

The Toronto Developmental Service Alliance

Housing crisis it only gets
worse.... Part II

My agenda

- The Gap
- Three **abilities** of Housing :
Afford-**ability**,
Support-**ability** and
Access-ability
- Opportunities and solutions

Assumptions On Housing

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

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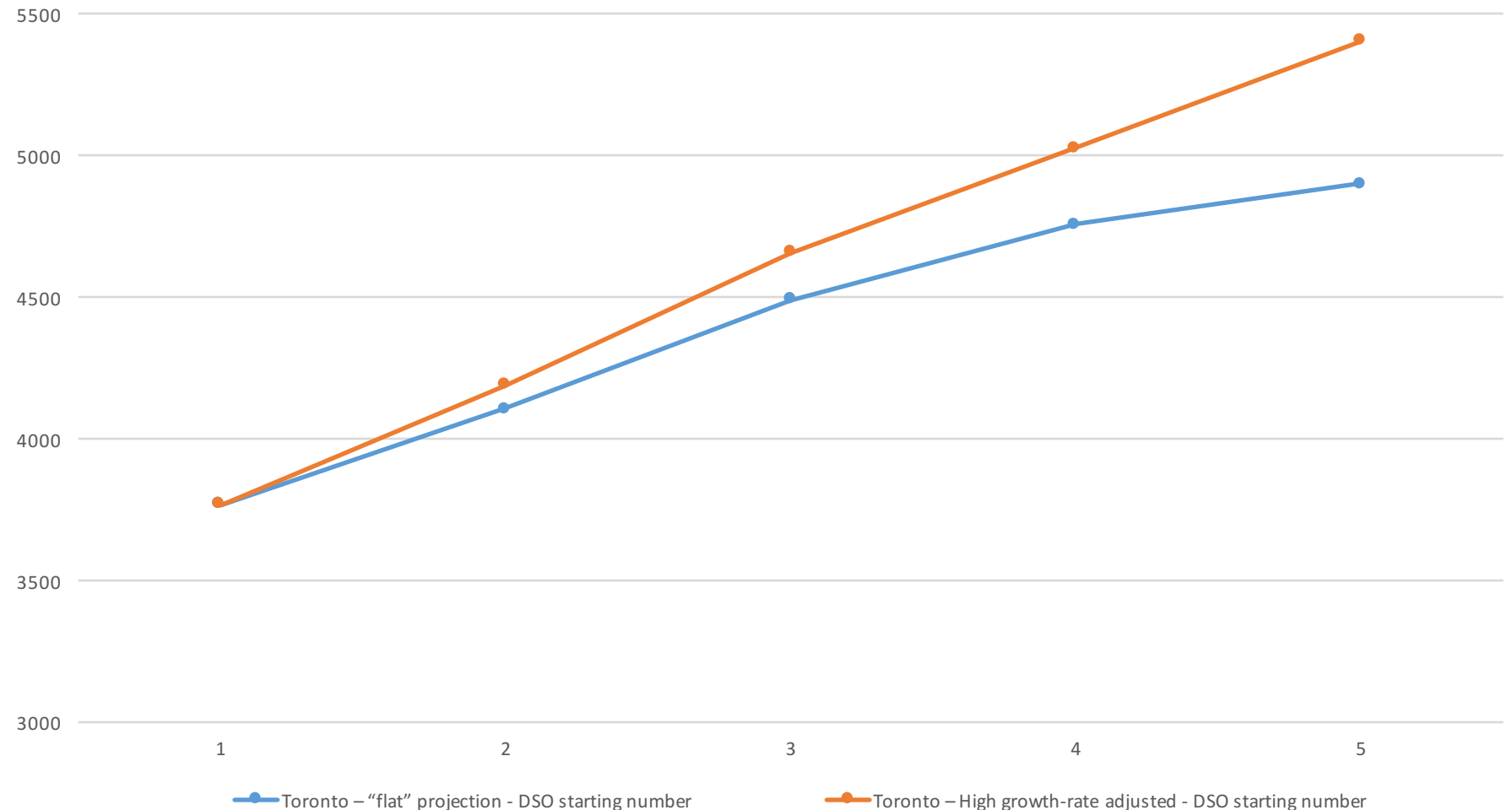
The Gap

A reminder

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)

People with identified developmental handicaps
awaiting housing - based upon current DSO numbers



Current State of waiting - TORONTO

- 3,770 individuals awaiting housing support (DSO)
- Over 300 wrongfully placed in hospitals, shelters, long term care facilities.

