



## BOARD REPORT

REPORT No.: 2022-29

MEETING DATE: MAY 19, 2022

SUBJECT: 10 YEAR HOUSING AND HOMELESSNESS PLAN ANNUAL PROGRESS  
REPORT

---

### RECOMMENDATION

THAT with respect to Report No. 2022-29 (Integrated Social 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 Annual Progress Report as presented;

AND THAT the Board authorizes Administration to submit the 10 Year Housing and Homelessness Annual Progress Report to the Ministry of Municipal Affairs and Housing as required.

### REPORT SUMMARY

To present The District of Thunder Bay Social Services Administration Board (TBDSSAB of the Board) with information related to the TBDSSAB 10 Year Housing and Homelessness Plan Annual Progress Report.

### BACKGROUND

The *Housing Service Act, 2011* required 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. 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.

### COMMENTS

TBDSSAB Administration completes an annual Progress Report (Attachment #1) to demonstrate the achievements and progress made towards the recommendations over the past year and within the 10 Year Housing and Homelessness Plan as a whole.

TBDSSAB is responsible to report to the public and to MMAH annually on the progress made towards achieving the goals outlined within the 10 Year Housing and Homelessness Plan.

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

In 2019 Administration completed a 5-year review and update to the 10 Year Housing and Homelessness Plan (Report No.:2019-55), and several new goals and objectives were established. The Annual Progress Report reflects the current status of recommended actions and achievements.

### **STRATEGIC PLAN IMPACT**

This report supports the Strategic Plan vision of establishing flexible, inclusive services through the management of relevant diverse housing. Actions related to the 10 Year Housing and Homelessness Plan will continue to support the Strategic Plan.

### **FINANCIAL IMPLICATIONS**



This report meets the Board's 2020-2023 strategic direction of Advocacy, particularly the strategy to advocate for local, flexible solutions.

### **CONCLUSION**

It is concluded that this report provides the Board with information related to the progress and status of the TBDSSAB 10 Year Housing and Homelessness Plan Annual Progress Report.

### **REFERENCE MATERIALS**

Attachment #1 [TBDSSAB 10 Year Housing and Homelessness Plan – Annual Progress Report 2021](#)

PREPARED BY:	Crystal Simeoni, Manager, Housing Programs
SIGNATURE	
APPROVED BY	Ken Ranta, Director, Integrated Social Services Division
SIGNATURE	
SUBMITTED BY:	William (Bill) Bradica, Chief Administrative Officer

# Under One Roof: Housing and Homelessness Plan Update and Recommendations Report (2021)

## 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.	Integrated Social Services (ISS)  Corporate Services  CAO's Office	Board/CAO to take issue to NOSDA and to Federal and Provincial representatives	The Ministry of Municipal Affairs & Housing is reviewing post agreement regulations.  TBDSSAB is represented at technical review table.
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.	ISS  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.	ISS  CAO's Office	CAO to take issue to City of Thunder Bay	Complete – Correspondence and meetings have occurred.  The City's Official Plan now states a goal that 20% of all new residential units constructed each year are affordable.
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.	ISS  Corporate Services  CAO's Office	Board/CAO to take issue to NOSDA and to Minister/Deputy Minister	Not Started

Recommendation	Responsibility	Task	Status
<p><b>1.9</b> Advocate to the Ministry of Children, Community and Social Services to address gaps in the Child Welfare system that lead to youth homelessness.</p>	<p>ISS CAO's Office</p>	<p>Board/CAO to take issue to NOSDA and to Minister/Deputy Minister</p>	<p>Complete - Advocacy letter in 2018 following release of the 2018 Point in Time Count results.</p> <p>TBDSSAB Board advocacy to the Ministry of Children, Community and Social Services to address the service gaps in the child welfare system that contribute to homelessness, January 2022 (Resolution No. 22/07).</p> <p>There are changes by MCCSS in process to address this issue.</p>
<p><b>1.10</b> Advocate to the Ministry of Health and Long-Term Care, and the Ministry of Municipal Affairs and Housing to encourage additional addiction support services.</p>	<p>ISS CAO's Office</p>	<p>Board/CAO to take issue to NOSDA and to Minister/Deputy Minister</p>	<p>Complete - Submission at ROMA 2020 and 2022, and at AMO 2021.</p>
<p><b>1.11</b> Advocate for the continuation of Provincially funded social housing renovation investment programs.</p>	<p>ISS CAO's Office</p>	<p>Board/CAO to take issue to NOSDA and to Minister/Deputy Minister</p>	<p>Complete - Implementation of COCHI/OPHI programs under the Canada-Ontario housing agreement.</p>

### 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 Level Standards for the District of Thunder Bay.	ISS	Work with current SH waitlist applicants to encourage Portable Housing Benefits	Started January 1, 2020 with program enhancements.  Completed and will continue to grow PHB system.  Continued to grow in 2021 with a total of 131 households enrolled.
2.7 Expand the number of Private Landlord Rent Supplement units to achieve the established Service Level Standards for the District of Thunder Bay.	ISS	Outreach to Private Market Landlords to contract units for rent geared to income housing	Started January 1, 2020 and will continue until SLS achieved.  Combined with Portable Housing Benefits (above) to attain overall growth.

