



*Toronto Housing
& Homelessness
Service System
Planning Forum*

February 8 2023




Land Acknowledgement

Toronto is on Anishnabeg, Chippewa, Haudenosaunee, and Wendat territory, and is currently home to diverse indigenous peoples from across Turtle Island. The land itself is Dish with One Spoon territory and is part of the Two Row Wampum rooted in sharing and caring for the land in collaborative community.




SSHA Items and Updates

- Shelter Flow and Housing Outcome Data - Trish Lenz, SSHA
- 



Housing Secretariat Updates

- RHI Investment Plan - Matt Hilder, Housing Secretariat
- 



*TAEH Updates:
Provincial
Budget
Priorities, 2023*

Savhanna J Wilson,
Associate Director, TAEH

Provincial
Priority 1:
**Deliver enough
supportive
housing to end
chronic
homelessness.**

- Increase rent supplement funding to address financial pressures of existing Supportive Housing providers.
- Introduce a new market-based annual rent supplement indexing formula.
- Establish a capital fund for non-profit developers and expand and expedite access to capital through the Infrastructure Ontario loans program, or other loan funds.
- Support non-profit development by creating policies that protect public land for non-profit development projects, releasing surplus land to non-profits.
- Leverage tax revenues from housing-related taxes to further the goal increasing the supportive housing stock in Toronto.
- Work with the Federal Government to waive HST on non-profit rental projects.
- Commit \$48M in 2023, and ongoing, to the City of Toronto for support services for the 2000+ new units secured in 2021 and 2022.

Provincial Priority 2:

Increasing targeted investment to expand the supply of available supportive housing for individuals living with developmental disabilities

- Commit 10% of National Housing Strategy funding towards supportive housing for people living with developmental disabilities. This level of investment will support building more than 2,400 new units of housing and will help to maintain the 12,691 units currently housing adults with developmental disabilities.

Provincial

Priority 3:

Direct more government support towards housing outcomes for people with mental health issues and/or substance use challenges who are experiencing chronic or episodic homelessness.

- Increase mental health rent supplements from the Ministry of Health.
- Add additional funding dedicated to operationalizing supportive housing projects in Toronto.
- Increase targeted funds for mental health supports by 30% over three years, and ensure those are coordinated with housing access outcomes in the province.
- Set aside 15% of the CHF for mental health services.

Provincial
Priority 4:
**Increase funds
dedicated
towards
portable rent
supplements in
Ontario.**

- Expand the Canada-Ontario Housing Benefit, adding a minimum of 1,000 benefits to Toronto.
- Adjust funding formulas for existing supportive housing rent supplements to today's average market rent.
- Deliver portable rent subsidies dedicated for people leaving project-based supportive housing, to create increased flow in the system and increased access to supportive housing units for others.

Provincial
Priority 5:
**Offset the
impacts of Bill
23 on the City
of Toronto.**

Present a budget to address:

- The loss of a projected \$130 million, year over year, of revenue for the City of Toronto due to changes to the Development Charges that municipalities in Ontario can collect and removing “housing services” from eligible uses of the development charges.
- Inclusionary Zoning changes that reduce the period of affordability from 99 years to 25 years, and that reduce the cap to the number of Inclusionary Zoning units per development to 5%.
- The definition of affordability as 80% of market rent instead of utilizing an income-based definition, standardized by the City of Toronto and the Canada Mortgage and Housing Corporation as 30% of median income in a defined neighbourhood or area.
- Overriding municipal decisions made to maintain affordable and deeply affordable rental housing stock through Official Plan provisions and rental replacement by-laws.

*Provincial
Priority 6:*
**Increase income
assistance rates,
and index them
against the
Market Basket
Measure (MBM)**

- Ensure that parallel rate indexation and earning exemption increases are applied to Ontario Works.
- Raise both ODSP and OW rates to match Ontario living wage rates in 2023
- Explore indexing income assistance rates to Market Basket Measure (MBM), plus an additional 10% to address unexpected expenses, over the next three years.

Provincial Priority 7:

Sustain mental health services, emergency shelters, VAW shelters, supportive housing, and housing services through competitive salaries and provide permanent cost-of-living salary increases to front-line public sector employees.

