

Affordable Housing and Homelessness Prevention Initiatives



THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD

Presentation to the Board

March 23, 2017

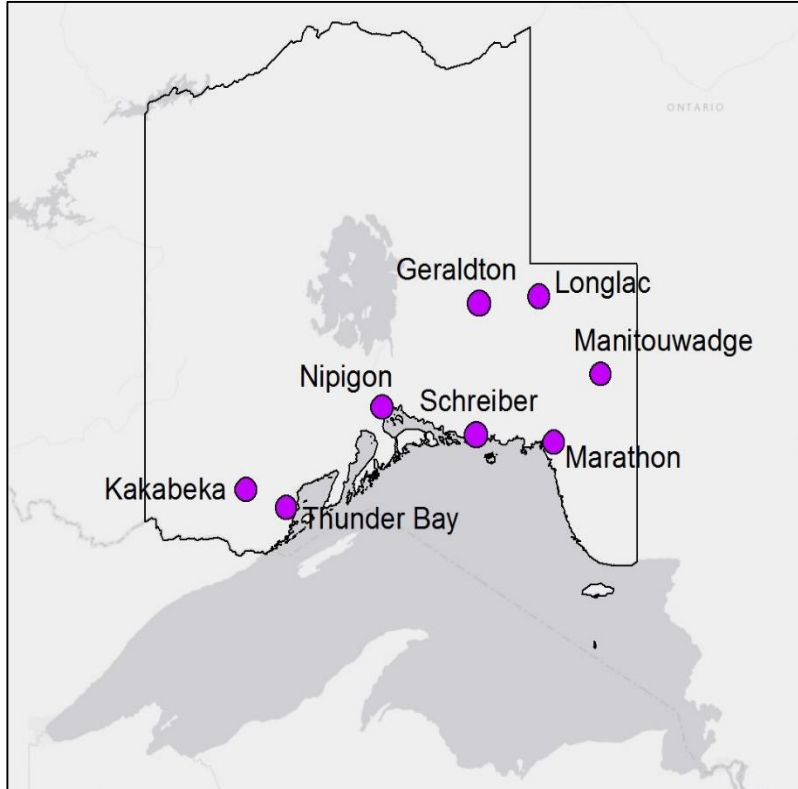
Presented by:

