

Update on Housing and Homelessness

Presentation to the Aboriginal Affairs Advisory Committee



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Overview

- Urgent Need for Supportive and Affordable Housing
- Update from the Housing Secretariat
- Update from SSHA

Our Challenge:

- **Protect marginalized residents & broader community from accelerated spread of COVID-19**
- **Reduce chronic homelessness**
- **Improve health and housing outcomes**



Characteristics of our Homelessness and Health Crisis

In 2019, 35% of shelter users have a mental health issue

Toronto Police Service responded to 30,689 calls for service in 2019 based on people in crisis, representing a 32.4% increase in the past 5 years

Focus Toronto: 77% of drug use referrals were also impacted by Mental Health; 69% are also impacted by housing risks

Toronto Paramedics: 12% of call volume of for Mental Health and Addiction services

A Toronto-based study found that half of the homeless population in Toronto have an Acquired Brain Injury

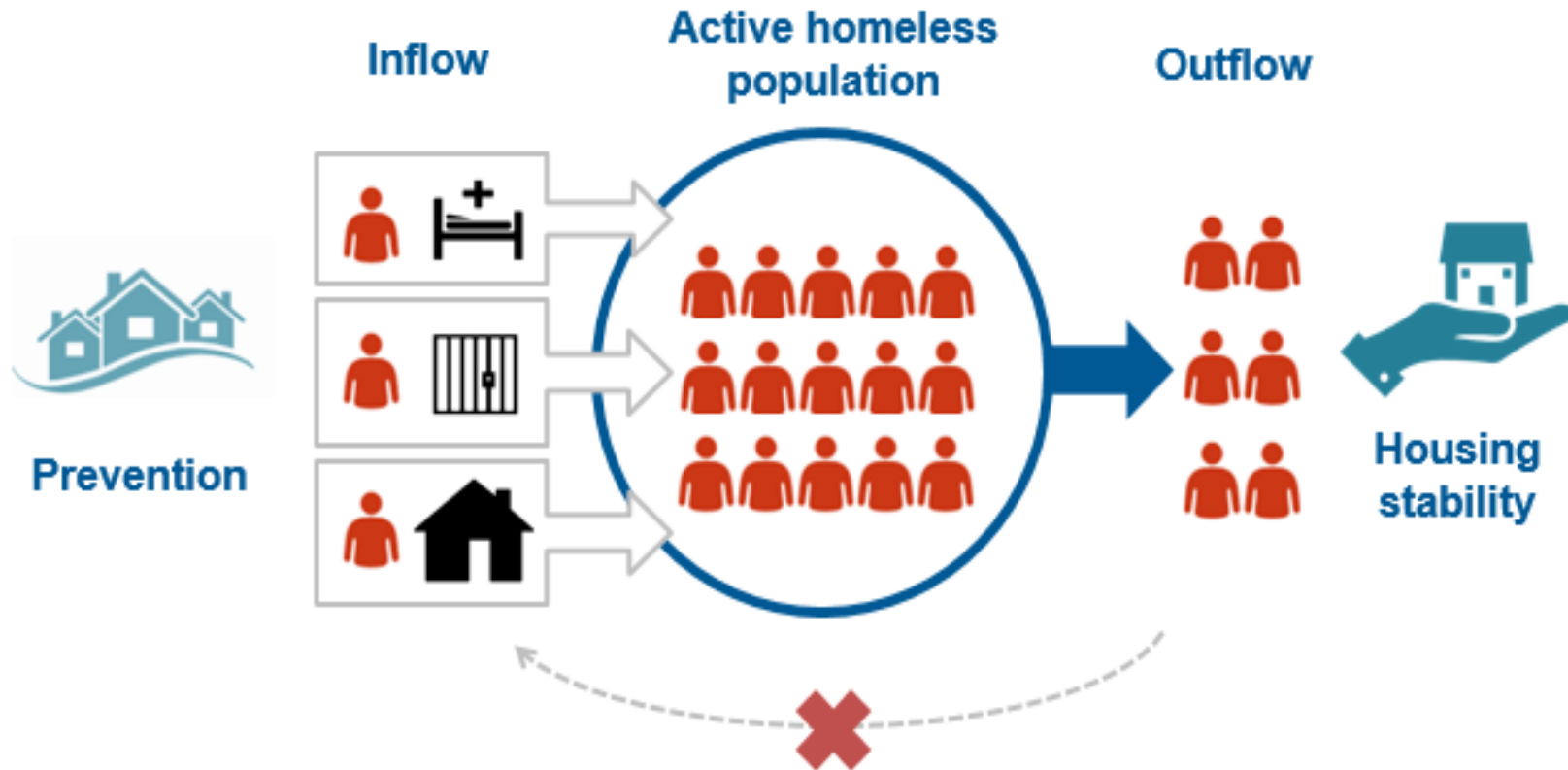


The Solution? Housing is Health

- Accelerate Implementation of HousingTO 2020-2030 Action Plan
- Deliver Permanent Affordable & Supportive Homes
- Mobilize appropriate services to improve housing outcomes
- Reduce ongoing & sunk costs to the public sector
- Expedite Toronto's recovery from COVID-19

