

# Under One Roof: Housing and Homelessness Plan Update and Recommendations Report (2020)

## 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 Committee/CAO to take issue to NOSDA and to Federal and Provincial representatives	Not started
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	- Executive Committee/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 Committee/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	- Executive Committee/CAO to take issue to NOSDA and to Minister/Deputy Minister	Not Started
1.9 Advocate to the Ministry of Children, Community and Social Services to address gaps in the Child Welfare system that lead to youth homelessness.	Housing Services CAO's Office	Executive Committee/CAO to take issue to NOSDA and to Minister/Deputy Minister	Not Started
1.10 Advocate to the, Ministry of Health and Long Term Care, and the Ministry of Municipal Affairs and Housing to encourage additional addiction support services.	Housing Services CAO's Office	Executive Committee/CAO to take issue to NOSDA and to Minister/Deputy Minister	Complete ROMA 2020
1.11 Advocate for the continuation of Provincially funded social housing renovation investment programs.	Housing Services CAO's Office	Executive Committee/CAO to take issue to NOSDA and to Minister/Deputy Minister	Not Started

## Rent Geared to Income and Rent Supplement

Recommendation	Responsibility	Task	Status
2.6 Expand the number of individuals and families receiving the Portable Housing Benefit to achieve the established Service	Housing Services	Work with current SH waitlist applicants to	Started January 1, 2020

Level Standards for the District of Thunder Bay.		encourage Portable housing benefits	
2.7 Expand the number of Private Landlord Rent Supplement units to achieve the established Service Level Standards for the District of Thunder Bay.	Housing Services	Outreach to Private Market Landlords to contract units for rent geared to income housing	Started January 1, 2020

### 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, ie 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	Not Started
3.7 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.	Housing Services Corporate Services	Review projections for the stability of projects at the expiry of mortgage  Discuss options with NFP providers	Started January 1, 2019
3.8 Utilize COCHI and OPHI funding to address the capital repair requirements of the Not for Profit Housing Providers.	Housing Services	Assess applications for capital repair funding to recommend most viable applications	Started September 1, 2019
3.9 Explore opportunities for the development of a Community Land Trust in the District of Thunder Bay.	Housing Services	Research Land Trust	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 TBDSAB	Housing Services CAO's Office	Meet with NWLHIN to explore possibility of a joint plan	Not Started
4.6 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.	Housing Services CAO's Office	Continue efforts toward CA system	Started 2019

## Address Homelessness

Recommendation	Responsibility	Task	Status
5.11 Continue to expand the High Needs Homeless/Housing First System	Housing Services	Collaborate with NWLHIN	TBD
5.12 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.	Housing Services	Create business case for submission to MMAH to expand system	March 1, 2020
5.13 Explore opportunities to establish research partnerships to determine that causes of migratory and transient homelessness in order to inform the development of adequate social policy intervention.	Housing Services CAO's Office	Work with partners to establish a research project	Started September 2019 – further discussion required

## 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
6.6 Explore options for the expansion of the TBDSSAB Tenant Support Coordinator team	Housing Services	Secure funding for the addition of Tenant Support Coordinator positions	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.
- 1.6 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 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 NHLHIN 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.

### **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.

6.5 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