

## **Plan to Create Supportive Housing Opportunities**

**Date:** January 29, 2020

**To:** Planning and Housing Committee

**From:** Deputy City Manager, Community and Social Services

**Wards:** All

### **SUMMARY**

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The HousingTO 2020-2030 Action Plan, approved by City Council in December 2019, established a target of 40,000 new affordable rental homes approvals including 18,000 units of supportive housing over the next ten years. The HousingTO plan identified that achieving this supportive housing target is critical to addressing homelessness and the housing needs of vulnerable residents in the city of Toronto.

In November 2019, City Council directed the Deputy City Manager, Community and Social Services to report to Planning and Housing Committee with a plan to create 600 units of supportive housing on an annual basis starting in 2020. City Council also requested the federal and provincial governments to each commit to providing funding to meet the supportive housing target to assist in addressing the City of Toronto's growing homelessness crisis.

This report responds to Council's request. It identifies the current initiatives already underway for 2020 and highlights a number of strategies to achieve the supportive housing target, which will be further developed as part of the HousingTO implementation plan that will be brought to the Planning and Housing Committee for approval in June 2020.

The strategies and opportunities identified in this report build on the directions of HousingTO to increase the availability of supportive housing, shift future investment from building shelter infrastructure towards permanent supportive housing, and pilot innovative supportive housing opportunities.

To successfully achieve the targets set out in HousingTO, a joint multi-year supportive housing strategy and investment plan for Toronto will need to be established in partnership with all orders of government. The strategy and investment plan will determine the funding commitment required from all orders of government, including the City's contribution, to deliver on the HousingTO supportive housing targets and secure the investments needed for longer term solutions to homelessness.

## RECOMMENDATIONS

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The Deputy City Manager, Community and Social Services recommends that:

1. City Council direct the General Manager, Shelter, Support and Housing Administration, and the Executive Director, Housing Secretariat, to immediately begin implementation of the strategies, outlined on pages 8 to 12 and Tables 1 and 2 of this report, to develop supportive housing opportunities in 2020 and report back to Planning and Housing Committee on further details for future year implementation plans in June 2020 as part of the HousingTO implementation plan;
2. City Council direct the General Manager, Shelter, Support and Housing Administration, to identify options for a pilot project by Q3 2020 to convert a shelter site into supportive housing for long-term shelter stayers, for implementation by Q4 2020;
3. City Council direct the General Manager, Shelter, Support and Housing Administration, to work with Toronto Community Housing to identify opportunities to use vacant units for housing with support opportunities for people exiting shelter, with a pilot of at least 40 units to be implemented in 2020;
4. City Council authorize the General Manager, Shelter, Support and Housing Administration, to enter into funding agreements, subject to approval of SSHA's 2020 Operating Budget, with community agencies to provide access to housing units with on-site supports, as part of the George Street Revitalization transition plan previously approved by Council;
5. City Council direct General Manager, Shelter, Support and Housing Administration, and the Executive Director, Housing Secretariat, to ensure that access plans and referral pathways for new supportive housing opportunities are established to prioritize people exiting homelessness and in alignment with the City's Coordinated Access to Housing and Supports system;
6. City Council direct the City Manager to identify opportunities to improve coordination and expedite approvals for supportive housing developments on a priority basis across City Divisions including but not limited to Housing Secretariat, Shelter, Support and Housing Administration, City Planning, Toronto Buildings, Municipal Licensing and Standards, Toronto Fire, Corporate Real Estate Management, and CreateTO, to ensure a coordinated approach and a shared understanding that supportive housing is a City priority in order to achieve specific targets for project approval and implementation; and
7. City Council request the federal and provincial Governments, as part of their 2020 Budgets, to commit to capital and operating funding to support the creation of 1,800 new units of supportive housing annually, in order to reduce homelessness in Toronto.

## FINANCIAL IMPACT

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The HousingTO 2020-2030 Action Plan established a target of 40,000 new affordable rental housing units of which 18,000 will be supportive housing units.