Housing is Health: Supportive Housing can break the cycle of homelessness

- Supported by Federal & Provincial investments to implement HousingTO 2020-2030, City will work with partners to reduce homelessness by decreasing demand / inflow through prevention & increasing outcomes / outflow to supportive housing opportunities



Emergency Measures vs. Permanent Homes*

Better health & housing outcomes for less cost



Emergency Shelters

- **\$3,347** per month pre-COVID-19
- **\$6,667** per month currently

EMERGENCY



Justice System

\$4,900 per month per homeless person that ends up in the justice system

EMERGENCY



Hospital Stays

\$12,200 per month for each homeless person that ends up in hospitals

EMERGENCY



Affordable Rental Housing

\$1,148 per month for permanent, stable housing

STABILITY



Supportive Housing

\$2,000 per month to help individuals who need affordable housing with wrap around health supports

STABILITY

Urgent Need to Accelerate HousingTO 2020-2030 Action Plan led to 24 month COVID-19 Housing and Homelessness Recovery Response Plan

What the City of Toronto wants to accomplish

Create **3,000** permanent housing opportunities (2,000 of which are intended to be supportive housing) through:



1,000 permanent modular homes



1,000 new units through acquisition, renovations and shovel-ready projects.

1,000 new portable (and flexible) Canada-Ontario Housing Benefits (COHB)

