

Under One Roof: A Housing and Homelessness Plan 5 Year Update



**THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD**

Board Presentation

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Housing and Homelessness Programs



10 Year Housing and Homelessness Plan

**Under One Roof:
A Housing and Homelessness Plan**

2014-2024



Legislative Requirement

- ❖ Section 6 of the *Housing Services Act, 2011* requires each Service Manager to establish a 10 year Housing and Homelessness Plan.
- ❖ TBDSSAB established its Housing and Homelessness Plan in 2014, under Resolution No. 14/24.
- ❖ The Housing and Homelessness Plan must be reviewed and revised after 5 years.
- ❖ The Ministry of Municipal Affairs and Housing requires each Service Manager to submit their 5 year update by December 31, 2019.



Partners in the Housing System



New Initiatives

Community Housing

- April, 2018 The federal and provincial governments signed bilateral agreements under the National Housing Strategy.
- May, 2019 Ontario announced the Community Housing Renewal Strategy, a multi-year plan to stabilize and grow Ontario's community housing sector. Community housing is defined as *'community-based housing that is owned and operated by non-profit housing corporations and housing co-operatives or housing owned directly or indirectly by provincial, territorial or municipal governments or district social services administration boards and includes legacy Social Housing'*.



New Initiatives

Canada-Ontario Community Housing Initiative (COCHI)

COCHI represents a reinvestment of federal funding following legacy housing mortgage expiry. Funds are targeted towards protecting current affordability of units, supporting repair and renewal of existing units and expanding the supply of community housing.

COCHI guidelines require the preservation of Urban Native Housing units to ensure there is no net loss and maintain adequate rental affordability.



New Initiatives

Ontario Priorities Housing Initiative (OPHI)

OPHI is modeled after the Investment in Affordable Housing Extension program and allows Service Managers to address local housing priorities. Rent supplements, housing allowances and housing development and repair fall under this program.

OPHI also includes the ability to offer support services to individuals in need of supports to establish and maintain successful tenancies.



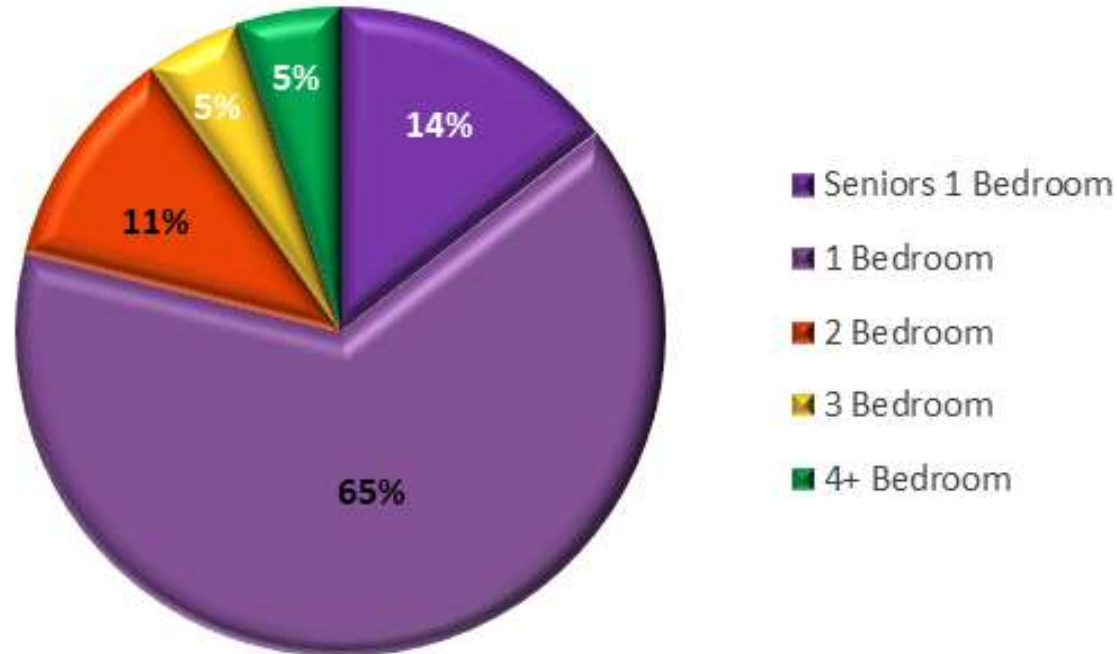
Current Trends

- ❖ Demographics over the past 15 years have changed from 3 and 4 bedroom demand to 1 bedroom.
- ❖ Multi-year strategy for the achievement of TBDSSAB's Service Level Standards (Resolution 18/56) provides direction for growth in rent supplement units and portable housing benefit access.
- ❖ Property Portfolio Action Plan and Capital Strategy (*Resolution No. 17/20*).
- ❖ 74 new affordable 1 bedroom units created in Nipigon, Oliver Paipoonge and Thunder Bay in the past 5 years.