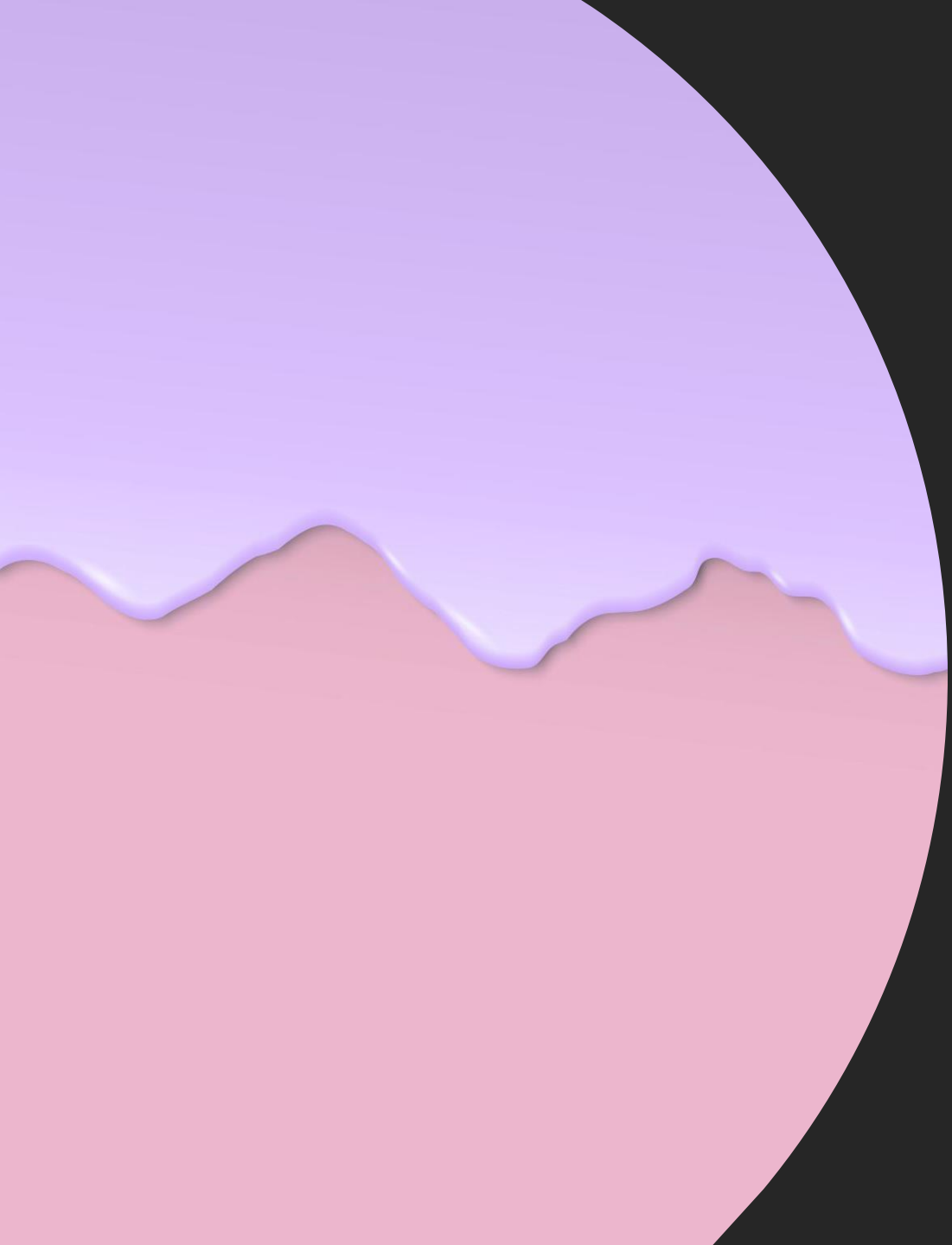
- Fund services at a level that will enable providers to treat employees more equitable and be competitive in the labour market by providing cost-of-living increase funding to community-based service providers.
- Phase in wage parity through annual installments for frontline workers to achieve equal pay in four years.

Provincial

Priority 8:

Maximize all provincial investments through increased engagement, collaboration, and coordination across all levels of government.

- Beyond increased funding we need better coordination and longer-term planning between all levels of government, and better streamlining between the ministries that fund programs dedicated to reducing homelessness, and the City, as the service manager that administers them.
- Coordination and planning can be achieved through an Ontario commitment to creating a strategy to end homelessness in Ontario with clear and measurable targets and timelines for each municipality and collaborating with the service managers to allocate and match investments to a plan to end homelessness in Toronto.



*TAEH Updates:
Federal Budget
Priorities, 2023*

Savhanna J Wilson,
Associate Director, TAEH

Federal Priority 1:

Invest dedicated and targeted resources towards increasing housing access for people currently experiencing homelessness, and towards preventing homelessness for those who are in core and severe housing need.

- Adopt and implement the Canadian Alliance to End Homelessness proposal for a new Homelessness and Prevention Housing Benefit.
- Increase investment into the Canada Housing Benefit and work with the Province of Ontario to increase allocations to Toronto by at least 1,000.
- Address gaps in income security by implementing a Canadian Livable Income for working age individuals and lowering the GIS eligibility for seniors.