Bill Bradica

Chief Administrative Officer



TBDSSAB Service Area and Office Locations

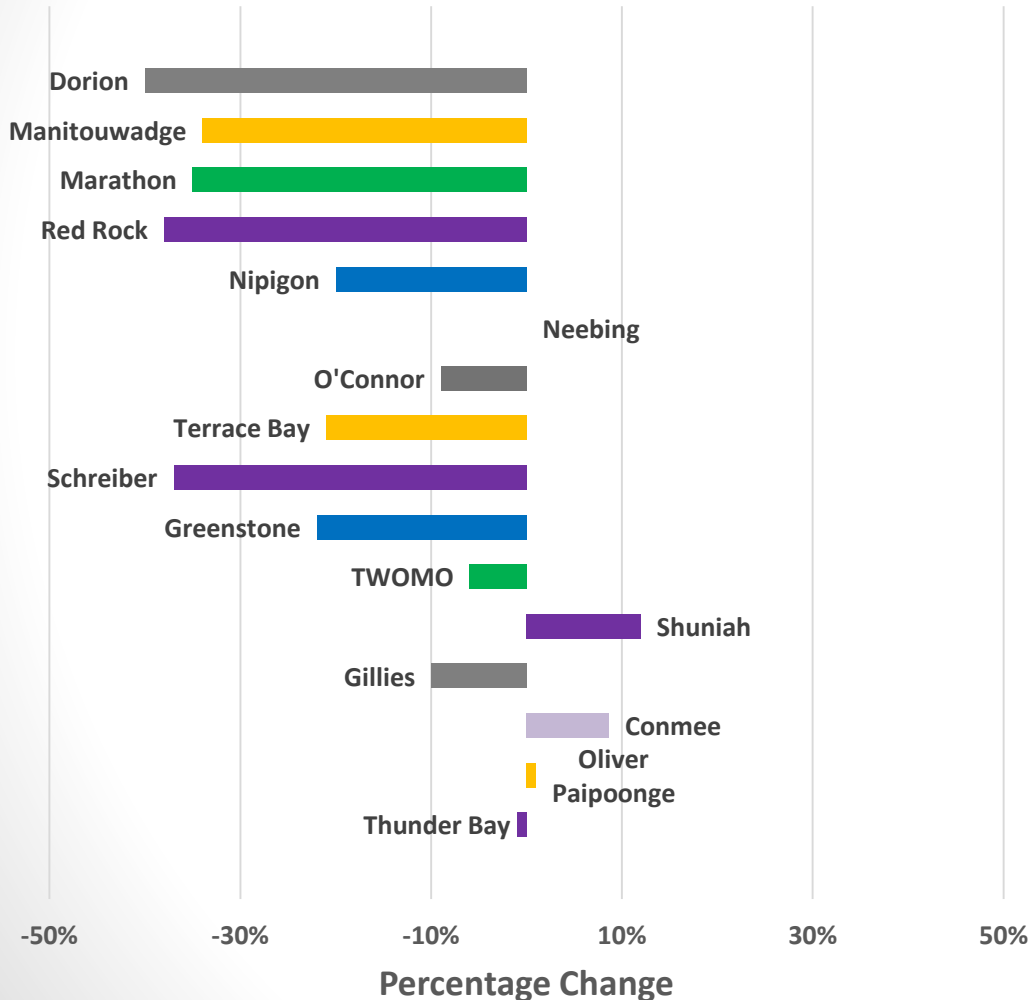


- ❖ Area: 103,719.51 km²
- ❖ Approximately the size of Portugal
- ❖ A 6 hour drive from the Eastern to Western border of the District