With funding and resources included in the 2020 Staff Recommended Budget and strategies outlined on pages 8 to 11 of this report, SSHA is able to support the creation of 600 new supportive housing units in 2020. However, to achieve the annual target of 1,800 supportive housing units set out in the HousingTO Plan, will require additional tri-level government investments.

As noted in the HousingTO report with respect to the total tri-government investments required for the delivery of annual targets as set out in the overarching plan, the estimated operating cost (support and subsidy cost) for 600 units is \$13.9 million annually. The capital costs for 600 units is expected to range between \$160 million to \$213 million to be funded primarily through various federal-provincial funding streams as identified in Table 1 on page 11 of this report.

Further details on specific funding requirements for future years will be identified as part of the HousingTO implementation plan to be presented for Committee and Council consideration in June of 2020.

## DECISION HISTORY

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On January 20, 2019 Council adopted MM 2.9 Expanding Supportive Housing in Toronto calling for an aggressive and targeted strategy for supportive and transitional Housing.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM2.9>

On March 20, 2019 the Planning and Housing Committee adopted PH 3.6 Expanding Supportive Housing in Toronto- Update asking for staff to make best efforts to bring a follow-up report by May 28, 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH3.6>

On July 3, 2019, the Planning and Housing Committee adopted PH 3.6 *Expanding Supportive Housing in Toronto - Update* in response to Council's request to bring forward an aggressive and targeted strategy for supportive and transitional housing.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.7>

On November 26 and 27, 2019, City Council adopted MM12.21 Ending Homelessness - Building New Supportive Housing Now and directed the Deputy City Manager, Community and Social Services to report to the February 12, 2020 meeting of the Planning and Housing Committee with a plan to create 600 units of supportive housing on an annual basis starting in 2020 through the following means:

- a. conversion of existing units;
- b. housing units in the private market; and
- c. units included in new construction, including Housing Now projects.

The motion also called on the Provincial and Federal Governments to each commit to providing funding to meet the Council-approved target of building 18,000 new units of supportive housing over the next 10 years, 1,800 per year, to assist in addressing the City of Toronto's growing homelessness crisis.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM12.21>

On December 4, 2019, the Economic and Community Development Committee adopted EC10.10 requesting the General Manager, Shelter, Support and Housing Administration, in consultation with City Planning and Corporate Real Estate Management, to report on the viability of purchasing properties (including hotels and motels) at locations where the City is the majority client, for the purposes of providing pathways out of homelessness.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EC10.10>

On December 18 and 19, 2019, City Council adopted PH11.5, the HousingTO 2020-2030 Action Plan, which committed to a target of 18,000 units of supportive housing, or 1,800 new units per year over the next ten years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

On January 13, 2020, the Board of Health adopted HL13.5 Housing Approaches that Support Health which summarized housing approaches from Toronto and other jurisdictions with a focus on actions that can support the health needs of vulnerable Toronto residents and requested staff to report to the Board of Health at its meeting on April 20, 2020 with details on the City of Toronto's plan to create 600 new supportive housing units every year, starting in 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.HL13.5>

## COMMENTS

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The HousingTO 2020-2030 Action Plan was approved by Toronto City Council in December 2019. HousingTO committed to a target of 18,000 units of supportive housing, or 1,800 new units per year over the next ten years. Additionally HousingTO requests the federal and provincial government to allocate funding to provide support services to 10,000 individuals and families where they currently live.

A joint multi-year supportive housing strategy and investment plan for Toronto will need to be established in partnership with all orders of government. This plan will determine the funding (both operating and capital) required from all orders of government, including the City's contribution, to deliver on the HousingTO supportive housing targets. One approach to achieving this goal may be to adopt a strategy similar to Toronto Community Housing capital strategy, with a request for one-third of capital funding from each order of government. However, a key challenge to achieving the supportive housing target is securing ongoing annual operating funding for the required supports from the provincial government.

As directed by Council in December 2019, an Intergovernmental Working Group is currently being established to establish an initial action plan to address immediate housing challenges and homelessness in Toronto, including development of supportive housing.

## Overview of Supportive Housing

Supportive housing is complex to define, and can include a wider variety of programs and services. 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, and people with mental health issues, addictions or other disabilities, to achieve housing stability and live as independently as possible in the community. (See attachment 1 for definitions and types of supportive and transitional housing in Toronto.)