Federal
Priority 2:
**Create an Urban,
Rural, and
Northern
Indigenous
Housing Strategy**

- Adopt and robustly funding an Urban, Rural, and Northern Indigenous Housing Strategy and setting clear and measurable goals, targets, and timelines for eliminating homelessness and core and severe housing need in Indigenous communities.
- Invest \$6.3B of initial funding to begin implementing an Urban Rural and Northern Indigenous Housing Strategy, as has been recommended by the Canadian Housing and Renewal Association.
- Respond to the recommendations in the Calls to Justice from The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls by accelerating funding for programs dedicated to adequate housing opportunities for Indigenous women, girls, and gender-diverse peoples.
- Prioritize federal funding allocations to affordable and deeply affordable housing for low-income Indigenous families with children.

Federal Priority 3:

Commit investments towards supportive housing, non-profit housing, and deeply affordable housing development by extending and enhancing the National Housing Co-Investment Fund, extending the Rapid Housing Initiative, and increasing the Housing Accelerator fund

- Recapitalize and enhance the National Housing Co-Investment Fund (NHCF) for 2023 and beyond by dedicating \$4B per year to NHCF for the remaining years of the National Housing Strategy.
- Set minimum funding allocations regionally to ensure that funding is matched with need and cost. The Federal Government must respond to the gap in provincial funding allocations towards NHCI projects by increasing and targeting funds.
- Deliver the doubled allocation for the Co-Investment Fund, and ensure it prioritizes the construction and acquisition of co-op and non-profit housing by providing deep grants and streamlined application processes.
- Commit 40% of the RHI Phase 3 allocations to the City of Toronto, who's Investment Plan includes a 20% allocation to support Indigenous-led housing projects.
- Extend the Rapid Housing Initiative into a fourth phase, deploying these funds to projects that prioritize people experiencing homelessness.
- Increase investment in the Housing Accelerator and target the increased investments exclusively towards affordable housing over the next three years.

Federal *Priority 4:* **Create a dedicated Refugee and Asylum Seeker Settlement Strategy**

- Work with the City of Toronto to fund planning, programs, and services related to refugee claimants and asylum seeker arrivals, including additional dedicated allocations as part of the Canada-Ontario Housing Benefit.
- Remove immigration status barriers and residency period requirements to the access of income supports and benefits, including Old Age Security, Guaranteed Income Supplement, Employment Insurance, and the Canada Child Benefit, and urge provinces to remove those barriers for provincial benefit eligibility.
- Open access to all federally funded immigrant settlement services to anyone who needs them and exempt non-profit organizations and their employees from sanctions for providing free immigration services to clients.

Federal
Priority 5:
Increase Mental Health Funding and target it towards people at risk of, or experiencing, homelessness.

- Add a 15% increase to the province of Ontario above current Community Mental Health funding that is allocated and targeted directly for homelessness services via shelter and supportive housing and outreach programs.
- Create and adequately fund a Canada Mental Health Transfer, allocating permanent and ongoing federal funding to all provinces and territories for mental health services.

Federal Priority 6:

**Combat
financialization of the
housing market and
stabilize preservation
of existing affordable
and deeply affordable
housing stock.**

- Increase funding across all grant streams to ensure the viability of non-profit acquisition and development.
- Increase funding to allow non-profit, co-op, and municipal development and acquisition of affordable market rental housing and introduce measures to ensure that these properties remain affordable in perpetuity.
- Follow recommendations from the Federal Housing Advocate report on the financialization of housing and make policy changes to eliminate CMHC-backed lending to financialized landlords, eliminate federal tax incentives for Real Estate Investment Trusts, and set up a non-profit acquisition fund to support non-profit and co-op housing organizations to purchase rental buildings when they become available for purchase.
- Take leadership in topping up the City of Toronto's Multi Unit Residential Acquisition program (MURA) to protect existing affordable rental homes.

Federal Priority 7:

Begin preparations necessary for the next iteration of the National Housing Strategy and update the current National Housing Strategy to reflect significant changes in the economy as a result of the COVID-19 pandemic.

The next phase of the NHS should include:

- A strategy to eliminate all forms of homelessness as the foundation for the second iteration of the National Housing Strategy, with clear and measurable timelines and targets.
- An advisory committee of practical, on-the-ground expertise from the non-profit housing and development sector that informs planning in all programs related to housing development and housing affordability in Canada.
- Dedicated funding for the creation of supportive housing for people with complex needs who are at risk of, or experiencing, homelessness and ensure operational funding for wraparound supports in those units.
- Expansion of Reaching Home to ensure that designated communities are in receipt of the operational funding required to prevent and end homelessness locally.



Make Submissions by February 10th

Federal:

<https://www.canada.ca/en/department-finance/programs/consultations/2022/pre-budget-consultations-2023.html>

Provincial

<https://www.ontario.ca/page/2023-budget-consultations>



Community Update

- Friends of Ruby Innovative Business Model –
Alban Joxhe & Stef Figueiredo

Friends of Ruby