1,000
Supportive
Homes
through
acquisitions

1,000
Supportive
Modular
Homes

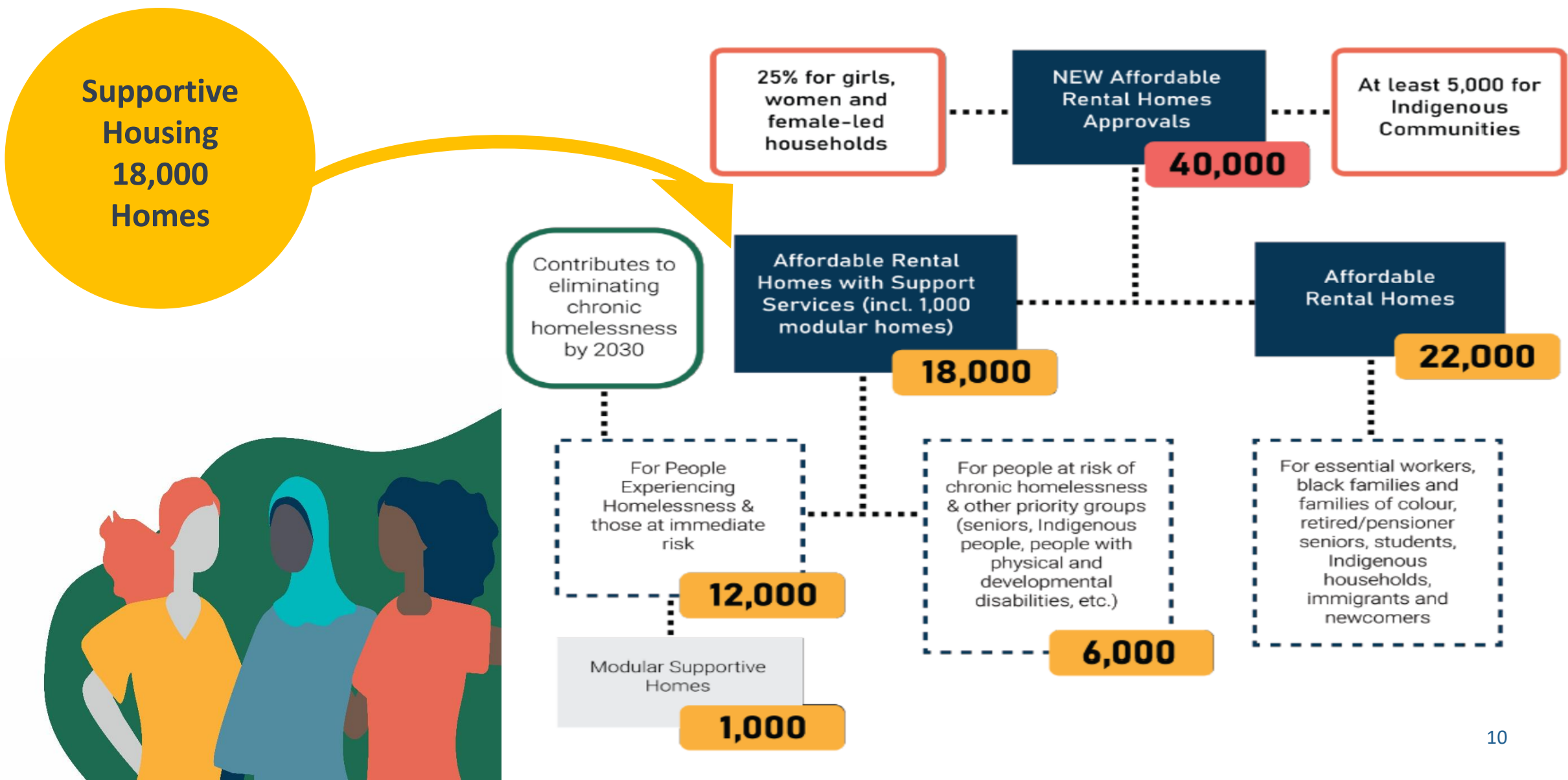


Housing Secretariat Update

HousingTO Implementation Plan

- In October 2020, City Council approved a set-aside of the 40,000 affordable and supportive homes approval target for Indigenous communities
 - 2,400 new supportive homes for Indigenous peoples experiencing homelessness
 - 2,800 new supportive and affordable rental homes
- Staff will continue working with Indigenous partners to
 - Establish an approach for delivering new affordable rental and supportive homes through an Indigenous agency with experience in delivering housing development and support dollars
 - Advocate to other levels of government for sufficient funding for wrap-around services and supports as well as the delivery of such funding.