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).

There are three main ways to create new supportive housing:

1. Use of existing rental stock (either private market or non-profit) by layering in additional housing subsidies and supports.
2. Acquisition and renovation of existing rental housing stock for conversion to use as supportive housing; and
3. Construction of new affordable rental housing units in partnership with support services providers.

Supportive housing is primarily a provincial responsibility, largely through the Ministry of Health. The City has not traditionally been a funder of supportive housing, other than through the cost-shared Habitat Services program. The City's role primarily, as with most housing and homelessness programs, is to act as Service Manager to identify local priorities, design programs, allocate funding, and provide oversight and monitoring of those programs to deliver effective outcomes. Staff also refer clients and assist them to connect to other types of provincial supportive housing available, though housing workers in our directly operated shelters and Streets to Homes programs.

In 2017, the provincial government launched the Home for Good program, a welcome investment which provides funding through the Ministry of Housing to municipalities for supportive housing. The City of Toronto receives \$25 million annually in operating funding through Homes for Good. The City of Toronto's allocation also includes \$36.5 million over three years dedicated to capital projects.

This provincial investment has enabled the City to fund over 50 programs that are supporting over 2000 individuals to date. The City recently received a letter from Ontario's Minister of Housing indicating continuation of operating funding. However, there is no commitment to provide ongoing funding for new capital development of supportive housing.

The federal government announced the new Reaching Home program in 2019, which replaced the previous Homelessness Partnership Strategy (HPS). Through Reaching

Home, the federal government committed to reducing chronic homelessness by 50% over a 10 year period. To achieve this goal, the federal government announced an additional \$2.2 billion in funding for municipalities across Canada. The City of Toronto currently receives an allocation of \$23.5 mil annually, an increase of \$1.8 million over 2018/19 levels. In 2021, the allocation will increase by a further \$3.5. This is a welcome increase, however significant additional investment from the federal government will be required to meet the federal goal to reduce chronic homelessness across Toronto by 50% by 2027-28.

### **Need for Supportive Housing to Solve Homelessness**

There are currently over 17,500 households on the waiting list for Ministry of Health funded mental health and addictions supportive housing. This is consistent with estimates from a recent Wellesley Institute Report which suggest that Toronto requires at least 18,000 units, or 1,800 new units a year over the next ten years to meet demand for supportive housing.

Approximately 23% of those using Toronto's shelter system in a year meet the federal definition of chronic homelessness of 6 months or more, equal to more than 5,000 people a year. While for most people, homelessness is a relatively brief experience caused mainly by economic circumstances, those experiencing longer term homelessness frequently have more complex challenges such as serious mental health issues, addictions and other disabilities.

While ensuring we have an adequate emergency shelter response for people in immediate need is critically important, providing appropriate permanent housing with support opportunities is the key to making progress at reducing homelessness. In communities that have achieved reductions in chronic homelessness, investments in supportive housing have been a critical component of their success.

Based on current data about the number of people experiencing chronic homelessness in Toronto, creating 1,800 units of supportive housing a year is projected to be sufficient to provide supportive housing pathways out of homelessness for everyone currently experiencing chronic homelessness in our system within 3 years.

To continue to manage the flow of new people entering homelessness and achieve what is called 'functional zero' we would need to continue to create as many housing opportunities as we have people entering our shelter system, to assist them to move to housing and prevent people from becoming chronically homeless.

Achieving the ongoing target of 1,800 units per year after those initial three years would functionally end chronic homelessness in Toronto.

Reducing chronic homelessness by moving long-term shelter users into housing also frees up existing shelter beds for their originally intended emergency use and reduces pressures to expand shelter system capacity to keep up with demand.

## **Coordinated Access to Housing and Supports**

The City of Toronto is currently implementing a Coordinated Access to Housing and Supports system, in partnership with community providers, the Toronto Alliance to End Homelessness and the Indigenous Community Advisory Board. Coordinated Access is an internationally recognized best practice that provides a consistent, community-wide approach to assessing, prioritizing, and connecting people experiencing homelessness in Toronto's homelessness service system to housing and supports opportunities that are available.