The District of Thunder Bay Profile: Population Change

Population Change by Percentage 2001 - 2016



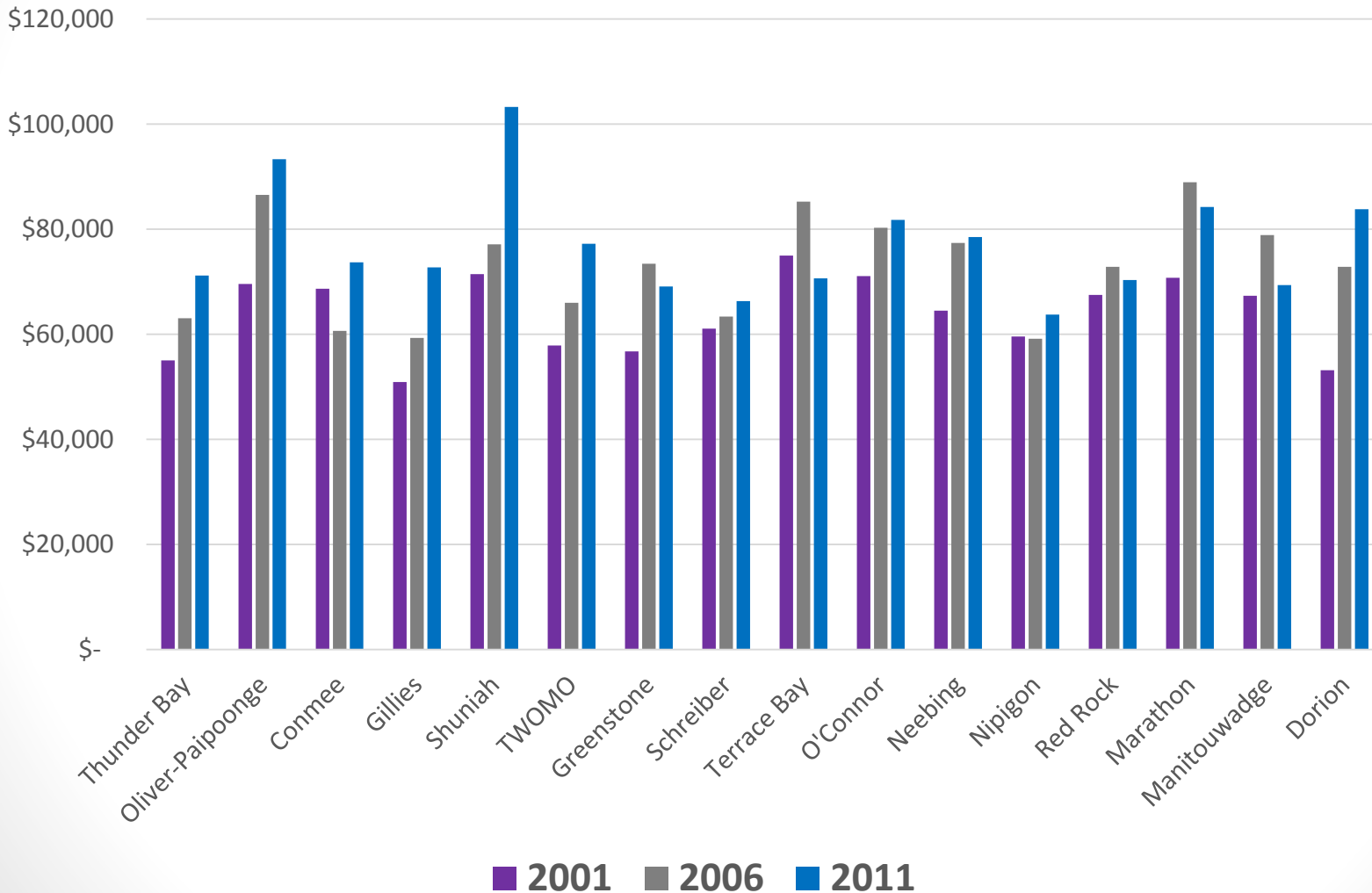
Population Comparison: 2001 - 2016

Community	2001 Population	2016 Population
Manitouwadge	2,949	1,937
Dorion	442	316
Schreiber	1,448	1,059
Red Rock	1,233	895
O'Connor	724	663
Marathon	4,416	3,273
Greenstone	5,662	4,636
TWOMO	6,223	5,872
Thunder Bay	109,016	107,909
Gillies	522	474
Nipigon	1,964	1,642
Shuniah	2,466	2,798
Oliver Paipoonge	5,862	5,922
Neening	2,049	2,055
Conmee	748	819
Terrace Bay	1,950	1,611



The District of Thunder Bay Profile: Income Change

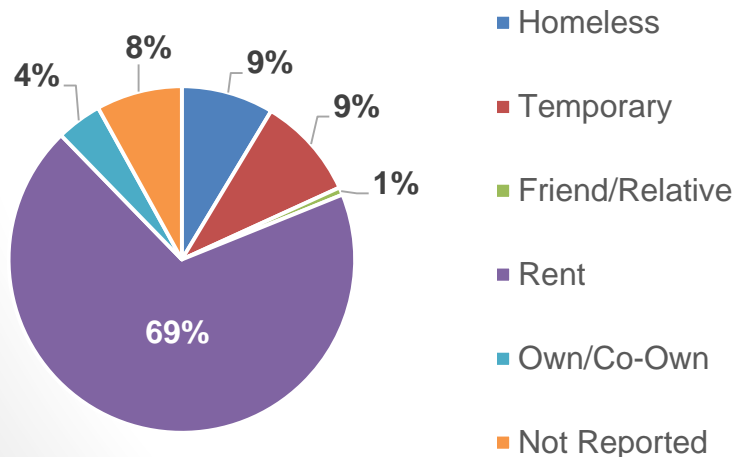
Average Household Income: 2001 – 2011 Comparison



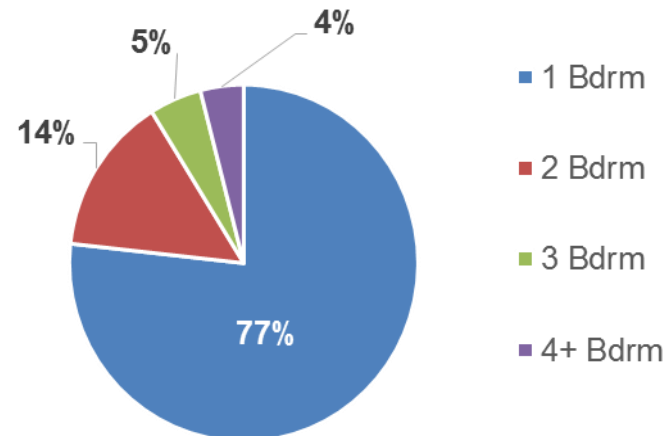
Rent Geared to Income Waitlist Profiles: Current Snapshot

- ❖ Housing Status on waitlist is the only current statistical indicator of “hidden homelessness”
- ❖ More than 70 per cent of demand in the District is for singles units

