

**ONTARIO NON-PROFIT  
HOUSING ASSOCIATION  
(ONPHA)**

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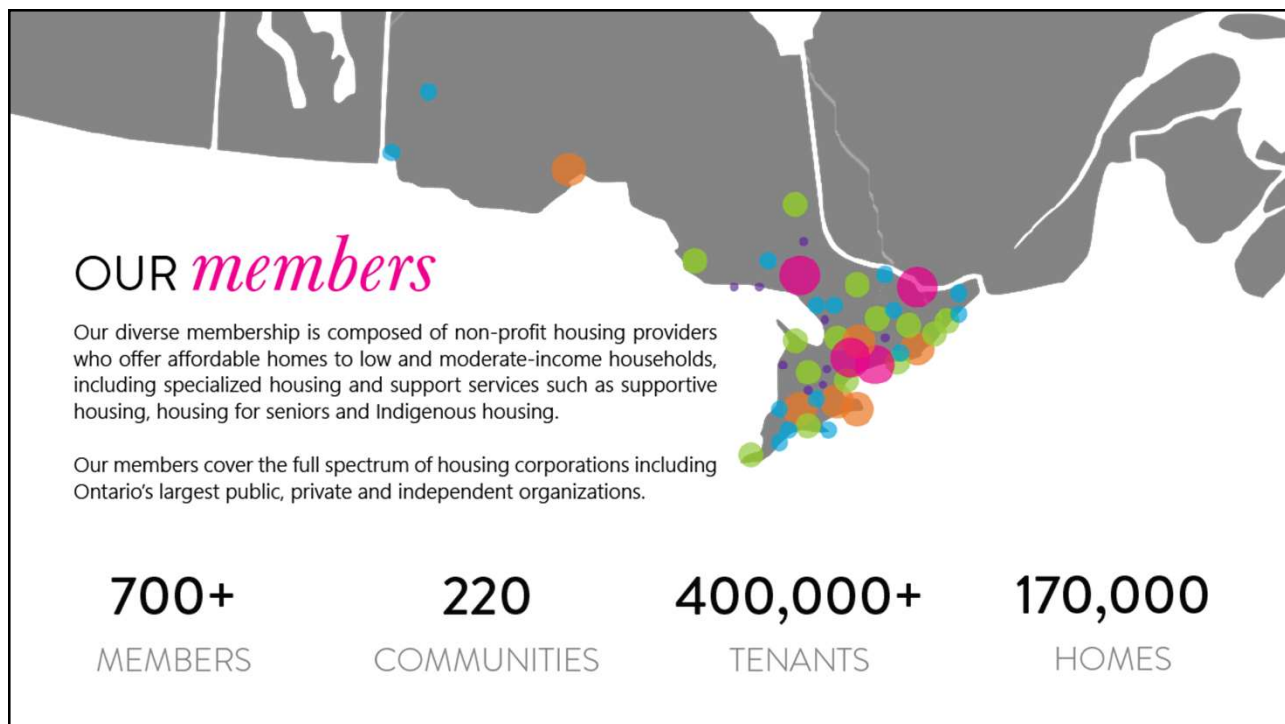


**ONPhA**

ONTARIO NON-PROFIT  
HOUSING ASSOCIATION

# Community Housing Partnership Renewal Building Communities Together

November 21, 2023



**OUR *members***

Our diverse membership is composed of non-profit housing providers who offer affordable homes to low and moderate-income households, including specialized housing and support services such as supportive housing, housing for seniors and Indigenous housing.

Our members cover the full spectrum of housing corporations including Ontario's largest public, private and independent organizations.