The foundation of the Coordinated Access approach is establishing a "by-name-list" of everyone experiencing homeless in the community and creating a common assessment tool that identifies each individual's level of support need. A coordinated access approach helps to ensure that we are connecting people to the right housing and supports as efficiently as possible based on their preferences, priority and level of need.

While this approach will increase the efficiency of efforts to house vulnerable individuals and provide better data to track outcomes, the approach itself cannot address the root cause of chronic homelessness, which is a lack of supportive housing options to provide people to exit homelessness. Significant investments from all levels of government is required to expand supportive housing in Toronto to ensure the Coordinated Access approach is successful in reducing homelessness.

## **Estimated Capital and Operating Costs to create 18,000 supportive housing units**

Based on the strategies outlined below, existing funding can be leveraged to enable the creation of up to 600 new supportive housing opportunities in 2020.

Additional operating funding from the provincial government will be required to provide ongoing support services in order to create supportive housing opportunities in future years of the plan. The estimated operating cost (support and subsidy cost) for 600 units is \$13.9 million annually. The estimated capital costs for 600 units is between \$160 mil to \$213 million.

Total capital contribution required for the full target of 18,000 units is a range of between \$4.8 billion and \$6.4 billion depending on calculation of the per unit subsidy provided by government of approximately \$267,750 per unit or the full construction cost up to \$355,000 per unit.

The initial operating cost for 1,800 supportive housing units is \$41.7 million each year. Total ongoing operating costs, including inflation and administration to maintain the 18,000 units once completed after 10 years would be \$543.7 million.

To respond to increasing homeless system pressures, the City has committed to investments of \$178 million in capital funding and \$35 million in operating funding annually to achieve the goal of creating 1,000 new shelter beds. HousingTO included direction to increase availability of supportive housing by completing Council's capital plan to provide an additional 1,000 shelter beds and shift all future investments toward developing permanent supportive housing.

While ensuring we continue to expand our shelter system to meet demand is critically important, we also need to continue to expand our focus on long term solutions, and shift investments to prevention and supports. For each shelter bed created, an additional 4 housing opportunities need to be created in order to ensure people are able to exist homelessness into housing. This ensures efficient use of existing shelter system resources which are more expensive to operate than housing solutions. An average shelter bed costs \$110 per day to operate, while an average supportive housing unit costs approximately \$63 per day.

## **Strategies to Create Additional Supportive Housing**

The City, through the HousingTO Plan, is committed to support the creation of 20,000 affordable rental and supportive homes over the next years. With the contribution of federal and provincial governments, the City aims to achieve 40,000 affordable rental homes including 18,000 supportive homes.

The following outlines a range of strategies that will be pursued to reach the HousingTO target for supportive housing through a multi-pronged approach that includes layering supports to private market units, conversion of existing housing units to supportive housing and new construction of dedicated supportive housing.

### **1. Layer supports to private market rental housing**

One option to relatively quickly and efficiently create additional supportive housing opportunities is through layering housing subsidies and supports to private market housing. Currently SSHA delivers a Housing Allowance program targeted at people experiencing chronic homelessness using federal/provincial Ontario Priorities Housing Initiatives (OPHI) funding. The new Canada Ontario Housing Benefit anticipated for implementation in Q2 2020 will create further opportunities to leverage private rental market units.

In order to successfully implement a layered approach, additional supports are also required. Currently SSHA supports approximately 1,000 people through the existing follow-up supports program in market rental units. Capacity for approximately 200 additional units to be supported existing within the current funding allocations.

One of the challenges with this approach is accessing market rental units in the competitive real estate market. The HousingTO plan includes direction to develop a coordinated approach in partnership with the Greater Toronto Apartment Association to encourage private sector landlords to provide more supportive and affordable rental housing options and help people maintain their housing. SSHA is also currently developing a Landlord Engagement Strategy to leverage these partnerships and provide additional access to units for people exiting homelessness.

