



Toronto Developmental Services Housing Task Force November 29, 2017

**SOLVING THE AFFORDABLE HOUSING CRISIS NATIONWIDE
FOR INDIVIDUALS WITH DEVELOPMENTAL DISABILITIES**

Good News



National Housing Strategy

November 22, 2017 – Federal government housing strategy establishes a minimum target for new housing for individuals with DD



National Housing Co-Investment Fund Outcomes

60,000
New Units

240,000
Repaired Units

At least

7,000

shelter spaces created or repaired
for survivors of family violence
4,000 (NHS) + 3,000 (Budget 2016)

At least

12,000

new affordable units
created for seniors
7,000 (NHS) + 5,000 (Budget 2016)

At least

2,400

new affordable units
created for people with
developmental disabilities



Applications for the National Housing Co-Investment Fund will be accepted starting April 1, 2018.

Background To ICC



- Housing – a fundamental pillar for persons with developmental disabilities
- “One size does not fit all” – wide range of needs, wide range of options



The Issue



Persons with developmental disabilities have;

- Amongst lowest incomes of any segment
- the longest housing wait times
- are systematically/ systemically discriminated against in the market
- Want a place to call home



Other Issues



- MCSS is not a housing ministry
- Ministry of Housing, no plan, data or link to DD
- National Housing efforts have never targeted or identified the DS sector as a vulnerable population
- CMHC and other housing funders require operational guarantees
- Can't do this alone, or on one off basis



The Financial Challenge



- Low income , requiring costly design adaptations, “bricks and mortar” options require both upfront capital and ongoing operating support
- Private sources such as families, community and corporate donors, lenders usually insufficient to fully meet financial requirements

Meeting requirements requires additional financial input from government – complex process



Agency Challenge



- Agencies providing housing for persons with DD need to plan and find stable housing that :
 - Meets the needs of individuals
 - Is affordable \$479 a month
- Too build they need
 - Sources of funds capital
 - Technical aspects of housing design/development
 - Political good will



Current Programs



- Currently a number of programs available providing capital funding to help develop housing for persons with developmental disabilities:
 - Investment in Affordable Housing (IAH) Program
 - Home for Good Program
 - Municipal Incentives (eg. Toronto Mayor's Open Door Program)
 - Portable Housing Allowances
 - CMHC SEED Program
 - CMHC Rental Housing Construction Loan



Positive Change is Coming



- Opportunity to leverage other Federal Government budget commitment to invest \$11 billion in housing nationally over next 10 years
- Additional housing dollars also remaining in system after end of Operating Agreements

What Do Agencies Need To Do



- Be prepared – funding usually goes to those best prepared to move forward
- Understand needs, identify preferred solution, determine required costs and resources, develop financial strategy, prepare plan
- Identify relevant funding programs, learn requirements, aim to meet requirements as fully as possible



The Intentional Community Consortium



- How one group of agencies is responding
- Once in a Generation Opportunity
 - Federal Liberal Platform
 - Provincial Liberal Direction
- Many is stronger than one
- Need is MASSIVE
- MCSS Support



The Intentional Community Consortium



Value Statement

The ICC supports an inclusive community-based housing strategy that envisions collaborating partners building housing developments in communities across Ontario modeled on the success of existing projects such as the building and programming at the Reena Community Residence.



The Intentional Community Consortium



Members of the ICC believe

- a coordinated multi-community effort is the best way to generate significant positive results
- Using scale and shared learning will result in the creation of a significant number of housing units.



The Intentional Community Consortium



Members of the ICC are expected to:

- Participate actively in expanding the supply of accessible supportive housing in Ontario,
- Share information, assist other members in their efforts,
- Advocate to government and other funders for funding and program support,
- Contribute 10 hours or more per month in support of the common effort.

The Ask



- 5% Affordable Housing to Developmental Disability Housing – Got minimum 2,400 units
- Funds to build multi unit Community Residence - funding 2/3 government, 1/3 public/agency – asking for \$66 million over 5 years
- Knowledge Sharing support



Advocate



www.cija.ca/housing



The Plan



- Expand Reach
- Share Knowledge
- Inclusive
- Many different models, let's get funding for that works for people and those that support them.



Meetings



- MPs and Federal Ministers at Parliament Hill
- MPPs and Provincial Ministers at Queen's Park
- Mayors and Councillors across Ontario
- MCSS, Housing, Finance, and other senior staff
- Standing Committee and Budget Presentations
- Parliament Hill Reception



ICC Knowledge Sharing



- Housing Roundtable
- ICC In Person Day
 - Broad Range of Attendees
 - Minister Jaczeck and Minister Ballard
 - CMHC
 - Project Profiles
 - Advocacy



ICC Knowledge Sharing



- Shared Learnings:
 - strategies to start from the beginning
 - I need land, what are strategies to acquire in tight market
 - I need \$ what are strategies to raise required capital funds
 - Yes – In My Backyard, strategies to obtain community support
 - Supporting those we serve, what supports and how to provide
 - Lessons learned from existing builds



Members



- Anand Vihar
- Beth Tikvah
- CAFFI (Caledon Area Families for Inclusion)
- Camphill Communities Ontario
- Christian Horizons
- Community Living Hamilton
- Cribwolf Foundation
- Durham Region Non-Profit Housing Corporation
- KW Habilitation
- Mills Community Support Corporation
- Miriam Foundation
- Operation Springboard
- Peterborough Communication Support Systems
- Reena
- SHS Consulting
- St. Stephen's Presbyterian Church
- Tamir

National in Scope



- Trillium Grant and Azrieli Foundation Funding
- Calgary Housing Roundtable
- Edmonton Housing Roundtable
- BC Housing Conference
- Reena Study



Next Steps



- Interested in Joining
- Parliament Hill Reception



February 26, 2018
Parliament Hill

5 – 7 pm

Ready To Build



- MCSS Letters of Support
- Tamir
- KW
Habilitation
- Reena
- Camphill



Co-Housing Projects



- 20 Unit Self Sufficient Housing project
- Mixture of 1,2,3 bedrooms potentially supporting 52 persons; Staff, Families and Persons Supported
- Less than one third of total housed will be persons who have a disability
- Persons supported will likely be housed in units of 1,2 bedrooms
- All units will be accessible
- Units will be of Modular construction
- Units will be under CCO control as a Life-Lease*







CLARK SITE DEVELOPMENT PLAN





Thank You



- Questions? Comments?