<b>700+</b>	<b>220</b>	<b>400,000+</b>	<b>170,000</b>
MEMBERS	COMMUNITIES	TENANTS	HOMES

## WHAT WE PROVIDE



Advocacy  
and Government  
Relations



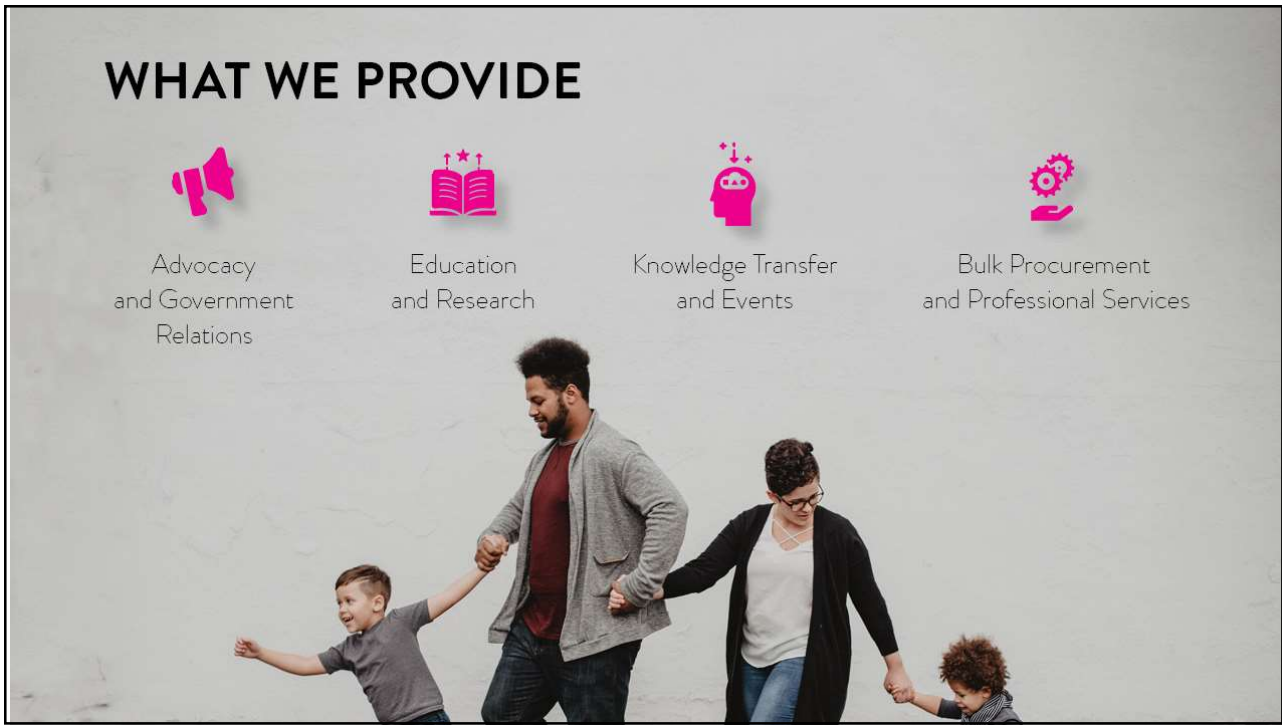
Education  
and Research



Knowledge Transfer  
and Events

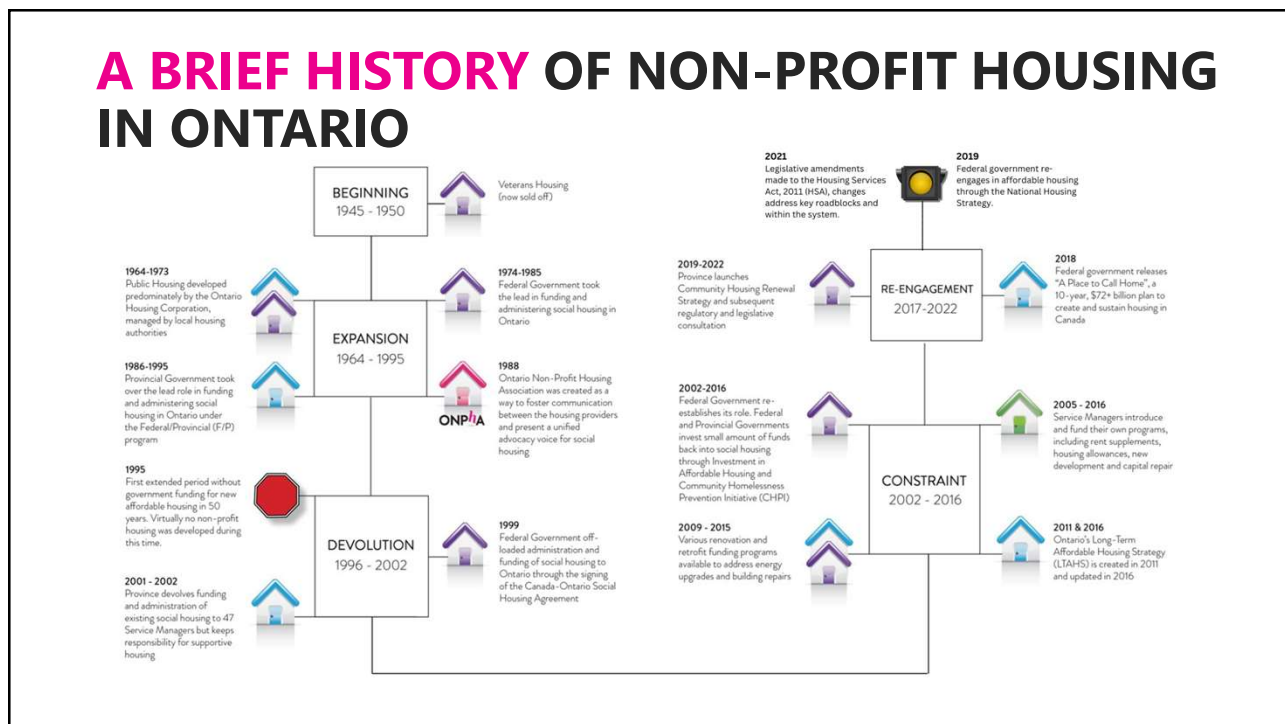


Bulk Procurement  
and Professional Services





# A BRIEF HISTORY OF NON-PROFIT HOUSING IN ONTARIO



## NON-PROFIT COMMUNITY HOUSING IS A CRITICAL SYSTEM WITHIN ONTARIO

Community housing is a critical piece of the housing affordability puzzle. It provides affordable homes to individuals and families who cannot afford today's high rent prices and who would otherwise have no place to live.

- Investments in community housing are worthwhile – for every \$10 spent on community housing, there's \$20 saved in health care, justice, and social service systems.
- 735,000 households cannot access an affordable home and 211,000 households are on the waitlist for community housing in Ontario – sometimes with wait times up to 14 years.
- Nearly 300,000 people currently receive support from Ontario's housing programs. Many of these families, workers, and caregivers risk falling into homelessness without continued support.
- Disrepair and marketization are the biggest threats to the existing housing stock.



In Ontario, non-profit housing providers own \$30 billion in assets.

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## OUR SECTOR IS FACING MAJOR CHANGE

There has been a steady flow of legislative and policy changes impacting our sector in Ontario. Below is a summary of some of the fundamental policy and regulatory changes that will shape the future of the sector.

Housing Supply Action Plan, Community Housing Benefit Framework	Regulatory Changes to Housing Services Act	Bill 23 – Build More Homes, Faster Act
2019-2020	2021	2022
Ontario released the Community Housing Renewal Strategy outlining government's plan to work with partners to stabilize and grow the community housing sector.	In 2020, enabling legislative amendments were made to the <i>Housing Services Act, 2011</i> (HSA). The Ministry of Municipal Affairs and Housing (MMAH) has implemented changes to <i>O. Reg. 367/11</i> intended to address key roadblocks and opportunities within the system.	Bill 23 makes several changes designed to increase housing supply. The Bill doesn't make explicit commitments to affordable and/or community housing, but Government suggests that the incoming policy and process changes will have positive impacts on the community housing sector.

## OUR SECTOR IS FACING MAJOR CHANGE

The policy and regulatory changes that have taken place now reframe negotiating service agreements into a business approach.