Rent Geared to Income Waitlist Profiles: Current Snapshot

79% of demand is for 1-bedroom units.

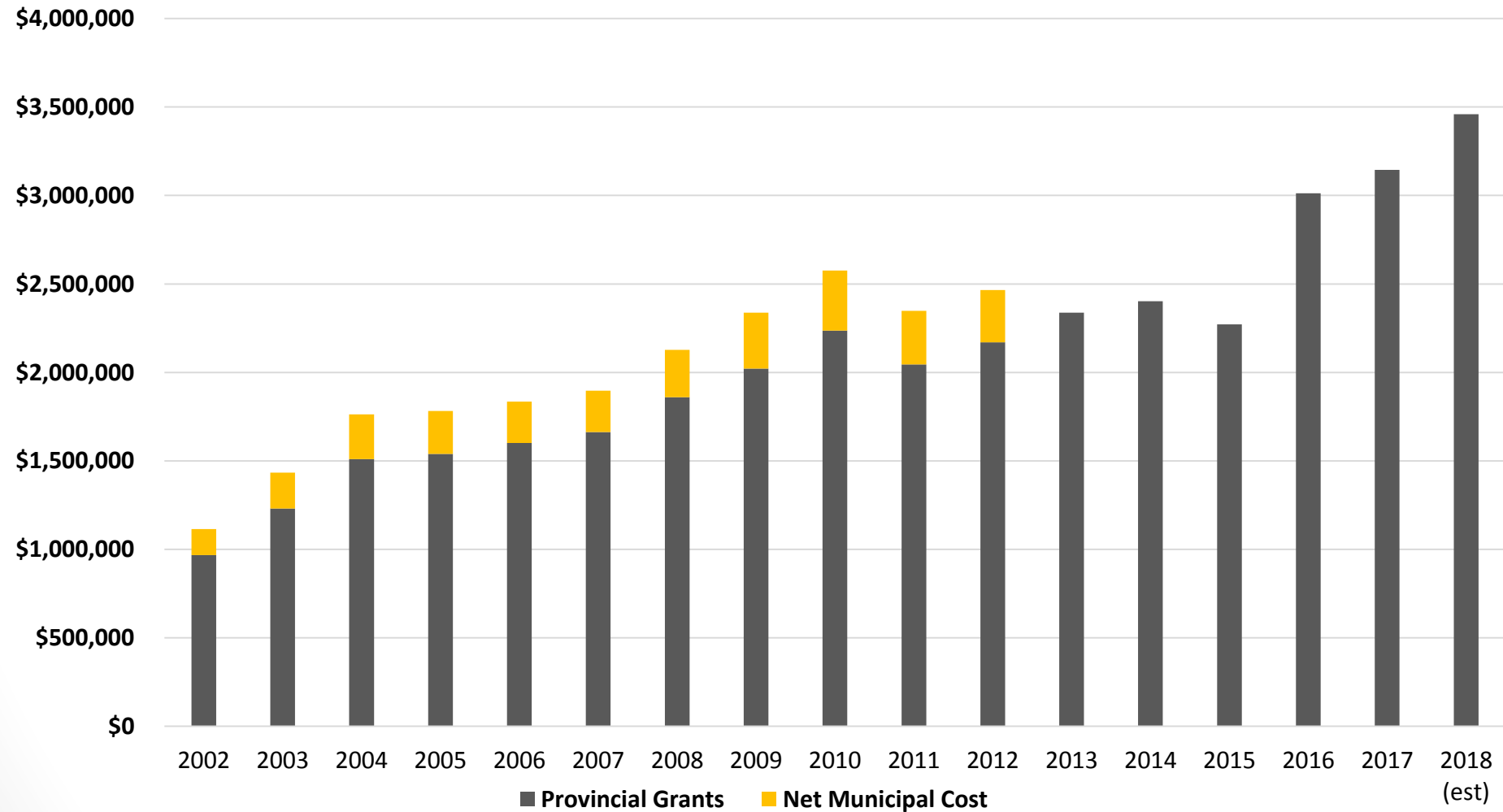


Homelessness Prevention

- ❖ Unique individuals staying in emergency shelters has increased over the past 5 years.
- ❖ Chronic shelter use has increased over the past 5 years, however there is a decline in 2019 due in part to the High Needs Homeless and Home for Good programs.
- ❖ Funding for emergency shelters has increased from approximately \$300,000 to \$1.2 million over the past 15 years.



