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## 2019 OPERATING BUDGET BRIEFING NOTE

### Supportive Housing units scheduled to be built in Toronto

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#### Issue:

At its meeting on February 6, 2019, the Budget Committee requested that the General Manager, Shelter, Support and Housing Administration (SSHA) provide a Budget Briefing Note on the number of Supportive Housing units scheduled to be built in Toronto in 2019, 2020, and 2021, along with details on their funding source, partnership agreements, and other resource information. This Briefing Note responds to that request.

#### Key Messages:

- There are a number of initiatives underway to create new supportive housing opportunities for people exiting homelessness in Toronto.
- This includes opening 83 newly built units, 505 units created through the purchase and conversion of existing rental stock to supportive housing, as well as a planned 690 units through layering supports into existing rental housing.
- Given Toronto's expensive housing market and very low vacancy rates, use of existing rental housing stock for supportive housing is increasingly challenging. Locating properties that could be converted to supportive housing with available operating funding is an ongoing challenge.

#### Background:

Broadly speaking, supportive housing or housing with supports is an umbrella term used to describe a range of housing options with support services that enable people exiting homelessness to live as independently as possible in their community.

Supportive housing can involve several forms of assistance to make housing more affordable to people on social assistance (e.g., rent geared-to-income subsidies, rent supplements, housing allowances) and housing types (e.g., dedicated buildings with on-site supports, individual rental units with mobile supports). Support services also take a variety of forms and vary in intensity based on people's unique needs (including case management, tenancy management, physical and mental health, community and recreational supports).

Supportive housing across Toronto is funded and operated by a number of organizations, including the City, the Local Health Integration Network (LHIN), the Ministry of Health and Long-Term Care, the Ministry of Community and Social Services, Developmental Services Ontario, etc. The information in this briefing note refers specifically to supportive housing aimed at assisting people experiencing homelessness, that the City is involved in funding or partnering with.

There are three main ways to create new supportive housing:

- Construction of new rental housing units intended for supportive housing;
- Acquisition and renovation of existing rental housing stock for conversion to use as supportive housing; and
- Use of existing rental stock (either private market or non-profit) by layering in additional housing subsidies and supports.

Current planned construction of new housing units intended for supportive housing for people experiencing homelessness in Toronto includes:

- **200 Madison Ave – 61 units**, using existing support services and rent subsidies provided by the supportive housing provider referral partners, opening in 2019. Capital funding provided through the City's Open Door program and the federal/provincial Investment in Affordable Housing program.
- **25 Leonard St – 22 units** in partnership with St. Clare's Multifaith Housing, in a new building adjacent to their existing site, using existing support services provided by the agency and referral partners, opening in 2020. Capital funding contribution of \$500,000 provided by the City.
- Housing units constructed through the City's Housing Now initiative may be leveraged to create supportive housing with the addition of housing subsidies and operating funding for support services. These units will likely be operational by 2022-2024.

Current initiatives underway to create supportive housing through acquisition and renovation of existing rental stock with addition of support services, include:

- **Homewood Ave – 16 units** in partnership with Na-Me-Res, using existing support services and rent subsidies provided by the agency, opening in 2019. Capital funding provided by the City and federal/provincial investment.
- **9 Huntley – 20 units** in partnership with Fife House, using City operating funding through the George Street Revitalization project, opening in 2019. Capital funding provided by the City and federal/provincial investment.
- **419 - 425 Coxwell Ave – 12 units** added to an existing social housing site, in partnership with New Frontiers Aboriginal Residential Corporation, using existing support services and rent subsidies provided by the agency, opening in 2020. City capital contribution through Open Door incentives.
- **389 Church – 120 units** for women, with operating funding for support services and rent supplements provided through provincial Home for Good funding with a non-profit provider to be selected through a Request for Proposal process, opening in 2020. Capital funding through provincial Home for Good and City funding.
- **13 - 19 Winchester St – 36 units** for women with operating funding for support services and rent supplements provided through provincial Home for Good funding, operated by Margaret's Housing and Community Support Services, opening in 2020. Capital funding through provincial Home for Good and City funding.
- **St Hilda's Towers – 301 units** of existing social housing that will be modernized with Home for Good, IAH, SIF and National Co-investment capital funding. A provider(s) will be selected through an RFP process to provide supports using existing resources.

There are also a number of initiatives underway to use existing rental stock for supportive housing. These have proved challenging to implement, given the low vacancy rates and limited availability of affordable rental housing in Toronto:

- 1,500 people supported through the Home for Good program in 2018, with another 500 planned in 2019. This includes layering additional supports into non-profit housing provider units as well as rent supplement units in the private rental market.
- 204 rooming house units within the Toronto Community Housing portfolio that have been converted to supportive housing through the Tenants First initiative in 2018, with operating funding for support services through the provincial Home for Good funding. Approximately 140 existing tenants are currently being supported, and an additional 60 tenants will be housed once renovations to units are completed in 2019
- 130 units, with operating funding allocated by the City, for Habitat Services supportive housing in rooming houses, to support people from Seaton House for the George Street Revitalization project in 2019 (in addition to the 20 units operated by Fife House identified above, also part of the GSR project). Locating suitable properties for these units has proved challenging.

	2019	2020	2021	Total
<b>New construction of supportive housing</b>	61	22		<b>83</b>
<b>Purchase and conversion of existing stock</b>	36	168	301	<b>505</b>
<b>Funding for existing rental housing</b>	690			<b>690</b>
<b>Total</b>	<b>787</b>	<b>190</b>	<b>301</b>	<b>1,278</b>

In addition to the City initiatives described above, the Canada-Ontario health accord recently announced included \$78.4 million in annual operating funding for mental health and justice supportive housing by 2020, province wide. No details are available yet on how funding will be allocated or implemented.

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