#### *George Street Revitalization Habitat Services units*

Through the George Street Revitalization (GSR) project, funding for 150 units of supportive housing through Habitat Services is planned. The traditional Habitat Services model is to contract with private market rooming houses and layer subsidies and supports into these units using a cost shared provincial/municipal formula. The GSR



Habitat Services units are 100% City funded and may be either leased or purchased properties.

To date, 52 units have been secured at three properties, with an additional 18 units proposed at a fourth location. In 2019 Habitat Services partnered with Fife House which opened a 20 unit program located at 9 Huntley St. and with St. Michael's Homes to open a 10 unit program located at 262 Gerrard St. In 2020 there are plans for Regeneration Community Services to partner with Habitat Services to open a 22 unit program located at 63 Spencer Ave. An additional location has been identified for a proposed partnership with Canadian Mental Health Association for 18 additional units possible in 2020.

There have been ongoing challenges with locating and securing suitable properties for the remaining 90 units planned as part of GSR transition plan. An interdivisional approach to identify sites and facilitating approvals on a priority basis would assist in leveraging this available operating funding to facilitate additional supportive housing opportunities.

## **2. Renovation and conversion of existing units**

### *Home for Good projects underway*

Through the Home for Good provincial program, \$36.8 million in capital funding is invested in the following projects which will create new supportive housing opportunities with HFG operating funding for supports:

- 389 Church – 120 units for women, with a non-profit provider to be selected through a Request for Proposal process to be opened in 2020
- 13 - 19 Winchester St – 36 units for women, operated by Margaret's Housing and Community Support Services to be opened in 2021

### *Toronto Community Housing (TCH) units*

Through Home for Good, SSHA has funded a community agency to provide supports to 204 TCHC multi-tenant homes (rooming houses) through Tenants First. There are approximately 100 of these units that are currently vacant and require capital repair. With capital repair, these units could provide additional opportunities for people to exit the shelter system. Possible funding has been identified through Canada-Ontario Community Housing Initiative (COCHI) for capital repair.

In addition, SSHA is working closely with TCH to layer supports into other hard-to-rent units that remain vacant in order to provide housing for people from the homeless shelter system.

### *Pilot conversion of a shelter site for long-term shelter stayers*

HousingTO directed staff to explore opportunities to leverage existing shelter properties for development of supportive housing. A small number of clients within the shelter system stay for very long periods of time, sometimes ten years or more, and effectively use the shelter system as housing. For some of these individuals, the services provided in shelter and the congregate living arrangement provide a form of defacto supportive housing that meets their needs. However, emergency shelter facilities are more

expensive to administer than supportive housing, and do not require payment of rent through the social assistance shelter benefit to offset costs.

SSHA will explore the potential for a pilot project to convert a shelter site to supportive housing for long-term shelter stayers, and identify the cost-benefit of an alternative service model and the use of rent payment and housing allowances to assist in covering costs.

#### *Use of motel properties*

As directed by EC10.10, SSHA has looked into the viability of purchasing properties (i.e. hotels and motels) previously used for shelter clients to be acquired for the purposes of providing pathways out of homelessness. Based on an initial assessment of information on current zoning, market valuation, built form and size, acquisition of these hotels/motels does not seem feasible from financial and zoning perspectives, but SSHA will continue to explore potential options for use of these sites as supportive housing.

#### *Develop a small capital acquisitions strategy*

In recent years, the City has acquired or assisted with the acquisitions of specific sites such as the Parkdale Rooming House project and Fife House at 9 Huntley. Developing an ongoing mechanism to acquire properties for supportive housing through a small capital acquisitions strategy would expedite and enhance this approach and allow the City to leverage strategic property acquisition opportunities as they arise. The strategy would also address the challenges in securing properties and need for an interdivisional approach to identify sites and facilitate approvals similar to shelter infrastructure, and would facilitate coordination with other City Divisions and Agencies such as CreateTO. To achieve this, both capital and operating funding would be required.