TBDSSAB Historical Homelessness Prevention Expenditure (calendar year)



Point in Time Count 2018

- ❖ In December 2016, the *Housing Services Act 2011* (HSA) was amended to direct Service Managers to conduct an enumeration of persons who are homeless in their service area on a 2-year cycle – beginning in 2018.
- ❖ TBDSSAB partnered with the Thunder Bay Indigenous Friendship Centre and the Lakehead Social Planning Council to conduct a Point in Time Count in the City of Thunder Bay as well as a Registry Week in select communities within the District of Thunder Bay in April 2018.
- ❖ Homelessness Enumeration Report presented to the Board (*Resolution No. 18/93*) outlines recommendations that have been incorporated into the 5 Year Update.



Homelessness Point in Time Count April 2018



Community Homelessness Prevention Initiative (CHPI)

- ❖ CHPI funding was established in 2013, consolidating several homelessness-related initiatives.
- ❖ CHPI is a 100% provincially funded program aimed at preventing homelessness and serving people experiencing homelessness.
- ❖ A CHPI Advisory Table was established in 2017.



Home for Good Program

- ❖ Partnership with St. Joseph's Care Group and Dilico Anishinabek Family Care.
- ❖ Target is to serve 80 identified chronically homeless individuals and connect them with services and stable housing.
- ❖ A new 30-bed facility is currently accepting clients (Lodge on Dawson).
- ❖ Currently providing supports for more than 90 individuals.



Initial Plan Recommendations

- ❖ Initial recommendations in the Housing and Homelessness 10 Year Plan were developed through community consultations, internal research and targets established through programming efforts.
- ❖ Annually the plan is updated and outcomes presented to the Board, most recently in March 2019 (*Resolution No. 19/34*), and new recommendations are added.
- ❖ The Housing and Homelessness 10 Year Plan is a 'living document' reflecting the current and future needs of the District.
- ❖ TBDSSAB's 5 Year Update includes 11 new recommendations.



11 New Recommendations

Advocacy

- 1.1 Advocate to the Ministry of Children, Community and Social Services to address gaps in the Child Welfare system that lead to youth homelessness (*Resolution 18/93*).
- 1.2 Advocate to the Ministry of Health and Long Term Care and to the Ministry of Municipal Affairs and Housing to encourage additional addiction support services (*Resolution 18/93*).
- 1.3 Advocate for the continuation of provincially funded social housing renovation investment programs.



11 New Recommendations

Rent Geared to Income and Rent Supplement

- 2.1 Expand the number of individuals and families receiving the Portable Housing Benefit to achieve the established Service Level Standards for the District of Thunder Bay (*Resolution 18/86*).
- 2.2 Expand the number of Rent Supplement units to achieve the established Service Level Standards for the District of Thunder Bay (*Resolution 18/56*).



11 New Recommendations

Improved Sustainability of the Existing Housing Stock

- 3.1 Work in partnership with Not-for-Profit social housing providers and the Housing Services Corporation to ensure stable, viable projects at the expiry of Operating Agreements.
- 3.2 Utilize COCHI funding to address capital repair requirements (*Resolution 19/74*).
- 3.3 Explore opportunities for the development of a Community Land Trust in the District of Thunder Bay.



11 New Recommendations

Participate in Supportive Housing Solutions

- 4.1 Participate in the development, implementation and operation of a Coordinated Access System for the support services of individuals and families that require housing with supports (*Resolution 18/93*).



11 New Recommendations

Address Homelessness

- 5.1 Explore funding opportunities to expand the High Needs Homeless and Home for Good systems to assist a greater number of individuals and families experiencing homelessness (*Resolution 18/93*).
- 5.2 Explore opportunities to establish research partnerships to determine the causes of migratory and transient homelessness in order to inform the development of adequate social policy intervention (*Resolution 18/93*).



Conclusion

- ❖ TBDSSAB's Housing and Homelessness Plan 5 Year Update was developed through extensive community and partner consultation to establish a blueprint to set the course for meeting the housing needs of the residents in the District for the next 5 years.
- ❖ TBDSSAB will continue to track the progress of all recommendations through annual updates presented to the Board and submitted to MMAH.
- ❖ The Housing and Homelessness Plan is a 'living document', and will be adjusted to meet new and emerging needs and opportunities to address the residents of the District of Thunder Bay.



Questions/Comments

