

It only gets worse....

Current State

- 3770 individuals awaiting housing support listed with the DSO as of September 2017
- Adding in unidentified people such as those in shelters, etc. (up to 16% of the people living in shelters by the latest estimate) the number increases to 4500+
- 8 year wait list for affordable housing in Toronto

Factors to consider – not just the numbers...

- Population factors – growth and age demographics
- Housing Factors – cost, stock and competition
- Support Needs - support dollars, not just housing resources

Population Changes

– growth and age demographics

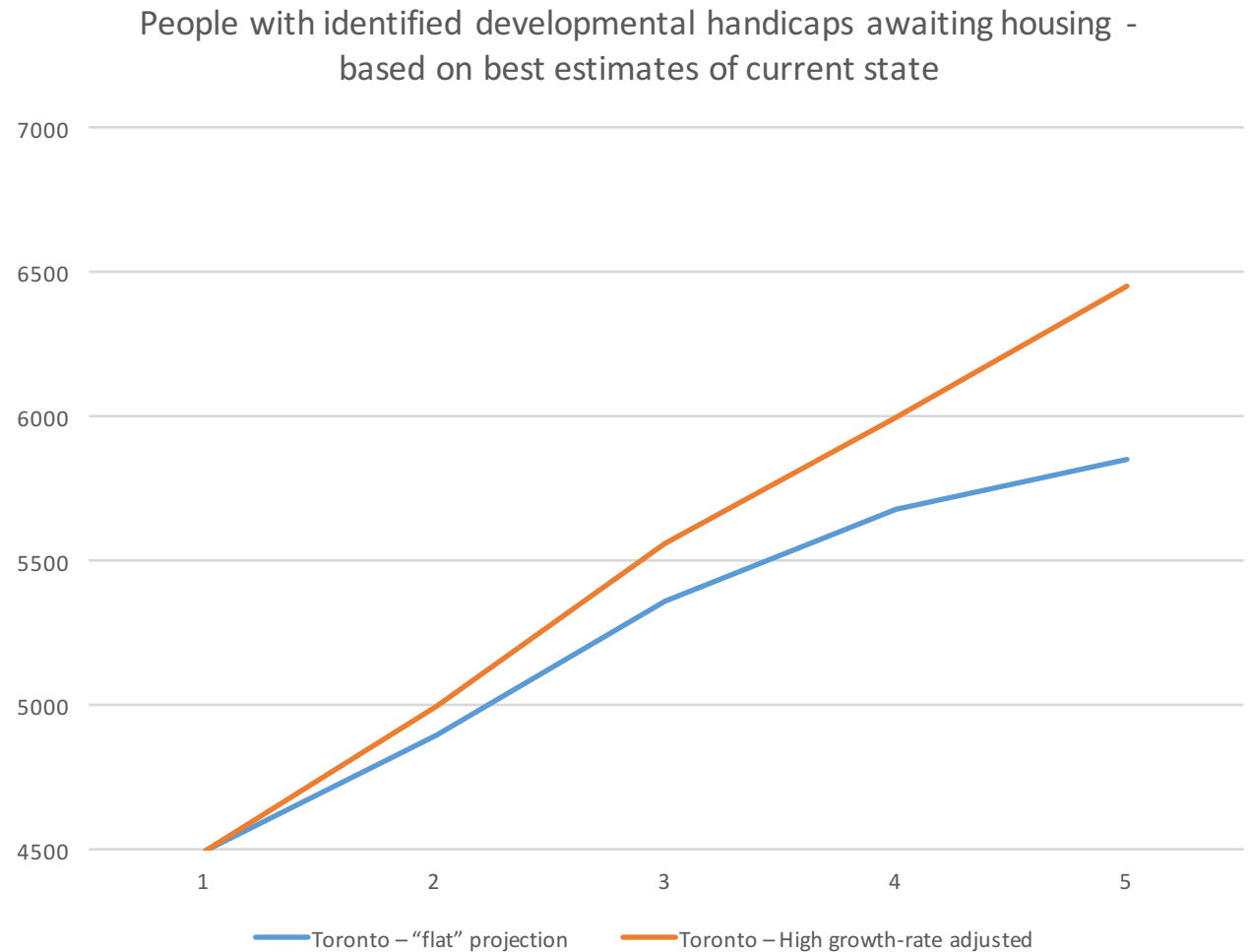
20 Year Projections

- Assuming constant birth and mortality rates
- Growth in GTA greater than the rest of the country due to immigration and birth rate (source 2016 Ministry of Finance projections)



