

2018 ANNUAL REPORT: 10 YEAR HOUSING AND HOMELESSNESS PLAN

District of Timiskaming



2014 – 2024

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District of Timiskaming Social Services Administration Board
Conseil d'administration des services sociaux du district de Timiskaming
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1. BACKGROUND

The District of Timiskaming's 10 Year Housing and Homelessness Plan was developed in accordance with the provincial *Housing Services Act* (2011), which requires Ontario's 47 Service Managers to develop housing and homelessness plans for their service areas. To ensure plan implementation, annual progress updates are prepared as required by the Ministry of Housing. This is the progress update for 2018, which marks the 5th year of the plan's implementation.

In 2014 our 10 Year Housing and Homelessness Plan outlined 15 initial action items in an effort to meet the local needs around housing and homelessness of our communities. Annually the action items are reviewed and revised as required to reflect the changing and emerging needs around housing and homelessness in our 23 Municipalities and 2 unorganized areas.

Table 2 outlines action items and provides additional information and updates on the progress made in achieving identified outcomes. Additional details are provided further along in the report.

In 2019, a 5 year review of our 10 Year Housing and Homelessness Plan is required under the *Housing Services Act, 2011*. We are hoping the review and revision of our 10 Year Housing and Homelessness Plan will help to capture changes over the past few years in an effort to maintain our focus on the identified actions in the Plan and remain relevant to current needs in our communities.

2. OVERVIEW

As per the 10 year plan, the DTSSAB's primary housing and homelessness objectives for the next 10 years – or until otherwise changed – are to improve housing stability and prevent homelessness in District of Timiskaming. Secondary objectives would include continuing to provide more affordable housing options along the housing continuum, and sustaining and expanding the current housing portfolio. Furthermore, to fulfilling the plan's objectives, we will also need to raise awareness and public education, while taking a leadership role and working closely with community partners.

3. THEMES AND OBJECTIVES

There are five identified themes or objectives outlined in Table 1 to address housing and homelessness in the District of Timiskaming. The following subsections summarize the objectives, strategies and action items presented in the District of Timiskaming's 10 Year Housing and Homelessness Plan.

Table 2 below outlines action items and provides a summary of annual progress. A more detailed description will be provided later in the report.

TABLE 1: THEMES AND OBJECTIVES

	THEME OR OBJECTIVE
1	Community Partners
2	Advocacy
3	Improving Housing Stability
4	Sustaining and Increasing the Housing Portfolio
5	Increasing Affordability and Options across the Housing Continuum



TABLE 2: ACTION ITEMS OVERVIEW

IDENTIFIED OUTPUT IN OUR PLAN		ACTION IN 2015	ACTION IN 2016	ACTION IN 2017	ACTION IN 2018	PLANNED IN 2019
1.	A) Promote Community Partnerships, build and maintain relationships and awareness of services offered throughout the District pertaining to housing and homelessness.	✓	✓	✓	✓	✓
	B) Create educational materials for the mutual benefit of service agencies and clients for accessing services within the District.			✓	✓	✓
2.	Advocate for the continuation of funding for the investment in Affordable Housing Initiative (IAH) and increased IAH funding allocation for Timiskaming past 2020.	✓	✓	✓	✓	N/A
3.	Lobby Municipal government to fund a Housing Allowance Program long-term to provide alternate affordable housing options for households leading to increased housing stability.					

4.	A) Lobby senior levels of government to continue to invest in community housing by providing sufficient dollars for capital repairs for the existing community housing buildings that represent a significant asset for Municipalities.			✓	✓	✓
	B) Lobby the Federal Government to reinvest current community housing funding back into community housing as mortgages and debentures mature over the next 15 years.				✓	✓
5.	Delivery of Community Homelessness Prevention Initiative (CHPI) funding following the CHPI Investment Plan to fill gaps in services in our District (improving housing stability).	✓	✓	✓	✓	✓
6.	Improve access to supports for increased housing stability for households with mental health and addictions.			✓	✓	✓
7.	A) Educate and prepare for the expiry of mortgages and operating agreements that will have an impact on the delivery of affordable housing and sustainability of housing providers throughout the District.	✓	✓	✓		✓
	B) Explore options for delivery of rent subsidies including options such as the Portable Housing Benefit (PHB) for increased opportunities for households to access affordable housing options.					✓
8.	Completed and noted at end of report in Table 3.					
9.	Engage our Municipalities to invest in housing across the continuum. This would include partnerships that would support development and renewal opportunities.	✓	✓	✓	✓	✓