**Waitlist Housing Status:
2016 Year-End**

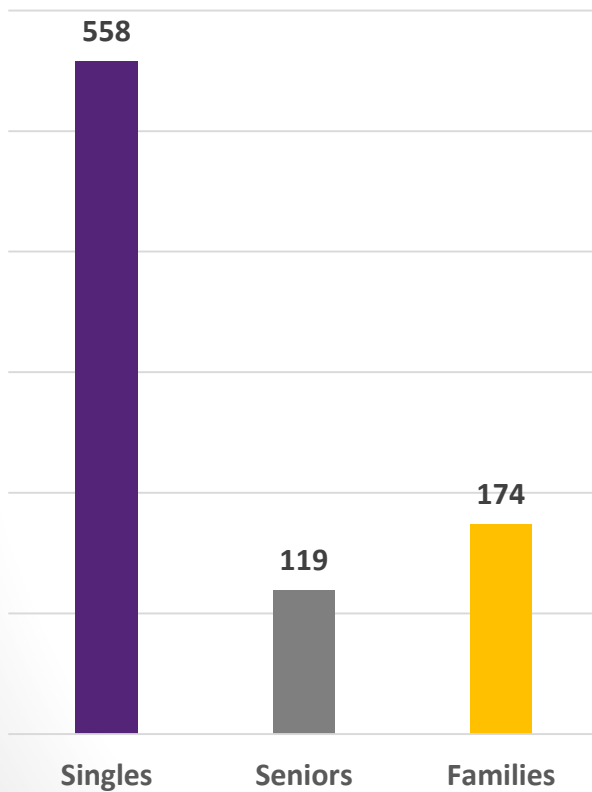


**Waitlist Housing Type:
2016 Year-End**

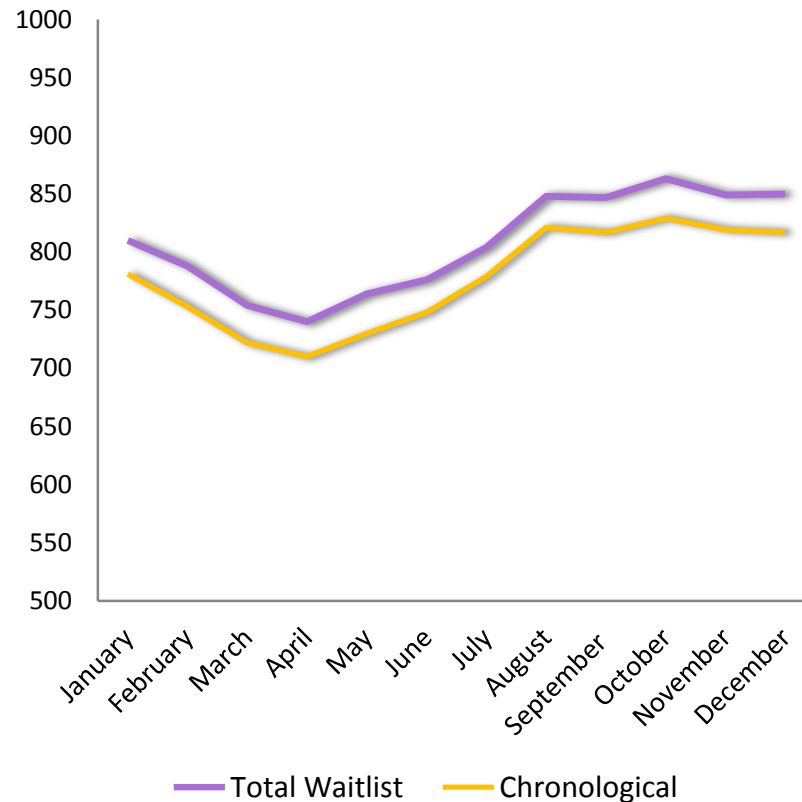


Rent Geared to Income Waitlist Profiles: Current Snapshot

2016 Year-End Social Housing Waitlist



2016 Social Housing Waitlist Trends



Social Housing Waitlist

- The waitlist as a percentage of social housing units, and the wait times in our District, are among the lowest in Ontario and far below the average.
- There are however, areas that the Board has targeted, including providing more affordable housing for non-senior single persons.