HousingTO 2020-2030 Action Plan: 40,000 New Affordable Rental Homes



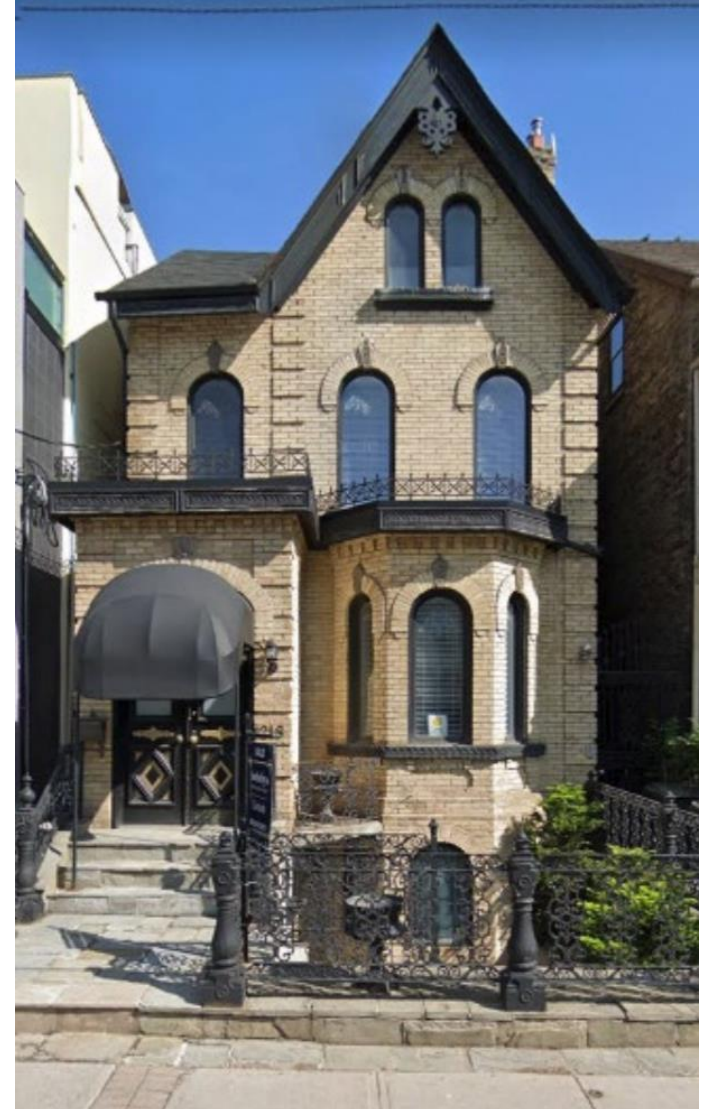
Federal Rapid Housing Initiative (RHI)

- RHI was announced by the Government of Canada on Sept. 21, 2020.
- RHI will deliver \$1 billion in grant funding nationally to rapidly create new affordable rental housing in response to the urgent housing needs of vulnerable and marginalized individuals.
- On October 27, 2020 the Government of Canada announced **\$203.3M** in capital funding to the City of Toronto to create a minimum of 417 units of new permanent affordable housing.
- Toronto's Investment plan approved by CMHC will create a minimum of **540 units** of new permanent affordable housing
 - 7 sites for modular, acquisition and conversion / renovation – **20% of these units are allocated to Indigenous communities**
- Potential for additional sites under project stream including two projects proposed by Indigenous organizations.



218 Carlton RFP

- Released a Request for Proposals for Indigenous housing providers to lease and operate affordable rental housing at 218 Carlton Street.
- The Property is a vacant two and a half storey house with a finished basement, and will be renovated to create 10 self-contained studio units.
- The renovations will be done by MOD Developments Inc. with input from the Successful Proponent.



Update: COVID-19 Housing & Homelessness Recovery Response Plan

- December 2020, City Council approved a staff report which outlines a plan for the City to accelerate:
 - 150 new supportive housing opportunities within 8 to 10 weeks; and
 - 510 housing opportunities within 10 to 12 weeks,
 - *subject to the availability of funding for supportive services*
- A further 588 additional supportive housing units can be made ready for occupancy later in 2021, subject to securing funding for supportive services.
- In total, a minimum of 1,248 supportive homes could be delivered in 2021, however, funding for support services for 1,098 homes still needs to be secured.