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Breakdown by type of housing requested/required

- Group Home demand increases by 30% over 20 years with an increase of 20%+ in the first 10 years

Housing Type	2016	Projected 2021	Projected 2026	Projected 2031	Projected 2036
Toronto – “flat” projection	4500	4900	5360	5680	5920
DD UNIT	200	218	238	253	263
GH	2923	3183	3482	3690	3846
SIL	1764	1920	2101	2226	2320
SIL Hours	371	404	442	469	488
Transition	57	62	67	72	75
Supported Home Share	198	215	235	250	260
Individualized	464	505	553	586	611

Age Ranges will also change

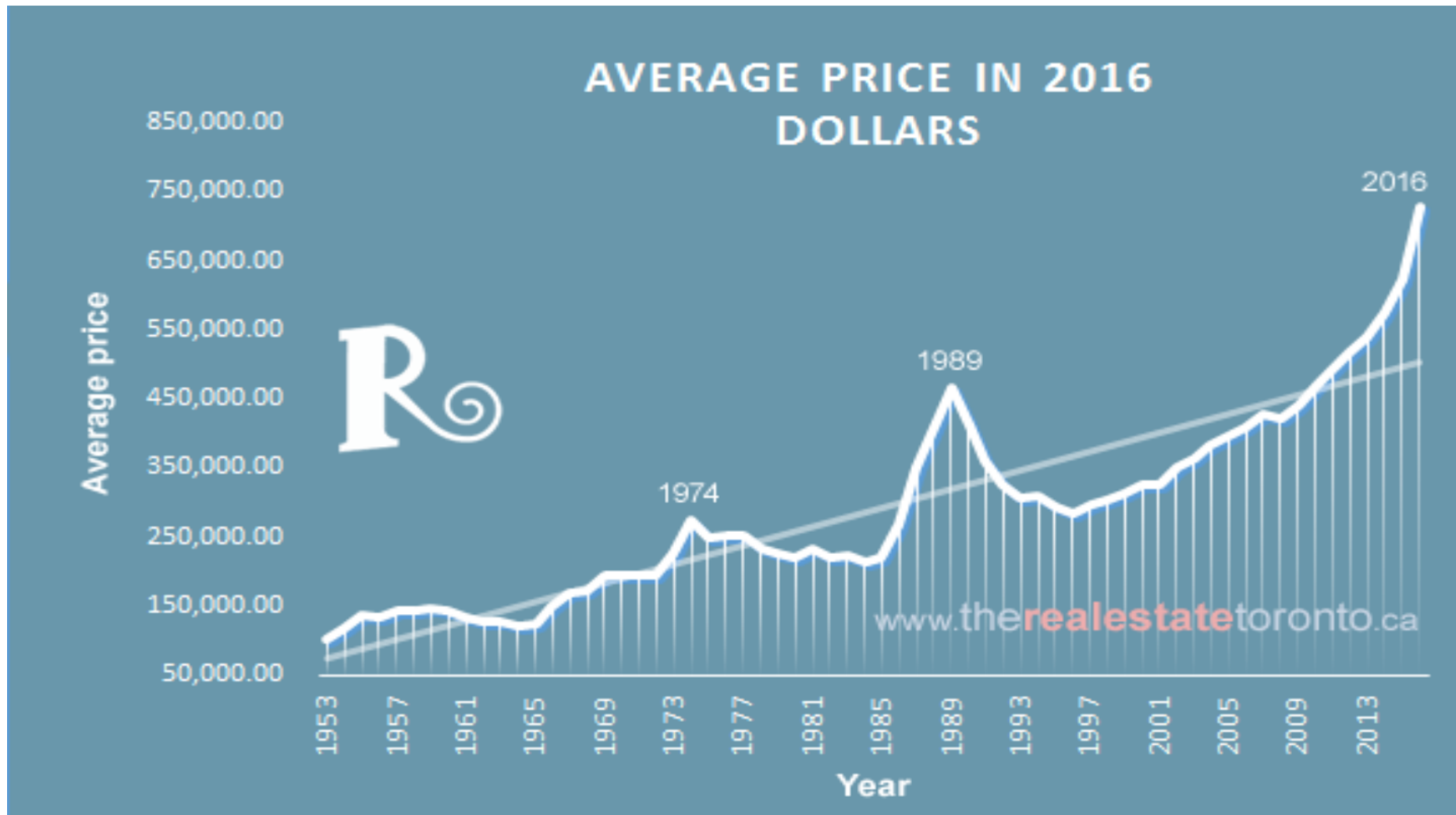
- More people requiring support will be 60 years of age and older
- Increasing age ranges bring different support needs for people with an increase in health-related service requirements