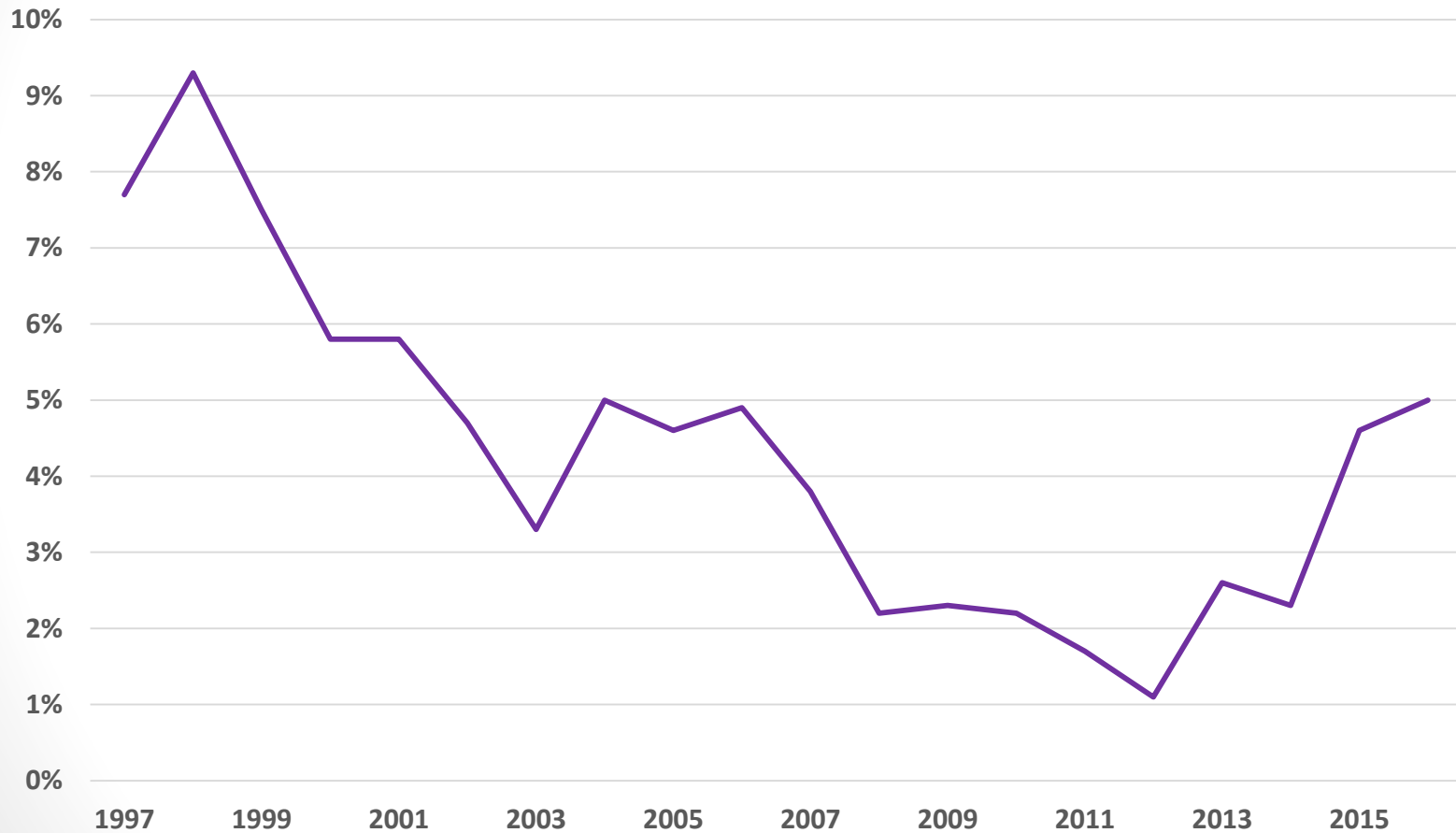
Rent Geared to Income Waitlist Profiles: Thunder Bay Compared to Ontario

	RGI Housing Waitlist - Ontario	RGI Housing Waitlist – Ontario as a % of total Households	RGI Housing Waitlist – Thunder Bay	RGI Housing Waitlist – Thunder Bay as a % of total Households
2010	152,077	3.11%	1,226	2.0%
2011	156,358	3.20%	1,420	2.3%
2012	158,445	3.24%	1,790	2.9%
2013	165,068	3.38%	1,135	1.8%
2014	168,711	3.45%	1,305	2.1%
2015	171,360	3.51%	782	1.3%
2016	N/A	N/A	850	1.4%