### **3. New Construction**

#### *Modular Housing*

The HousingTO Plan included a commitment to create 1,000 modular supportive housing units over 10 years. The Housing Secretariat, in partnership with Canada Mortgage and Housing Corporation, has identified the opportunity to build 110 units starting in 2020, as a first phase of this initiative. To implement the pilot, operating funding for support services will be required. Additionally, staff will report to the Planning and Housing Committee at its March 23, 2020 with a plan to implement and scale up modular housing in Toronto over the next 10 years.

#### *Housing Now*

As part of the Housing Now Initiative, the City is committed to creating new supportive homes on at least one of the 11 sites identified in 2019, and enhancing consideration to submissions that include new supportive housing for all eleven Housing Now sites. Additionally, 10% of affordable rental homes approved in the first round of Housing Now will be at 40% of average market rent (AMR). For these deeply affordable homes to become supportive housing opportunities, the City would require operating funding to provide supports to future tenants.

#### *Non-profit development strategies*

HousingTO identified a commitment to create a new approvals stream through the Open Door Affordable Housing Program that prioritizes suitable applications from and incentives to non-profit and co-op housing providers, including faith-based organizations, to deliver increased affordable and supportive housing outcomes.

There is an important role for non-profit community partners in the development of supportive housing in Toronto, and the City is committed to working with community partners to meet the goals set out in the HousingTO plan.

The Toronto Alliance to End Homelessness (TAEH) Housing Development Working Group has been working on the issue of supportive housing, including releasing a report titled "Developing Supportive Housing in Toronto: Experiences, Challenges and Ideas" in April 2019. This report shared ideas, based on interviews with supportive housing providers, to facilitate new supportive housing development and help meet the HousingTO target.

One of the ideas identified to improve opportunities for non-profit housing development of supportive housing is to establish a designated staff lead or team responsible for facilitating projects and providing support to enhance the capacity of non-profit housing providers to access funding and expedite required approvals.

Currently, TAEH, the Canadian Mental Health Association Toronto Branch and the Wellesley Institute are co-sponsoring a project to create a Supportive Housing Growth Plan. Key components of the Growth Plan include asset mapping (asset inventory), needs analysis and funding analysis. The Growth Plan will help map out physical assets and think strategically about how non-profits can expand, leveraging relationships and properties. Engagement on the development of the Supportive Housing Growth Plan will take place throughout 2020, culminating in a document that identifies existing and new resources for supportive housing, and that will build consensus and guide how non-profit providers and government partners can work together.

The City will continue to work with the Toronto Alliance to End Homelessness and other partners to identify sites suitable for intensification for supportive and affordable housing and ways to improve how the City can facilitate opportunities for non-profit providers to access capital development funding and streamline project approvals.

### **Summary of Proposed Opportunities**

The following tables summarize the opportunities outlined above.

**Table 1. Current Opportunities for 2020**

Layer support to private market rental housing	OPHI Housing Allowances and new Ontario Housing Benefit, plus existing supports	200 units	Operating - Federal/Provincial (OPHI/COHB and HFG)
	GSR Habitat units, expand efforts to identify buildings to lease	50 units	Operating - City (GSR)
Renovation and Conversion of existing units	Home for Good Capital projects	120 units	Capital and Operating - Provincial (HFG)
	Pilot conversion of shelter sites	TBD	Operating - Provincial (CHPI) & City (Existing shelter funding)
	TCH Rooming Houses (with capital investment and existing supports)	100 units	Capital - Federal/provincial (COCHI) Operating - Provincial (HFG)
	TCH Vacant units (with existing supports)	40 units	Operating - Provincial (HFG)
Total		Up to 600 units	

**Table 2. Opportunities for 600 Units on an Annual Basis over 10 Years**

Layer support to private market rental housing	Ontario Housing Benefit, plus additional supports	100 units
Renovation and Conversion of existing units	Small capital acquisition strategies	100 units
New construction	Modular supportive housing	100 units
	Housing Now/ Open Door	200 units
	Non-profit housing development strategies	100 units
Total		600 units

## **Next Steps and Coordination**

This report outlines opportunities to create additional supportive housing in Toronto, and specific strategies and the funding required to create 600 units on an annual basis.