Potential of new homes to be delivered in 2021

Program/Initiative	No. of New Homes Planned to be Delivered in 2021	Anticipated Occupancy	Operating Funding Secured (housing benefits + support services)
8-10 week plan – TCHC units (150)	150	January - March	Yes
10 – 12 week plan – Acquisitions, renovations/conversions, TCHC units (300) and RHI units (127 units)	510	January – March <i>(subject to available operating funding)</i>	No <i>(\$12.24 million annually needed)</i>
Modular Housing Phase Two (already approved by Council)	150	September <i>(subject to available operating funding)</i>	No <i>(\$3.6 million annually needed)</i>
RHI (additional units) (already approved by Council)	438	December <i>(subject to available operating funding)</i>	No <i>(\$10.51 million annually needed)</i>
Total for 2021	1,248 homes		\$26.35 operating funding



SSHA Update

SSHA's 2021-2025 Service Plan

- SSHA is developing its next 5 year service plan, which will build on the City's HousingTO plan
- Opportunity to provide input on specific actions needed and funding priorities over the next 5 years
- Representation from the Toronto Indigenous Community Advisory Board (TICAB) on the Steering Committee
- Distinct engagement with Indigenous housing and homelessness service providers
- Will include opportunity to discuss the City's local priority rules for selecting households from the waiting list for rent-geared-to-income (RGI) housing with Indigenous partners

Canada-Ontario Housing Benefit

- SSHA rolled out the Canada-Ontario Housing Benefit (COHB)
- Portable housing benefit program (can take outside of Toronto) delivered and administered by the Province of Ontario
- Benefit paid directly to low-income households that are on, or eligible to be on, a social housing waiting list
- SSHA identified Indigenous households as a priority for the program
- Target set-aside of minimum of 20% benefits to TICAB member agencies

Canada-Ontario Housing Benefit

- Collaboration with TICAB member agencies in keeping with *Meeting in the Middle*
- Early engagement with TICAB agencies on program design
- Flexibility for Indigenous COHB recipients to remain on Indigenous alternative housing provider waiting list
- Transfer of decision-making to TICAB agencies regarding Indigenous eligibility and priority sub-populations
- Commitment to monitoring and regular reporting on uptake to TICAB agencies to ensure maximum take-up and to make adjustments in real time

Toronto Housing Allowance Program

- Housing allowances are a fixed-amount housing benefit provided directly to eligible households, usually in the private rental market
- SSHA is currently working to expand housing allowances to priority groups who do not meet the chronic homelessness requirement, including Indigenous people experiencing homelessness
- SSHA is collaborating with the TICAB on the design and implementation of this stream

Rapid Re-housing Initiative (TCHC)

- Launched in March 2020 in response to COVID-19 pandemic
- Partnership between SSHA and Toronto Community Housing Corporation to identify vacancies that can be made immediately available to assist people to exit the shelter system
- Units are furnished, and all clients matched with a follow-up support to ensure successful tenancies and stable housing
- More than 300 households housed in 2020 and Phase 2 now underway
- Working with Indigenous shelters (Na-Me-Res and Native Child) to ensure Indigenous clients are able to access housing through this initiative
- More than 20% of those housed through RHI in 2020 identified as Indigenous



Moving Forward

What Success Looks Like by December 2021

- Commitment from the Provincial government for operating funding (housing benefits and support services) to create 1,248 new supportive homes.
- Up to 1,248 new affordable and supportive housing units created to help people exit homelessness and improve their housing, health and socio-economic outcomes, including approx. 250 units allocated to Indigenous communities.



What Success Looks Like over next 24 months

- 3,000 permanent housing opportunities, including 2,000 supportive housing opportunities, created to transition people experiencing chronic homelessness into permanent housing.
- Improved health, housing and social-economic outcomes for vulnerable and marginalized residents.
- Reduced population health risks related to the pandemic by moving people indoors and into safe and adequate housing.
- Reduced cost for the public sector by \$60 - \$180 million per by moving people out of shelters and into permanent housing.
- Additional cost savings to the public sector through reduced use of hospitals and justice system.
- Increased employment opportunities helping to boost economic recovery through investments in affordable housing (including jobs related to new construction and retrofits).