Thunder Bay Vacancy Rates

Thunder Bay CMA Vacancy Rates as a Percentage: 1997 – 2016

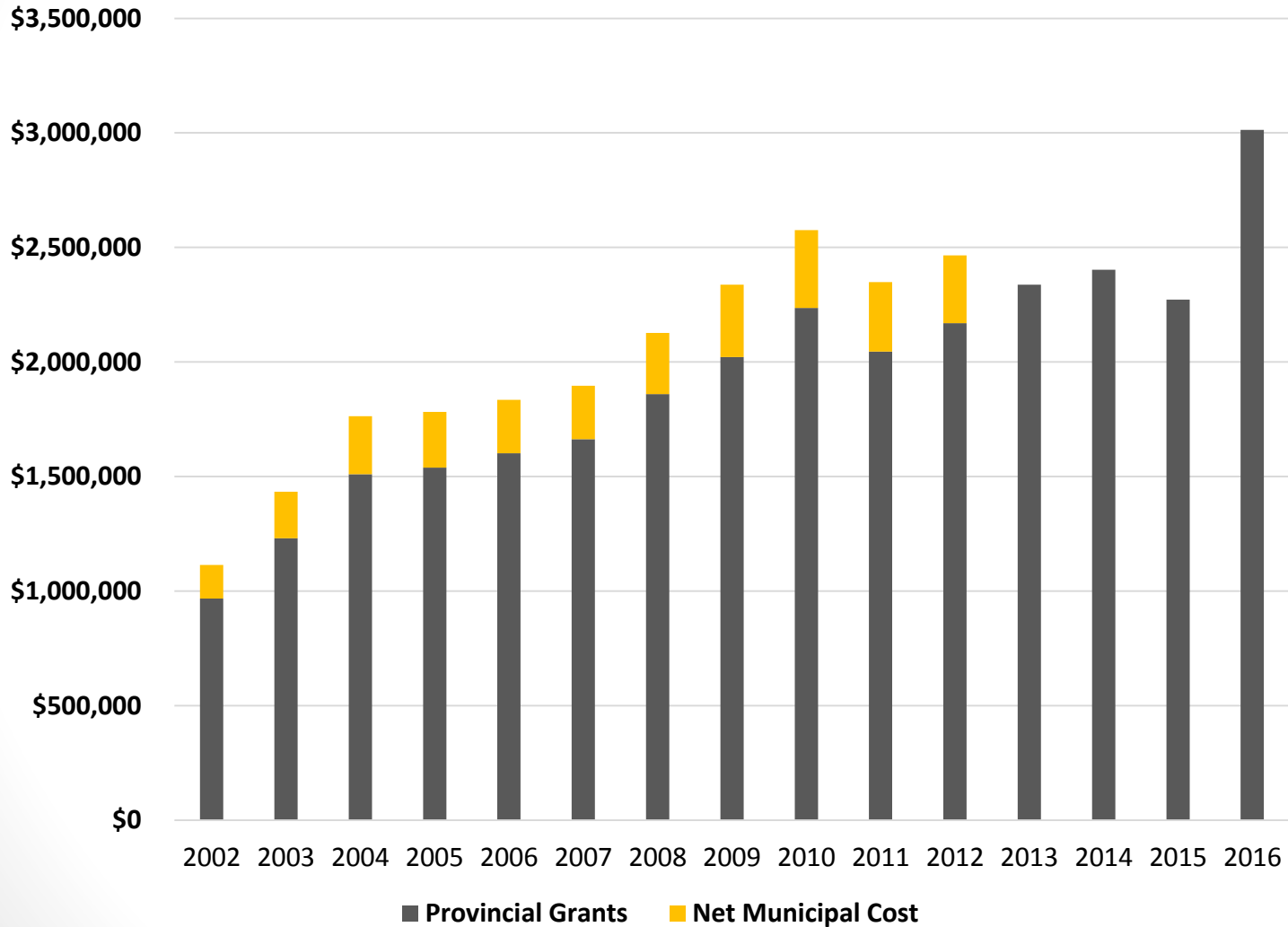


Housing Challenges

- ❖ Aging housing stock
- ❖ \$300 million + capital required over 30 years
- ❖ High demand for single units and decreased demand for family units
- ❖ Chronic vacancies in remote areas
- ❖ Increasing costs: Electricity, water, property tax, pest control
- ❖ Increasing mental health and addiction issues