10.	Investigate the need for shelter beds and/or transitional housing options for youth, males and families in the District.			✓		✓
11.	NEW Conduct an Enumeration on Homelessness				✓	
12.	NEW Engagement with the Indigenous Community partners in the District					✓
13.	NEW Improve Energy efficiency of the existing community housing portfolio					✓

4. IMPLEMENTATION AND PROGRESS

IDENTIFIED OUTPUT IN OUR PLAN	Targets & Timelines	Action Taken & Comments	Outcomes (if applicable)	Funding source (if applicable)	PLANNED IN 2019
<p>1. A) Promote Community Partnerships, build and maintain relationships and awareness of services offered throughout the district pertaining to housing and homelessness.</p>		<p>Ongoing action item from year to year. Strategies to date include involving staff in meetings with partner agencies. Inviting external agency staff and management to attend information meetings and to create joint working groups depending on the issue. This also includes engaging our own internal partners to build awareness and program education as it relates to their own work and client base. A revision of the DTSSAB Vision, Mission and Values Statement was completed and released in late 2018 to realign programs and services to meet the needs of the people we serve.</p>	<p>DTSSAB was included at many tables throughout the District and asked to participate in a review of the Timiskaming Health Unit as part of their strategic plan.</p>	<p>N/A</p>	
<p>B) Create educational materials for the mutual benefit of service agencies and clients for accessing services within the District.</p>		<p>A revision of the website for DTSSAB was started in 2018 to provide information in an easy to access format and drive more traffic to our website. Use of social media to ramp up communications in 2019</p>		<p>N/A</p>	

2.	NEW Engagement with the Indigenous Community partners in the District		There are partnership opportunities with Indigenous organizations and funding opportunities available around housing and housing stability.			✓
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Promote Community Partnerships, build and maintain relationships and awareness of services offered throughout the district pertaining to housing and homelessness.

- Increased community awareness has been achieved through stronger working relationships with key community partners. This can be measured by the level of cooperation and collaboration that continues on an ongoing basis among internal staff and from external agencies.
- Participation of DTSSAB staff on community committees and Boards has a significant impact on this initiative. Attendance at community events and networking events provides opportunity for relationship and partnership building.
- Work began on a revamp of the DTSSAB website in the latter part of 2018 to facilitate information exchange available such as fact sheets, forms and pamphlets. Website revisions will continue throughout 2019. In addition use of social media began to ramp up in late 2018 and will be used more frequently in 2019 to communicate information out to communities.
- Every 2 years there is a community engagement campaign initiated by DTSSAB. This was done in 2015, 2017 and is planned for 2019. There was community partnerships formed with enumeration and with the Home for Good Funding received in 2018.
- Progress can be measured by minimizing of barriers in order to assist mutual clients and creation of the knowledge base on who to contact.


IDENTIFIED OUTPUT IN OUR PLAN		Targets & Timelines	Action Taken & Comments	Outcomes (if applicable)	Funding source (if applicable)	PLANNED IN 2019
1.	Advocate for the continuation of funding for IAH and increased funding allocation for IAH to deliver the various components in the District past 2020.		Rental component is being delivered in 2018 as well as Ontario Renovates and the Housing Allowance Program.	Housing Allowance assisting 17 households; Ontario renovates assisted 23 homeowners. Creation of 8 purpose built rental units	Federal and Provincial Government	✓
2.	Lobby Municipal government for funding for the creation of Housing Allowance Program funded long-term.		Currently these programs are time limited which does not provide stable housing options for vulnerable households. The Municipalities would need to make a commitment to continue to fund these long-term in order to have an impact in housing stability in the District. The Province has outlined a Portable Housing Benefit framework to be followed.		Federal and Provincial Government	✓
3.	Lobby senior levels of government for funding capital repairs for maintaining the asset.		Currently the Province has a proposed Asset Management Planning Regulation Called Building Together which would require Municipalities to include Community Housing as part of their Infrastructure and Asset Management Plan. Depending on the results of this will determine outcomes and forward movement on this.			✓