Helping Homeowners, Protecting Tenants	Affordable Homes and Good Jobs Act
April 2023	Sept 2023
<p>Helping Homebuyers, Protecting Tenants supports increased density and building more homes in existing communities. Ontario's plan aims to reduce case backlogs at the Landlord and Tenant Board, clarify tenants' rights to install air conditioning, reinforcing eviction rules for renovations, increasing fines for offenses. The plan calls for continued advocating for HST deferral and encouraging rental unit replacements. While proposing balanced regulations for municipal by-laws governing demolition and conversion.</p>	<p>Ontario introduced the Affordable Home and Job creation plan which, if passed, would update the definition of affordable housing units that qualify for development related charge discounts and exemptions.</p>

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## OUR VISION FOR THE FUTURE

In the face of significant change, ONPHA facilitated a ‘Solutions Lab’ in early 2022 with sector leaders to help define our desired future for the community housing system, which took into consideration the expected regulatory changes.

### Collective Sector Vision

We hope to have a community housing sector for the future that...



Better serves residents



Sustains, grows & builds capacity



Takes collective action



Addresses residents' support needs



Has long-term resilience and stability



Fosters social integration

### Characteristics of the desired future for community housing

1. Accountability
2. Adaptability
3. Collaboration
4. Community wellbeing
5. Growth and sustainability
6. People-centered
7. Provider autonomy
8. Resident success
9. Sustainability
10. Trust and Transparency



## HOW WE GET THERE

In early 2022, ONPHA facilitated a 'Solutions Lab' with sector leaders to help define our desired future for the community housing system, which took into consideration the expected regulatory changes.



Build Community Housing...	Protect Existing Community Housing...	Support Tenants and Providers...
<p>Immediate construction of 99,000 community housing units so that immediate pressures on the system are relieved and those Ontarians who are at most need are taken care of.</p>	<p>Protect existing community housing units in Ontario, which currently provide half a million people a home. Without continued investment in existing supply, tens of thousands of units risk falling out of the community housing network.</p>	<p>Support Ontarians who are priced out of the housing market by funding rent supports to ensure all forms of housing are accessible to those in need.</p>

## COMMUNITY HOUSING TRANSFORMATION INITIATIVE

The Housing Services Act in Ontario underwent changes on July 1, 2022. These changes primarily affect community housing providers when their existing Mortgage or Operating Agreement expires. ONPHA is working to understand and interpret the impacts of the changes. We are providing information, offering case-by-case advice and consulting services, and supporting the sector and its partners in navigating the new regulations.

ONPHA has developed a five-stage process to assist housing providers in preparing for the changes. This process includes asking initial readiness questions, understanding the new system environment, and facilitating a smoother transition.



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## RESOURCES & TOOLKITS

- ONPHA provides templates for **Service Agreement and Exit Agreement**. These templates assist housing providers in negotiations and transitions, ensuring a smooth process.
- We have provided an updated **FAQ document** regarding Ontario's New Community Housing Regulatory Framework. This resource helps housing providers understand the transformation and its implications, offering clarity and guidance.
- **Community Housing Renewal Strategy Transformation Guide**, specifically Step 1 and Step 2. This guide outlines the journey ahead for providers and helps navigate the end-of-mortgage/agreement period. It offers support and guidance throughout the transformation process.
- **ONPHA's Sector Transformation Enterprise Program (STEP)**, which offers professional services for housing providers. It allows members to access vendors and their expertise, providing an all-encompassing solution for those undergoing changes.

## THE SECTOR TRANSFORMATION ENTERPRISE PROGRAM



Through **STEP Initiative**, we executed the Community Housing Transformation Initiative, an online hub filled with resources and information to guide members through the changes. Services include:

- Asset and plan development
- Implementation and management
- Facility-related support



Through **STEP Grant**, we hope to fund the first cohort of housing providers in each Service Manager district to establish best practices and develop tools and templates for the rest of the sector. While this is still in the proposal/approval phase, we have built supports to help implement transformation.

Joining ONPHA means getting access to these services and the support of our team.

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**Questions?**

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