



	<b>REPORT No.: 2019-15</b>
<b>MEETING DATE: MARCH 21, 2019</b>	<b>DATE PREPARED: FEBRUARY 22, 2019</b>
<b>SUBJECT: 10 YEAR HOUSING AND HOMELESSNESS PLAN ANNUAL PROGRESS REPORT</b>	

**RECOMMENDATION**

THAT with respect to Report No. 2019-15 (Housing Services Division) we, The District of Thunder Bay Social Services Administration Board, approve the TBDSSAB 10 Year Housing and Homelessness Plan Annual Progress Report as presented.

AND THAT the Board approves Administration's recommendation to combine the 10 Year Housing and Homelessness Plan Annual Progress Report and the 10 Year Housing and Homelessness Plan Biennial Update Report;

AND THAT the Board authorizes the Chief Administrative Officer, to submit the TBDSSAB 10 Year Housing and Homelessness Annual Progress Report to the Ministry of Municipal Affairs and Housing (MMAH).

**REPORT SUMMARY**

To present The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with information related to the TBDSSAB 10 Year Housing and Homelessness Plan Annual Progress Report and rationale for combining the TBDSSAB 10 Year Housing and Homelessness Plan Annual Progress Report and the TBDSSAB 10 Year Housing and Homelessness Plan Biennial Update into a single annual report.

**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. However, the Ministry of Municipal Affairs and Housing (MMAH) mandates that an Annual Progress Report be submitted by June 30<sup>th</sup> of each year. As a result, Administration must produce two (2) separate reports for the years that the biennial report is due.

**COMMENTS**

TBDSSAB is responsible to report to the public and to the MMAH annually on progress made toward achieving the recommendations outlined in the 10 Year Housing and Homelessness Plan.

TBDSSAB Administration has created an annual Progress Report (Attachment #1) in order to demonstrate the progress made toward the achievement of the recommendations within the 10 Year Housing and Homelessness Plan.

The Annual Progress Report will be sent to MMAH prior to the June 30<sup>th</sup> deadline. In addition, the progress report will be posted on the TBDSSAB website and a media release distributed to notify the public of the progress made.

As the progress report is an annual requirement of the Ministry, TBDSSAB takes the opportunity to review and suggest updates and new recommendations to the 10 Year Housing and Homelessness Plan. As such, the Biennial Update is redundant and Administration recommends that this be combined with the 10 Year Housing and Homelessness Plan Annual Progress Report.

The MMAH also requires Service Managers to undertake a 5-year update to the recommendations of the 10 Year Housing and Homelessness Plan by June 30<sup>th</sup>, 2019 as this date represents the half way point of the 10 Year Plan. Administration is currently consulting with the public and service providers throughout the District of Thunder Bay to gain feedback that will inform the proposed recommendations. The Minister of Municipal Affairs and Housing has committed to developing a Housing Supply Action Plan for Ontario and the MMAH is developing a plan that will be provided to the Canada Mortgage and Housing Corporation (CMHC) under the National Housing Strategy Bi-lateral Agreement. Finally, funding envelopes for various programs are not expected to be known until after the Ontario budget is tabled in mid-April. There may be significant implications to the TBDSSAB plans once all of the details are known. Therefore, Administration has submitted a request to MMAH for an extension to the June 30, 2019 submission date.

Administration will be presenting the proposed recommendations to the Board for approval prior to submission to MMAH.

**FINANCIAL IMPLICATIONS**



There are no financial implications arising from this report.

**CONCLUSION**

It is concluded that this report provides the Board with information related to the TBDSSAB 10 Year Housing and Homelessness Plan Annual Progress Report and rationale for combining the TBDSSAB 10 Year Housing and Homelessness Plan Annual Progress Report and the TBDSSAB 10 Year Housing and Homelessness Plan Biennial Update into a single annual report.

**REFERENCE MATERIALS ATTACHED**

Attachment #1 – [TBDSSAB 10 Year Housing and Homelessness Plan – Annual Progress Report 2019](#)

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<b>APPROVED / SIGNATURE:</b>	
	Ken Ranta, Director, Housing Services Division The District of Thunder Bay Social Services Administration Board
<b>SUBMITTED / SIGNATURE:</b>	
	William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board

# Under One Roof: Housing and Homelessness Plan Update and Recommendations Report (2019)

## ADVOCACY

Recommendation	Responsibility	Task	Status
1.5 Advocate for changes to the Residential Tenancies Act to enable victims of abuse to remain in their units and to allow for the eviction of the abuser	Housing Services CAO's Office	- Board/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	- Board/CAO to take issue to City of Thunder Bay	Not started
1.8 Advocate to reclassify social housing properties as exempt from property taxes (Provincial Exempt properties), which would be paid by the province as a Payment in Lieu	Housing Services Corporate Services CAO's Office	- Board/CAO to take issue to NOSDA and to Minister/Deputy Minister	Not started

## Rent Geared to Income and Rent Supplement

Recommendation	Responsibility	Task	Status

## Improved Sustainability of the Existing Housing Stock

Recommendation	Responsibility	Task	Status
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	Starting 2019
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	Not Started

### 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 TBDSSAB	Housing Services CAO's Office	Meet with NWLHIN to explore possibility of a joint plan	Not Started

### Address Homelessness

Recommendation	Responsibility	Task	Status

### 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

## 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.
- 1.4 Advocate for the legal ability to retain the disposition restrictions registered on title post mortgage maturity and operating agreement expiry.
- 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).
- 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.

## **Improved Sustainability of the Existing Housing Stock**

- 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.
- 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.
- 3.6 Work with Housing Services Corporation and Not For Profit Housing Providers to develop End of Operating strategy for Social Housing within the District of Thunder Bay

## **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.
- 4.5 Maintain partnership with the NWLHIN and co-develop a Housing with Supports and Homelessness Needs Assessment

## **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.
- 5.8 Conduct a homelessness count for the District of Thunder Bay.
- 5.10 Explore the expansion of the Transitional Outreach and Support position to conduct SPDAT assessment for ODSP recipients and non-social assistance recipients.
- 5.11 Continue to expand the High Needs Homeless/Housing First System.

## **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.
- 6.6 Explore options for the expansion of the TBDSSAB Tenant Support Coordinator team.