Advocacy

- Advocate for the continuation of funding for Investment in Affordable Housing (IAH) Program funding to deliver funded programs in the District past 2020. In 2018 DTSSAB continued to advocate on this issue and recognized the National Housing Strategy included funding and were waiting for details to be released to analyze any impact.
- Note this action item is dependent on receiving funding from the Federal and/or Provincial levels of Government for the continued delivery of the home repair program and housing allowance in Timiskaming to increase housing stability across the housing continuum.
- There is a commitment to provide funding until 2020 for IAH. There needs to be a commitment by Federal/Provincial Governments to continue to provide funding for this program for repair and new development projects for affordable housing options. The National Housing Strategy allocations may not provide the same level of funding and details were not released by the end of 2018.
- Timiskaming was able to use funding for new development only because there was additional funding provided through Social Infrastructure Funding (SIF) otherwise IAH funding is not sufficient to be able to fund new builds for purpose built rental housing to fill the gaps in housing options for households in Timiskaming.
- Currently there is an 11 Billion commitment from the Federal Government over 11 years under the National Housing Strategy however allocations have not yet been determined or announced.
- This would be measured by the number of rental units created and households assisted with the funding.

IDENTIFIED OUTPUT IN OUR PLAN	Targets and Timelines	Action Taken & Comments	Outcomes (if applicable)	Funding Source (if applicable)	PLANNED in 2019
1.	Delivery of Community Homelessness Prevention Initiative (CHPI) funding following the CHPI Investment Plan	This is an ongoing action item. The program is progressing meeting the service delivery requirements of the Province supporting the vulnerable sector of our public. A review for a possible expansion or change on service delivery model to deliver more outreach supports. Planned for the 2019-20 cycle.	<p>Continued Improvement on Performance Metrics and Number of Households assisted.</p> <p>2018-19 Actuals are:</p> <p>1.1) Unsheltered/ Provisionally Accommodated to Transitional Housing 7 Households helped</p> <p>1.2) Unsheltered/ Provisionally Accommodated to Long-Term Housing 51 Households helped</p> <p>1.3) Emergency Shelter to Transitional Housing 2 Households helped</p> <p>1.4) Emergency Shelter to Long-Term Housing 18 Households helped</p> <p>1.5) Supports and Services – Households experiencing homelessness 23 Households helped</p>	Provincial Funding	✓

				<p>1.5A) Housing Assistance – Outreach and Referrals</p> <p>287 Households helped</p> <p>1.5B) Housing Assistance – Obtain Housing</p> <p>90 Households helped</p> <p>1.5C) Housing Assistance – Education</p> <p>21 Households helped</p> <p>2.1) Transitional Housing to Long-Term Housing</p> <p>13 Households helped</p> <p>2.2) Housing Loss Prevention</p> <p>275 Households helped</p> <p>2.4) Supports and Services – At-Risk Households</p> <p>4 Households helped</p> <p>3.0) Emergency Shelter Use</p> <p>32 Households helped</p> <p>3.0 A) Average Length of Stay</p> <p>6 Households helped</p>	
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2.	Improve access to supports to increase housing stability for households with mental health and addictions.		Home For Good Funding (HFG). Funding was available until March 2019.	6 households received shelter allowance and 128 households received supports from CMHA	Provincial Funding	
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Delivery of Community Homelessness Prevention Initiative (CHPI) funding throughout the District.

- The funding allocation for 2017/2018 was \$431,846.00 and for 2018/2019 was \$449,278 used to assist households with;
 - Homelessness prevention: shelter arrears, energy arrears, reconnection, transportation and essential items;
 - Services and Supports: community outreach services
- CHPI funding assisted 310 households, Outreach worker assisted 70 households with non-financial supports.
- Highlights from our 2017-18 CHPI service delivery cycle include:
 - Assisting 49 homeless individuals to move into their own home, and an additional 29 with supplemental supports to help themselves stay housed.
 - Assisted 192 people retain their housing and remove the imminent risk that was going to make them homeless. This was generally financial assistance for arrears.
 - Assisting 189 individuals through referral, education and practical services to maintain their housing.
- The program is progressing as intended, meeting the service delivery requirements of the province while effectively supporting the vulnerable sector of our public while using our finite funding in a fiscally-responsible manner.
- Outreach support has proven an effective method of preventing homelessness by mitigating the risk from becoming imminent.
- The funding allocation for 2017/2018 fiscal year is \$431,846.00 which represents an increase of 4.2% over the previous fiscal year.
- DTSSAB is the delivery agent for United Way’s Union Gas Winter Warmth Program and Hydro One’s LEAP Program.
 - The \$1500 in funding for Winter Warmth assisted 4 households of the 10 referrals
 - 15 households were assisted through LEAP and OESP
- Home for Good (HFG) funding was provided throughout 2018 with an annual allocation of \$111,920.00 to assist households with mental health and addictions achieve increased housing stability. This funding initiative allowed for the DTSSAB to partner with CMHA and the Northeast LHIN to deliver the funding and supports. Note this funding has an end date of March 31, 2020 as the Province has not provided allocations beyond that date.