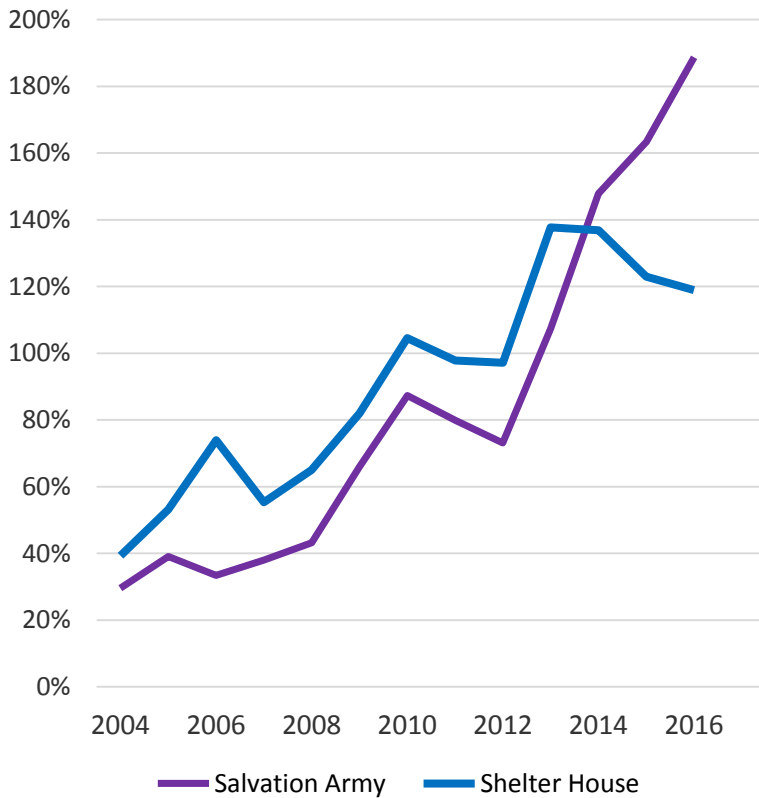


TBDSSAB Historical Homelessness Prevention Expenditure

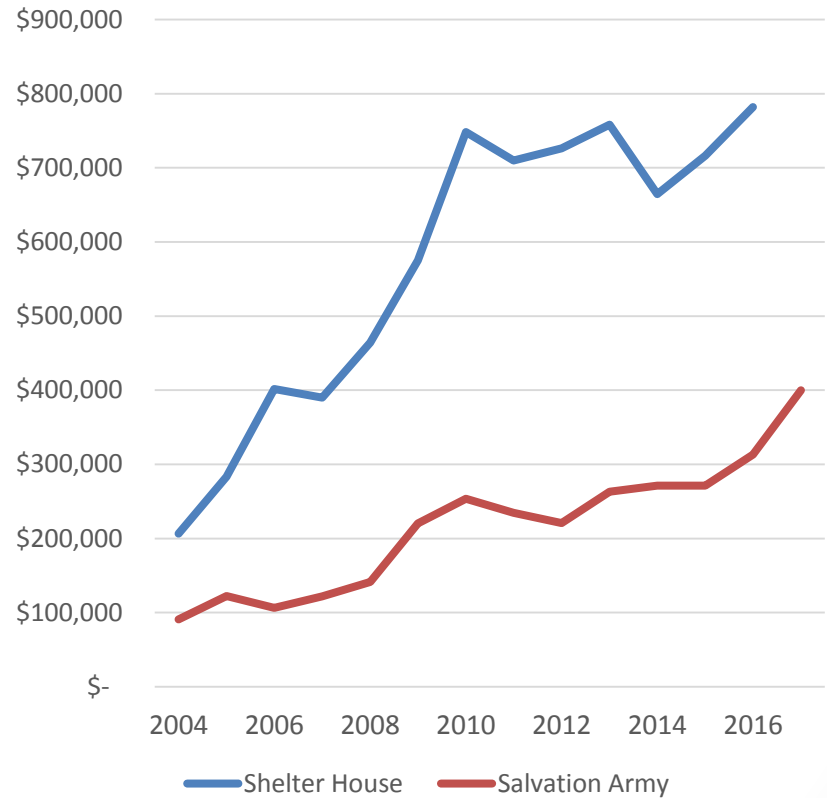


The District of Thunder Bay Profile: Emergency Shelter Comparisons 2004 - 2016

Emergency Shelter Occupancy Rates: 2004 - 2016



TBDSSAB Funding to Emergency Shelters: 2004 - 2016



Emergency Shelter Usage

- The occupancy rates for both emergency homeless shelters in the City of Thunder Bay began trending downward in 2016.
- December 2016 the occupancy rate for Shelter House fell below 100% capacity for the first time since June 2012.
- This decline can be directly attributed to many of the initiatives that have been undertaken by TBDSSAB using Provincial and Federal/Provincial funding
 - including the use of CHPI funding
 - completion to date of 37 units of housing for singles under the Investment in Affordable Housing (IAH)
 - Housing allowances provide to 150 using IAH and CHPI