In order to meet the HousingTO commitment of 1,800 a year, all City Divisions must have a shared understanding that supportive housing is a City priority. There can be many challenges with securing new properties in tight and fast-paced real estate markets such as Toronto. An interdivisional approach to identifying sites and facilitating approvals - such as SSHA has done for the development of shelter infrastructure - will be required to assist in expediting processes to enable the acquisition or conversion of properties for use as supportive housing in order to achieve Council's targets. Coordinating processes across City Divisions (including Housing Secretariat, SSHA, City Planning, Real Estate Services, Municipal Licensing and Standards, Fire Services, CreateTO) is critical to ensure supportive housing is a priority on all City-owned sites, expedite approvals, and ensure affordability in perpetuity.

This report is a first step in developing an implementation plan to achieve the HousingTO target for supportive housing. The current initiatives already underway for 2020 and the additional strategies highlighted to achieve the supportive housing target will be further developed as part of the HousingTO implementation plan that will be brought to the Planning and Housing Committee for approval in June 2020.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

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Attachment 1. Types of Supportive and Transitional Housing in Toronto

## Attachment 1. Types of Supportive and Transitional Housing in Toronto

The Provincial Supportive Housing Policy Framework defines supportive housing as a combination of housing assistance and supports that enable people to live as independently as possible in their community.

Supportive housing can include several forms of housing assistance (e.g., rent geared-to-income, rent supplements, housing allowances) and housing types (e.g., dedicated buildings, individual units).

There are approximately 10,200 units of supportive housing administered by SSHA, which includes:

- 5,200 units through alternative housing providers with a mandate to serve clients experiencing homelessness, administered through the social housing portfolio
- 2,100 units of housing with supports and transitional housing created through various programs including HPS (now Reaching Home) and IAH (fed/prov funding)
- 900 Habitat Services units in rooming houses, cost shared with the LHIN (provincial)
- 2000 additional new Home for Good funded units with varying levels of intensity (\$25 mil in annual provincial operating funding)

**Alternative:** A type of social housing administered by the City of Toronto focused on providing permanent housing for people experiencing homelessness and other challenges who require support to live independently. Alternative housing may be permanent or transitional. Most alternative housing providers in Toronto manage their own waiting lists and require direct application, rather than application through Housing Connections or Access Point.

**Transitional:** One component within alternative and other supportive housing programs, and is defined as housing without long-term security of tenure and with programming to assist tenants to move towards independence. Transitional housing programs may range up to four years under new legislation. Transitional housing is distinct from transitional shelters, which are part of the shelter system.

**Layered Housing with Supports:** Provides housing support services to people who have exited homelessness and have moved into dedicated/clustered or scattered housing units. Supports are usually linked to the unit, and not the tenant, and can be provided in the private market or through non-profit housing providers.

**Mobile housing follow-up supports:** Housing Follow-Up Support Services provide individualized intensive case management supports to assist clients to stabilize in their housing. Follow-up supports range in intensity to meet varying client needs, and are mobile to meet clients where they are at in the community.

**Habitat Services:** The City funds \$1.9 mil of an \$11.1 mil cost shared program with the Ministry of Health for 931 units of supportive housing. Recently, through George Street Revitalization the City has committed to fund up to 150 new Habitat Services units

**Mental Health and Addictions Supportive Housing:** The system of supportive housing for mental health and addictions in Ontario is funded and administered by the Ministry of Health and Long-Term Care (MOHLTC) in partnership with the 14 Local Health Integration Networks (LHINs) across the province. There are a total of approximately 7000 supportive housing units within the 5 LHIN regions that cover the City of Toronto, as supportive housing for people with mental health and/or addictions issues. In Toronto, access to these units are coordinated through the provincially administered Access Point centralized waiting list. The current Access Point waiting list for supportive housing has more than 17,500 households.

**Other Provincial supportive housing:** A range of other types of programs are funded by various ministries, including Developmental Services, youth group homes, correctional transitional housing, etc. for which data is not currently available on the number of units in Toronto. 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 currently known on how funding will be allocated or implemented.

**Supportive housing not funded by public programs:** There are also supportive housing and private supported boarding homes funded through donations, legacies, private foundations or run as for-profit businesses without public funding.