Housing Type	2016	Projected 2021	Projected 2026	Projected 2031	Projected 2036
Toronto – “flat” projection	4500	4900	5360	5680	5920
Age 65 – 90 – Low Estimate - Based upon DSO Numbers	250	285	330	370	407
Age 65 – 90 – High Estimate – based upon Toronto Foundation forecasting	675	740	950	1150	1300

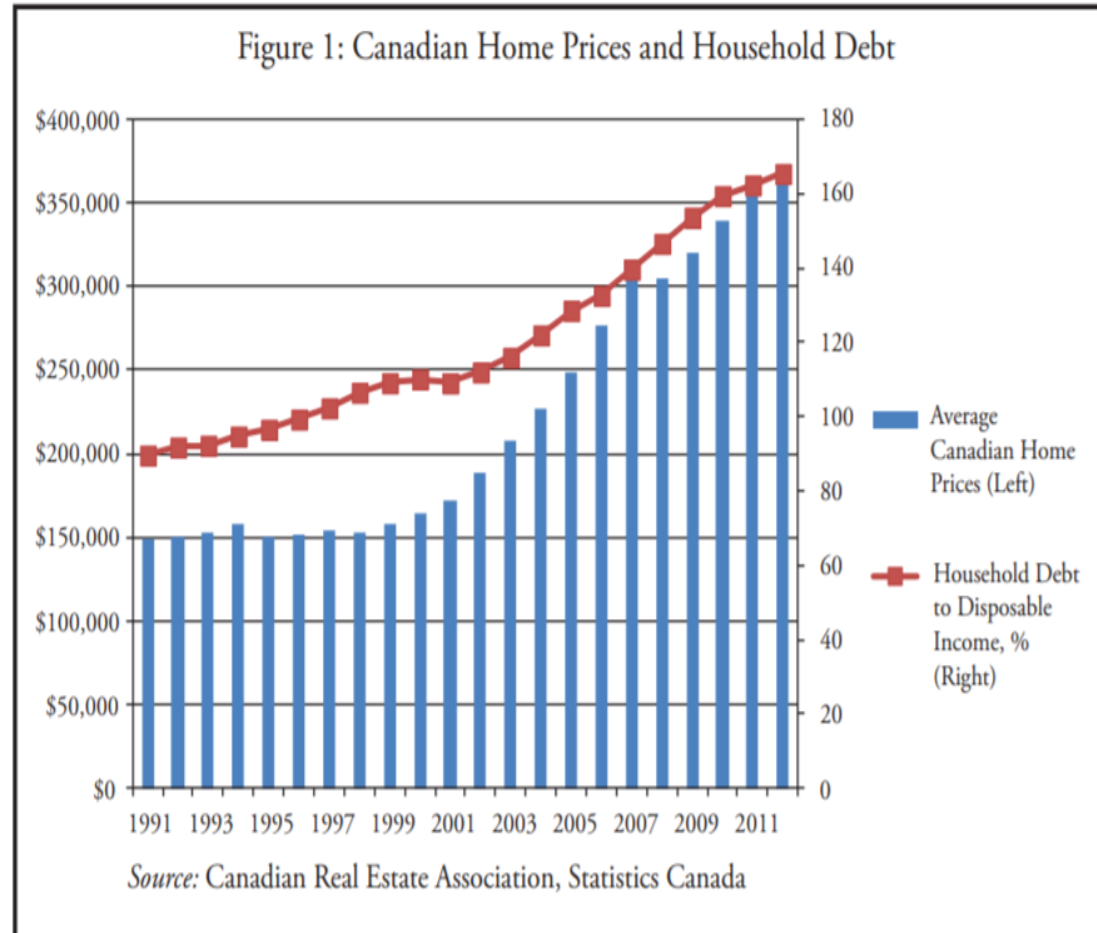
Housing Changes

cost, supply and competition for subsidized housing

Housing Costs in Toronto

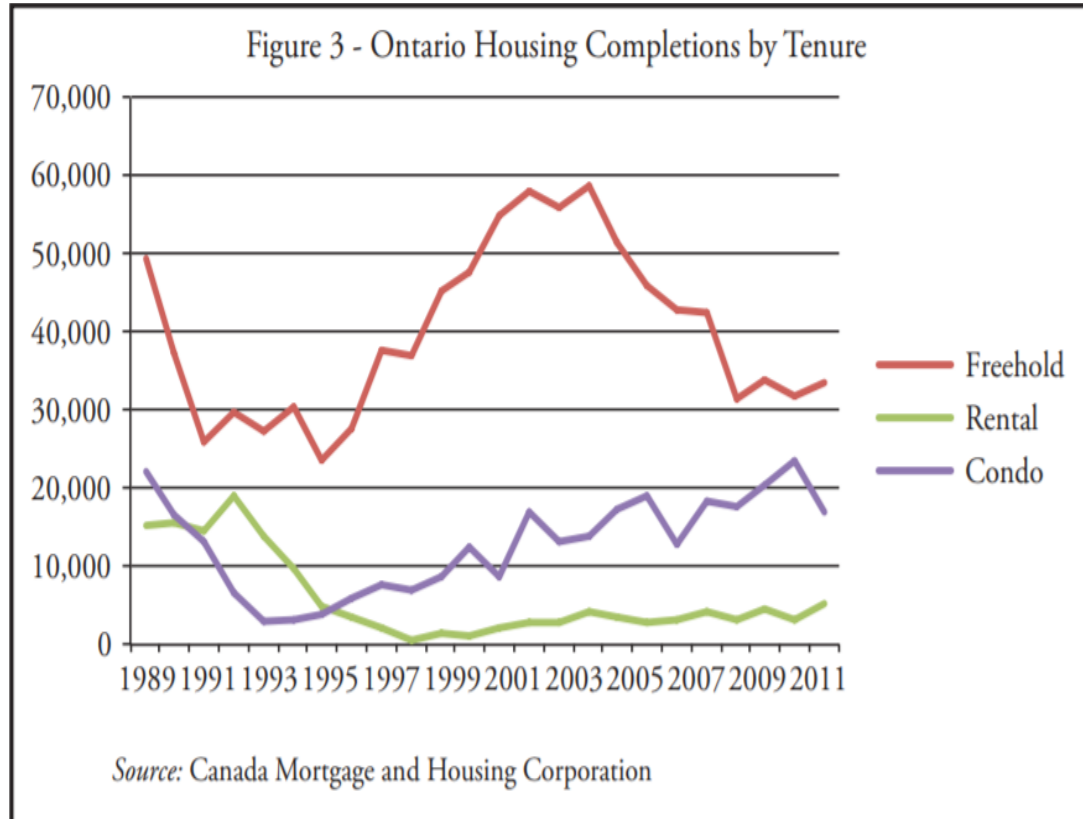


Housing Costs and Supply in Toronto



- Average household debt is increasing dramatically
- Housing prices are also increasing dramatically
- Average Build Costs in Toronto for a single unit is \$250,000. Specialized housing is over \$500,000, and Group Homes are \$1.8 million on average
- The net effect is that fewer and fewer households can afford a house.
- Layer onto this the population we support with ODSP as their primary economic source and ownership becomes an impossibility

Housing Costs and Supply in Toronto – what about rental?



- Affordable, subsidizes social housing accounts for 5% of “owned homes” but 20 % of rental properties
- Yet rental construction has “bottomed-out”

Housing Costs and Supply in Toronto

- Social Housing is in crisis
- Many millions of dollars in unfunded capital improvements are required as the housing stock ages
- Toronto Housing reported in 2013 a \$750 Million Dollars repair backlog in its housing stock
- Governments can't do it all
- There is no evidence that this trend will change in the near future