Homeless Prevention Initiative

- ❖ Shelter occupancies in excess of 100% over the past 3 years
- ❖ To address this TBDSSAB created the High Needs – Homeless waitlist category and implemented use of SPADAT
- ❖ Coordinate efforts of Emergency Hostel Outreach Worker and Emergency Shelter staff to determine who is placed in High Needs – Homeless category
- ❖ Planning is underway to fund Housing First Workers through CMHA through CHPI to support individuals placed through the High Needs – Homeless category



Service Prioritization Decision Assistance Tool (SPDAT)

- Used to assess a person's ability to retain and maintain housing without intervention.
- Identifies high needs persons in order to assist with community supports that can lead to housing.
- 25 people have been placed on the waitlist using SPDAT and 15 have been placed in housing since Sept 2016.



Outreach

- Shelter House
- Salvation Army
- Satellite Offices East & West of Thunder Bay



Partnership

- This is a true partnership between Client Services and Housing Services, supported by Corporate Services.



IAH - Housing Allowance (Private Market Rental Housing Fund)

- ❖ To be eligible for the Private Market Housing Rental Fund, households must be on the social housing waitlist
- ❖ Each successful applicant will receive monthly RGI financial support and they will maintain their own residence
- ❖ Individual agrees to be removed from Social Housing Waitlist
- ❖ The payment will cease if the applicant's annual income reaches a determined level, if the Housing Allowance Program terminates, or for other reasons determined by TBDSSAB



IAH – Ontario Renovates

- ❖ The program is designed to address housing insecurity by ensuring that low to moderate income homeowners are able to maintain their residence
- ❖ In many cases this keeps people from needing to apply for a social or affordable housing rental unit
- ❖ From 2007 through 2016 approximately 564 households have been assisted
- ❖ 2017 budget of approximately \$1 million
Anticipated to support another 50 homeowners in 2017



IAH – Rental Program

- ❖ First commitment under Investment in Affordable Housing – Rental component was completed in 2014; a 21 unit project
- ❖ Recently completed 2 – 8-Plex buildings owned and operated by the TBDSSAB
- ❖ The following projects with non-profit groups are underway:
 - 4 Plex – Kakabeka Falls
 - 4 Units - Nipigon
 - 24 units - City of Thunder Bay
- ❖ \$1.4 million in funding earmarked for rental housing program for 2017/18 and 2018/19 for three recommended projects totaling 34 units



8-Plex Units



Possible Future Initiatives

- **Portable Housing Benefit**
 - Draft Regulations will be out for comment later this year
- **Provincial funding for more Supportive Housing units**
 - Supportive housing is the responsibility of the Province
 - Creation of more supportive units could take pressure off the Social housing waitlist and Emergency Shelters
 - CMSM/DSSAB involvement not yet clear
- **A Canadian Housing Infrastructure Bank**
 - The TBDSSAB provided \$5,000 towards the feasibility study
 - Has been presented to senior levels of government
 - If backing is received from CMHC, could lead to a source of financing for affordable housing sector



Homelessness Identification

- The initiatives that TBDSSAB has launched to address homelessness has benefitted greatly from improved data collection methods and quality.
- This has ensured that the right areas are being targeted, resources are directed into appropriate areas, and that this process is guided by evidence-based decision-making.
- As part of the province's commitment to ending chronic homelessness in 10 years, TBDSSAB will be engaged in further data collection – most notably a series of homelessness counts – that will also provide a more detailed understanding of homelessness in the District of Thunder Bay.
- Homelessness in rural and remote communities is often very different from that of urban centres and can include less visible manifestations like “hidden homelessness” or “couch surfing” and temporary accommodations in hotels.
- The homeless enumeration process that TBDSSAB will be engaged in will further our understanding of homelessness in the District of Thunder Bay.