### 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.	ISS  Corporate Services	TBD	Not Started

Recommendation	Responsibility	Task	Status
<p><b>3.3</b> 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.</p>	<p>ISS</p>	<p>Complete a TBDSSAB policy/procedure.  Make this part of the NFP Annual Review</p>	<p>Commenced – Annual review process includes detail on maintenance plans, and reviews to ensure plans are followed.</p>
<p><b>3.7</b> 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.</p>	<p>ISS  Corporate Services</p>	<p>Review projections for the stability of projects at the expiry of mortgage  Discuss options with NFP providers. Training sessions offered to NFP providers by HSC</p>	<p>Started January 1, 2019 and ongoing.  Meetings with NFP providers, facilitated by HSC, to understand responsibilities at expiry. New provincial guidelines to be released in 2022.</p>
<p><b>3.8</b> Utilize COCHI and OPHI funding to address the capital repair requirements of the Not-for-Profit Housing Providers.</p>	<p>ISS</p>	<p>Assess applications for capital repair funding to recommend most viable applications</p>	<p>Started September 1, 2019 and ongoing.  COCHI funding used to support renovations of NFP providers and TBDSSAB properties.</p>
<p><b>3.9</b> Explore opportunities for the development of a Community Land Trust in the District of Thunder Bay.</p>	<p>ISS</p>	<p>Research Community Land Trust (CLT)</p>	<p>Initiated – participated in discussions with BC Cooperative Housing Federation to gain experience.  TBDSSAB hosted a presentation by BC CLT for the housing provider community in our service area</p>

## 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.	ISS CAO's Office	Meet with NWLHIN to explore possibility of a joint plan	Not Started - Government disbanded LHIN structure. New Ontario Health Team to be formed in the District of Thunder Bay.
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.	ISS CAO's Office	Continue efforts toward CA system  Fall 2020 community partners and TBDSSAB went live with the CA system – CHAT Table	Completed  Established Coordinated Access System in fall 2020. Continuing to ensure integration of service providers and stakeholders throughout the District.

## Address Homelessness

Recommendation	Responsibility	Task	Status
5.11 Continue to expand the High Needs Homeless/Housing First System.	ISS	Collaborate with NWLHIN	Ongoing – Provided housing to 265 HNH applicants from 2018 through 2021.
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.	ISS	Create business case for submission to MMAH to expand system	Completed - January 2022 – Board advocacy at ROMA.  Anticipated new program funding in 2022.

<b>Recommendation</b>	<b>Responsibility</b>	<b>Task</b>	<b>Status</b>
<b>5.13</b> Explore opportunities to establish research partnerships to determine causes of migratory and transient homelessness to inform the development of adequate social policy intervention.	ISS CAO's Office	Work with partners to establish a research project	Initiated September 2019 – ongoing work with Lakehead University on a research project related to homelessness. Expected completion Q3 2022.

### Improved Client Services

<b>Recommendation</b>	<b>Responsibility</b>	<b>Task</b>	<b>Status</b>
<b>6.3</b> Consider having TBDSSAB staff perform RGI rent calculations for housing providers under administration by the TBDSSAB.	ISS	Research the time it would take staff  Discuss this option with NFP housing providers	Not Started
<b>6.6</b> Explore options for the expansion of the TBDSSAB Tenant Support Worker team.	ISS	Secure funding for the addition of Tenant Support Worker positions  More advancement at Resource Centers / Community Hubs for tenant and client reach  More collaboration with community partners to connect tenant and clients with to sustain housing	Started fall 2020.



## 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.
- 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.
- 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.

### **Rent Geared to Income (RGI) 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 to reach Service Level Standards.
- 2.6 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 (completed and on-going).

### **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 the liability for default on any future loans.
- 3.5 Consider energy efficiency and conservation in all maintenance and retrofitting in TBDSSAB 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 NWLHIN and co-develop a Housing with Supports and Homelessness Needs Assessment
- 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.

## **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 TBDSSAB 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.
- 5.12 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.

## **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.