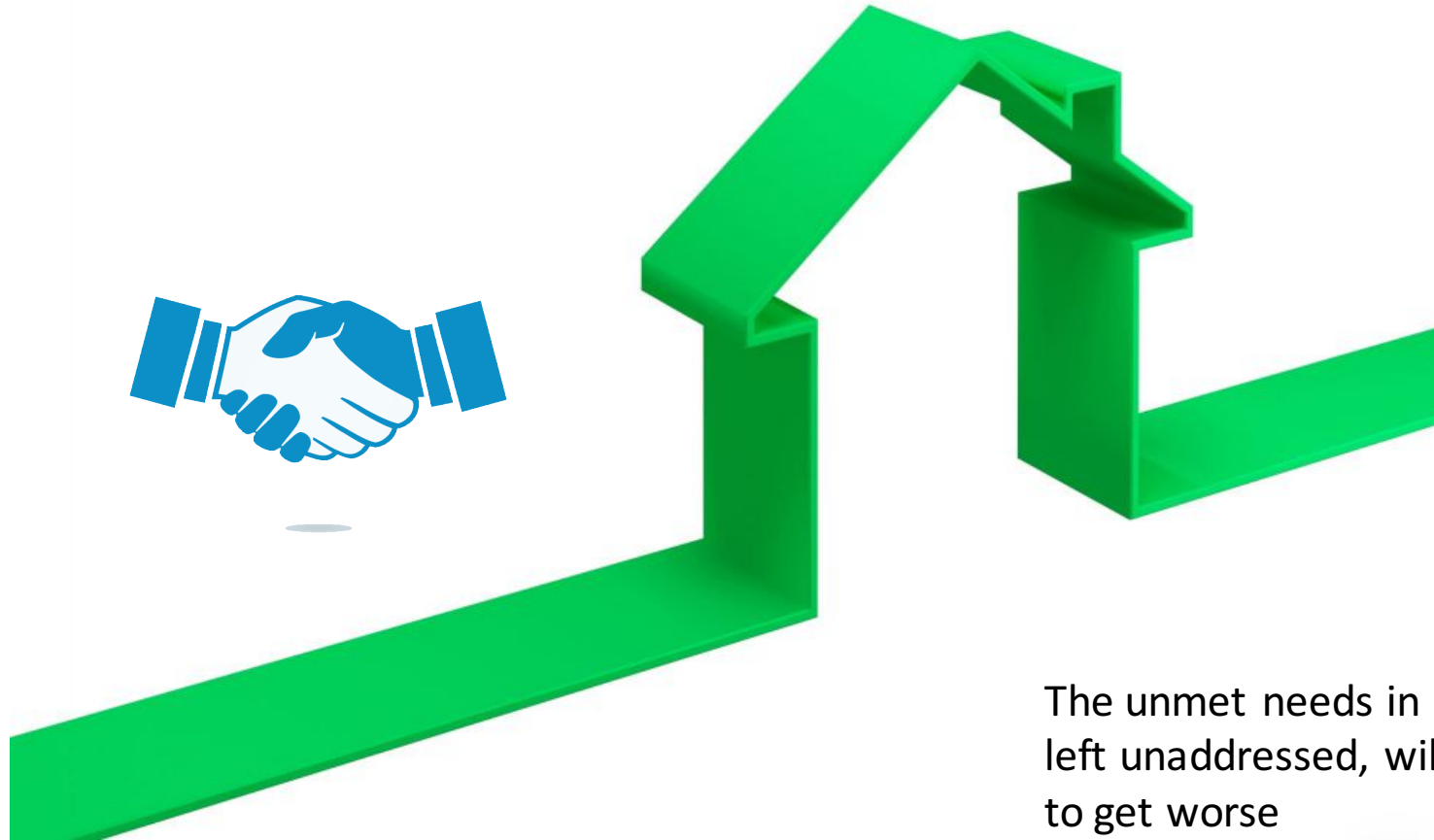
Housing Costs and Supply in Toronto

- May 2016 had 82,414 families waiting for affordable housing (Source ONPHA)
- Average wait time of 8.4 years for a unit
- Add into the equation that Support Funding is also required to make things a fit for the folks we support – and you have a recipe for disaster!

Housing Costs in Toronto

- Trend continued in 2014 – 2016 inclusive
- Trend continued into the first ½ of 2017
- Strategies to “cool” down the market have had an impact with prices decreasing - but as of June 2017 prices were still higher year-over-year relative to last year, but lower than the first 4 months of the year
- Prices are projected to continue to rise, but a more controlled rate

People we support require both affordable housing and staff support



The unmet needs in both arenas, if left unaddressed, will only continue to get worse

Support resources need to keep pace, but....

- No base increase for 9 years
- Costs for staffing increasing markedly – and is anticipated to do so even more with the new minimum wage provisions

There are some positive signs...

- Multi Year Residential Plan implementation is creating some new resources for those most in need
- Province and City have released property for development that was previously not eligible – including 2000 rental units with 20% designated as affordable
- Joint discussions have been held between MCSS and the Ministry of Housing

Ways to Move Forward

- Allow agencies to convert old stock quickly into new development sell assets, build
- Establish inclusionary guidelines that set targets for DS population at least 5% of all future housing investments
- Update existing Housing agreements to reflect inflationary pressures of last ten years
- Remove zoning restrictions to allow easier installation of specialized building requirements including mag lock, housing distances, near schools which still are barriers