	IDENTIFIED OUTCOME IN OUR PLAN	Targets & Timelines	Action Taken & Comments	Outcomes (if applicable)	Funding source (if applicable)	PLANNED 2019
1	Engage HSC to conduct EOA/EOM study for sustainability of housing providers and the Community Housing in Timiskaming.		In Progress – started in 2015. In 2017 process of BCA update was started and data entry into Asset Planner was completed in early 2018. Training of staff on Asset Planner continued through end of 2018	Improved capital planning tool for planned spending. Capital requirement values known for sustainability planning.		✓
2.	Completed and noted at the end of report in Table 3					

Engage Housing Services Corporation (HSC) to conduct an Expiry of Operating Agreement (EOA) or Expiry of Mortgage (EOM) study to support the sustainability of housing providers post EOA/EOM.

- A building condition assessment (BCA) update was required and data entry into Asset Planner. This data provided essential information for Boards in order to make decisions in planning for sustainability post-EOA/EOM for community housing providers and service manager.
- This will be measured by the condition of community housing buildings and the movement of assets to meet housing needs of our communities in the District. In 2018 the DTSSAB sold 3 duplexes (representing 6 community housing units) in order to build new housing in the south end of the District where demand was high and availability of rental units low.

	IDENTIFIED OUTCOME IN OUR PLAN	Targets & Timelines	Actions Taken & Comments	Outcomes (if applicable)	Funding Source (if applicable)	PLANNED 2019
1.	Engage our Municipalities to invest in housing across the continuum.		This is an ongoing initiative as required. Activities include educating and creating awareness of the value of investment in housing. This is done through staff and DTSSAB Board members who are also representatives of their municipal governments. In addition, we have engaged in communications with some of our districts municipal CAOs. These activities will continue.	The addition of housing to the community that has been identified as a gap such as accessible housing or smaller affordable units. Measured by the number of units created.	This could be funded through IAH, SIF or other funding available if applications are approved. Or through the NHS.	✓
2.	Investigate the need for shelter beds in the district.		Further engagement with the associated service delivery partners in the district needs to be consulted and more information gathered in order to move forward with this initiative, for example an environmental survey to identify where our focus points are. There has been no movement on this action item in 2018 however it is anticipated that there will be some progress made in 2019.		Funding will be required for this initiative	✓

Engage our Municipalities to invest in housing across the continuum.

- The larger municipalities are aware of the relationship of the DTSSAB as service manager and the link to the Province on funding available for new builds and renovation/retrofits.
- Non-Profits are engaging the City of Temiskaming Shores as well for potential new development.
- This will be measured by the level of involvement of the Municipalities as well as the development and renovations that take place for new rental units to meet the housing needs of communities.
- Tied into this would be the identified gaps in housing options available
- Activities include educating and creating awareness of the value of housing investment is also communicated through our own DTSSAB Board members who are also representatives of their municipal governments. In addition, we have engaged in communications with some of our Districts municipal CAOs.

Table 3: Completed Items or no action planned in current fiscal year

	IDENTIFIED OUTCOME IN OUR PLAN	COMMENTS
1.	Explore the possibility having the Household Income Limits (HILs) within the district reviewed.	Started November 2013. The HILs has been revised in the District however still waiting for explanation on HILs calculations
2.	Lobby senior levels of government for additional funding for the continuation of strong communities rent supplement program beyond March 2023.	None
3.	Creation of an Outreach Services position within the DTSSAB.	Position started October 7, 2013 and became permanent position in October 2015.
4.	Conduct a formal review of existing policies, local rules and practices pertaining to social housing units.	Started in 2015. Completed full review of local rules as outlined in HSA. These will be reviewed as required moving forward.
5.	A) Explore the possibility having the Household Income Limits (HILs) within the district reviewed.	The Province revised the HILs effective January 1, 2016 to align the District with one HILs. This appears to have had a positive impact to decrease pressures on the central wait list.
	B) Request CMHC to provide an explanation as to how Household Income Limits are established in the respective service manager areas for the determination of eligibility for rent-geared-to-income housing.	