



## BOARD REPORT

REPORT No.: 2023-13

MEETING DATE: MARCH 16, 2023

SUBJECT: 10 YEAR HOUSING AND HOMELESSNESS PLAN ANNUAL UPDATE

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### RECOMMENDATION

THAT with respect to Report No. 2023-13 (Integrated Social 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 authorizes Administration to submit the 10 Year Housing and Homelessness Plan 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 or the Board) with information related to the TBDSSAB 10 Year Housing and Homelessness Plan Annual Progress Report.

### BACKGROUND

The *Housing Service Act, 2011* requires Service Managers to develop a 10-year 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 30th 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. Additionally, the report will be posted on the TBDSSAB website notifying the public of the 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 status of all recommended actions and achievements to date, including those that are complete and/or removed from the plan.

All the recommendations have now been achieved, amended or administration researched. Where a recommendation no longer fits with the current plan due to changes in the housing and homelessness environment, or has been researched and found not to be beneficial, an explanation is noted that it not be pursued further.

### 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.

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

### FINANCIAL IMPLICATIONS



There are no financial implications related to this report.

### 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.

### REFERENCE MATERIALS

Attachment #1 [Under One Roof: Housing and Homelessness Plan Update and Recommendations](#)

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SUBMITTED BY:	William (Bill) Bradica, Chief Administrative Officer

# UNDER ONE ROOF: HOUSING AND HOMELESSNESS PLAN UPDATE AND RECOMMENDATIONS REPORT (2022)

## 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 Corporate Services CAO's Office	Board/CAO to take issue to NOSDA and to Federal and Provincial representatives	Complete: The Ministry of Municipal Affairs & Housing is reviewing post agreement Regulations.  TBDSSAB is represented at the 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.	Integrated Social Services CAO's Office	Board/CAO to take issue to NOSDA and to Minister/Deputy Minister	Adjusted/Complete: After further research the direction was to move towards a more local approach and work with the VAW shelters to support those impacted by abuse.
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.	Integrated Social Services Corporate Services CAO's Office	Board/CAO to take issue to NOSDA and to Minister/Deputy Minister	Eliminate: This recommendation would require broad provincial Service Manager support. Exploration across the province shows little movement for position support, eliminating this recommendation.

## 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 (PHB) to achieve the established Service Level Standards for the District of Thunder Bay.	Integrated Social Services	Work with current SH waitlist applicants to encourage Portable Housing Benefits	Ongoing: Started January 1, 2020 with program enhancements to promote PHB.  Continued to grow in 2022 with a total of 173 households enrolled. To be combined with Rent Supplements (below) to attain overall growth.
2.7	Expand the number of Private Landlord Rent Supplement units to achieve the established Service Level Standards (SLS) for the District of Thunder Bay.	Integrated Social Services	Outreach to Private Market Landlords to contract units for rent geared to income housing	Ongoing - Started January 1, 2020 and will continue until SLS achieved.  To be 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.	Integrated Social Services Corporate Services	TBD	Adjusted/Complete: This option was researched but due to enrollment costs would not be viable to non-profit providers. Non-profit providers cannot fall under TBDSSAB's membership in these purchasing processes.
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.	Integrated Social Services	Complete a TBDSSAB policy/procedure.  Make this part of the NFP Annual Review	Commenced: Annual review process includes detail on maintenance plans and reviews to ensure plans are followed. 2023 BCA's to be completed and will form the baseline for future maintenance plans.
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.	Integrated Social Services Corporate Services	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	Ongoing: Started January 1, 2019.  Meetings with NFP providers, facilitated by HSC, to understand responsibilities at expiry. New provincial guidelines released in 2022.  Working on new agreements for 2023 completion.
3.8	Utilize COCHI and OPHI funding to address the capital repair requirements of the Not-for-Profit Housing Providers.	Integrated Social Services	Assess applications for capital repair funding to recommend most viable applications	Ongoing: Started September 1, 2019. COCHI funding used to support renovations of NFP providers and TBDSSAB properties.  2022 5-year capital plans requested. 2023 COCHI funding primarily allocated to NFP's.
3.9	Explore opportunities for the development of a Community Land Trust in the District of Thunder Bay.	Integrated Social Services	Research Community Land Trust (CLT)	Adjusted/Complete: 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. Lack of interest suggest removal of this recommendation at this time.

## 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.	Integrated Social Services CAO's Office	Meet with NWLHIN to explore possibility of a joint plan	Adjusted/Completed: Government disbanded LHIN structure. New Ontario Health Team formed in the District of Thunder Bay.  TBDSSAB staff moved to a case-by-case tenant plan approach to supporting tenants seeking to age in place with appropriate supports.

## ADDRESS HOMELESSNESS

#	RECOMMENDATION	RESPONSIBILITY	TASK	STATUS
5.11	Continue to expand the High Needs Homeless/Housing First System.	Integrated Social Services	Collaborate with NWLHIN	Ongoing: Provided housing to 265 HNH applicants from 2018 through 2021. In 2022 another 62 housed.
5.12	Explore opportunities to establish research partnerships to determine causes of migratory and transient homelessness to inform the development of adequate social policy intervention.	Integrated Social Services CAO's Office	Work with partners to establish a research project	Completed: Worked with Lakehead University on a research project related to homelessness. Results shared publicly in October 2022.

## 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.	Integrated Social Services	Research the time it would take staff  Discuss this option with NFP housing providers	Adjusted/Completed: Option reviewed - NFP's have a paid property management system in place that would be impacted if a change were made. Separation of responsibilities from TBDSSAB would reduce potential risk.  Recommendation will not be pursued further at this time.
6.6	Explore options for the expansion of the TBDSSAB Tenant Support Worker (TSW) team.	Integrated Social Services	Secure funding for the addition of TSW positions  More advancement at Resource Centres/Community Hubs for tenant and client reach	Complete: Commenced in the fall of 2020. Currently 6 Tenant Support Workers focusing on high need tenants within TBDSSAB properties, connecting individuals with appropriate supports. Regular participation in Resource Centres/Community Hubs.

			More collaboration with community partners to connect tenant and clients with to sustain housing	
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## COMPLETED/ONGOING RECOMMENDATIONS

#	RECOMMENDATION - 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.
1.9	Advocate to the Ministry of Children, Community and Social Services to address gaps in the Child Welfare system that lead to youth homelessness.
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.
1.11	Advocate for the continuation of Provincially funded social housing renovation investment programs.
#	RECOMMENDATION – 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.
#	RECOMMENDATION – 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.
#	RECOMMENDATION – 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 <i>Accessibility for Ontarians with Disabilities Act</i> .
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.
<b>#</b>	<b>RECOMMENDATION – ADDRESS HOMELESSNESS</b>
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.
5.5	Support the development of a designated youth hostel independent of the established emergency hostels.
5.6	Support the exploration of funding options for a designated youth hostel, including engaging the private sector.
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.
5.9	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.
5.10	Explore the expansion of the Transitional Outreach and Support position to conduct SPDAT assessment for ODSP recipients and non-social assistance recipients.
<b>#</b>	<b>RECOMMENDATION – IMPROVED CLIENT SERVICES</b>
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.