

TDSA Housing Sub-Committee Update

TDSA Housing Forum November 29, 2017



TDSA Housing Sub-Committee

- TDSA formed a Housing Sub-Committee in 2016 to address the critical shortage of affordable housing (rental and ownership) options available for people with developmental disabilities.
- The aim of this sub-committee is to work together with relevant partners to create new and effective housing solutions, to ensure that the needs of of this population remains an important focus moving forward.
- Our goal is to have both the short and long-term housing needs of individuals with developmental disabilities be addressed through these new and innovative solutions, so that they have the ability to live a full life within their communities.
- Current TDSA HSC members include:

Adam Smith (Vita)
Arthur Mathews (Salvation Army Broadview Village)
Frances MacNeil (Community Living Toronto)
Raphael Arens (L'Arche)
Sherry Gautam (Springboard)
Tullio Orlando (Montage)

Antonet Orlando (Meta Centre)
Bryan Keshen (Reena)
Paul Bruce (Cota)
Shay Johnson (Housing Navigator)
Susan Bisailon (Safehaven)

Why Housing Matters

- The **right to adequate housing is a human right** recognized in international human rights law as part of the right to an adequate standard of living. One of the first references to it is in article 25 (1) of the Universal Declaration of Human Rights.
- Various members of the TDSA were facing similar issues within their **agencies maintaining, accessing and developing housing opportunities for the people they serve.**
 - These issues are often not agency-based, but part of a larger societal issue which creates barriers for people with developmental disabilities accessing affordable and supportive housing.
- Persons with developmental disabilities often face three **major barriers to accessing appropriate & affordable housing:**
 - Cost/ Income
 - Appropriate & Accessible Supports
 - Societal Attitudes & Stigma
- Housing Forums allow our sector to stand as a united front on the issue of affordable and supportive housing. It also ensures **agencies are informed about current opportunities to get involved & positively impact the housing situation** for those with developmental disabilities.

Work to Date

Some of the accomplishments of the Housing Sub-Committee since 2016:

- TDSA Housing Survey Results (April 2016)
 - 3,400+ individuals within the GTA and beyond
 - 190+ owned properties and 400+ units through head leases and referral agreements
 - Interest in 1- to 3-bedroom units totaling over 260
- Affordable Home Ownership Fact Sheet (July 2016)
 - More than 4,200 full/part-time staff
- Inclusionary Zoning Consultation Feedback Form Submission (August 2016)
 - 42 organizations/groups/companies engaged in this process
- Affordable and Supportive Housing Information Guide (October 2016)
- TDSA Affordable and Supportive Housing Forum (October 2016)
- Inclusive Housing Design Session with Build Toronto (May 2017)
- TDSA Housing Brochure: Key Issues Affecting our Sector (September 2017)

Current Work & Engagement

- Socially Inclusive Housing Design Working Groups
 - Online Guide
 - Inclusive Design
 - Planning, Policy & Legislation
 - Innovative Funding & Financial Frameworks
- TDSA Representation in the Community
 - Housing forums
 - Toronto Housing Summit Sept. 2016
 - Innovative Housing Ideas and Improving Residential Supports Nov. 2016
 - Canada-Ontario Homelessness Summit Jan. 2017
 - Celebrating Canada's National Housing Strategy – Nov. 2017
 - Engaging with community members
 - Ontario Municipal Social Services Association (OMSSA) Presentation July 2017
 - Mental Health Supportive Housing Network Presentation Sept. 2017
 - Housing Opportunities Speed-Dating Lunch Nov. 2017

Highlights re: Goals / Aspirations

- Raising Awareness of Housing Needs for People with Developmental Disabilities
 - Report from Housing Forum today
 - Outreach through 2-3 presentations regarding the affordable housing issues we face in our sector
 - Outreach to 3-5 City Councilors who are invested in housing-related initiatives in Toronto
 - Outreach to 1-2 key government officials at the provincial/federal level regarding affordable housing issues
- Increasing Housing Options, Opportunities and Resources on Behalf of Toronto DS Agencies
 - Report outlining new housing developments of interest
 - Distribution of the report and updates available on the TDSA website
 - Engage 2-3 housing developers re: future opportunities
 - Engage 10-12 housing-related professionals to develop a Socially Inclusive Housing Design Guide that focuses more on social health and well-being
- Developing a Locations Map on Behalf of Toronto DS Agencies
 - Geo map of residential/respite supports and services
 - Report outlining where DS agencies have strengths and weaknesses in housing support services

Updating TDSA Website

- TDSA Housing Sub-Committee information, history, current work
- Housing-related resources available & accessible throughout the sector

A graphic for the Toronto Developmental Services Alliance Housing Forum. It features a blue background on the left with white silhouettes of hands reaching up towards a set of keys. The right side has a white background with blue and green text. The text reads 'Toronto Developmental Services Alliance Housing Forum' in blue and green. Below this is the logo for the Toronto Developmental Services Alliance, which consists of three overlapping circles in blue, green, and pink. To the right of the logo is the text 'Toronto Developmental Services Alliance | Formerly MARC'. At the bottom of the graphic is a green bar with white text and icons of a house, listing the forum's topics.

