively meeting to discuss the need and potential for a dedicated Youth Shelter. These organizations have ceased meeting and this initiative no longer seems to be a high priority. Furthermore, there are youth beds available at the emergency shelters ensuring that this population is served in an emergency situation.