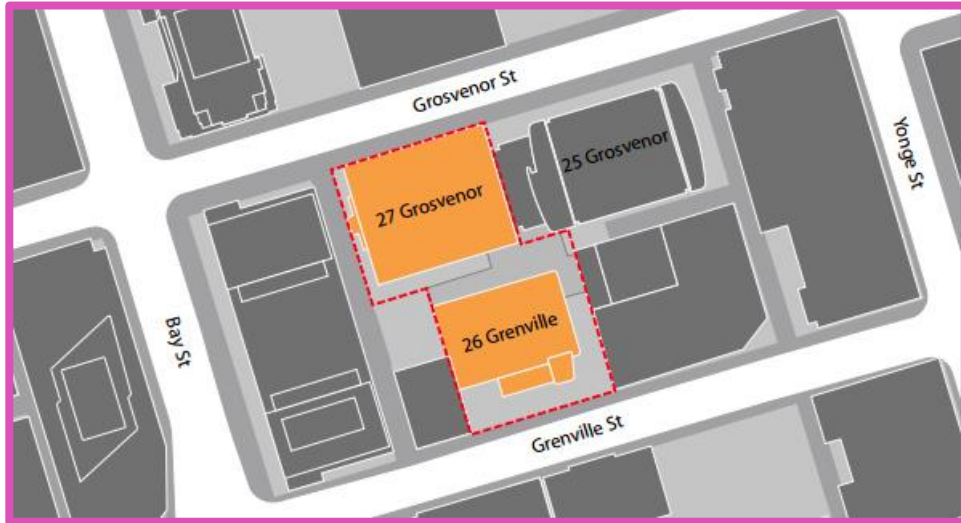
Toronto Developmental Services Alliance Housing Forum

Toronto Developmental Services Alliance | Formerly MARC

- 🏠 Exploring issues & obstacles for the developmental service sector
- 🏠 Current work being done to address shortage of affordable & supportive housing
- 🏠 Breakout sessions exploring potential solutions to current housing challenges
- 🏠 Future planning on how to meet housing needs of persons with DD

Geo-mapping Developmental Services

- Data collection of residential services across DS agencies
- Visual mapping of housing service locations



Grenville & Grosvenor

West Don Lands

30 Tippet



36 Tippet



Why are you interested in housing?

- Aging infrastructure of existing housing
 - Increasing repair costs
 - Not meeting existing needs
- Modernizing/expanding housing offerings
 - Provide greater choice
 - More attractive to different age groups
- Service expansion and capacity building
 - Support more people waiting for or transitioning into adult services with funding
 - Partner with families to explore alternative supportive housing solutions

How will you expand housing options?

- Housing development
- Property management
- Support coordination and service delivery
- Specific Toronto neighbourhoods and/or follow the opportunities
- Rentals and/or ownership
- Referral agreements or head leases
- Partnerships with private developers, non-profit housing providers, other service providers, sectors, groups, etc.
- Housing and support models

What are your challenges?

Unit Size	2017 Average Market Rent	2017 80% of Average Market Rent	2017 40% of Average Market Rent
Hostel	\$ 770	\$ 616	\$308
Bachelor apartment	\$ 962	\$ 770	\$385
1 bedroom apartment	\$1,137	\$ 910	\$455
2 bedroom apartment	\$1,341	\$1,073	\$536
3 bedroom apartment	\$1,544	\$1,235	\$618
4 bedroom apartment	\$1,795	\$1,436	\$718
5 bedroom apartment	\$2,008	\$1,606	\$803
2 bedroom townhouse	\$1,318	\$1,054	\$527
3 bedroom townhouse	\$1,581	\$1,265	\$632
4 bedroom townhouse	\$1,899	\$1,519	\$760
5 bedroom townhouse	\$2,195	\$1,756	\$878

2017 Greater Toronto Average Market Rent (AMR)

- Depth of affordability
- Timely access to housing allowances
- Aligning supply and demand
- Managing risk
- Evolving conversations/perspectives with stakeholders

What is our advantage?

- Compelling social cause with increased focus on partnerships
- Support specialists focused on people living successfully as members of their community
- Long-term relationships providing mutual stability for all parties
- Collectively, we have experiential knowledge with supportive housing and transitions
- Collaborative approach which can reduce risk of meeting demand and potentially increase networks and efficiencies
 - Partnership for phase 1 of RFP process - West Don Lands and Grenville/Grosvenor
 - 6 partners for West Don Lands – (19) 1-bedroom, (27) 2-bedroom, (2) 3-bedroom, (1) 4-bedroom = 49 units
 - 6 partners for Grenville/Grosvenor – (25) bachelor/1-bedroom, (14) 2-bedroom, (60) 3-bedroom = 40 units
 - Connections with community networks from other sectors representing diverse support needs
 - Community education and relationship-building as a network

Future considerations...

- Rent readiness for individuals
- Landlord/property management relations
- Alternative housing supports
 - Technology
 - Neighbourhood connections
 - Family supports
 - Clustered or shared supports
- Our role
 - Representatives of DS agencies
 - Brokers/facilitators/connectors with other sectors, services, groups, etc.
 - Lessons learned and growing experiential knowledge