Translates to projected 40 Year wait

It's Tradition

Moses

Advocated for 40 years
and never saw his
children get a home



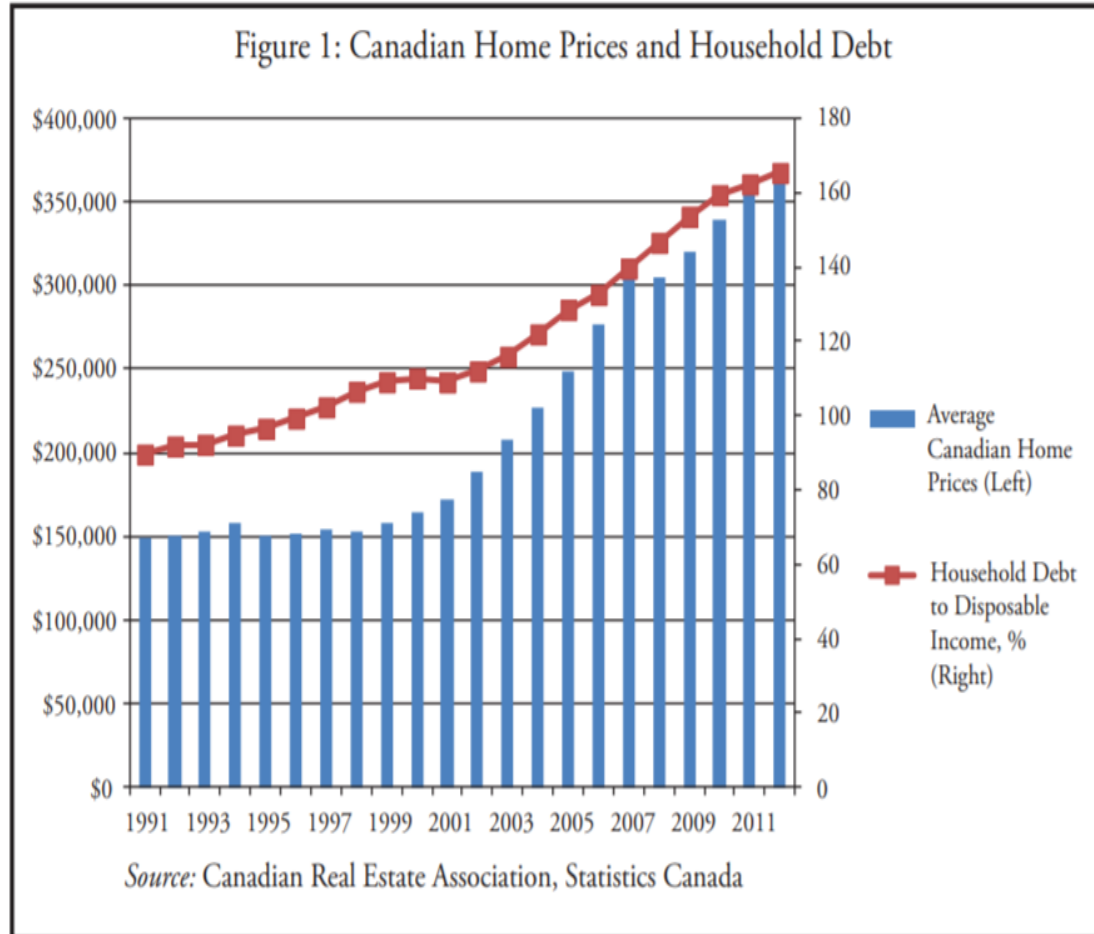
The Three Housing **ability** Themes

1. **Afford- ability – How to get to under \$500 a month rent?**
2. **Support –ability – How do we get just the right supports?**
3. **Acces-ability – What are the unique and common access needs and the cost to provide them?**

Afford-ability

- 1% of population = over 100,000 people
- 90% below poverty line (6 times more likely than general population)
- ODSP Rent provision ~\$489
- _____ Bottom line

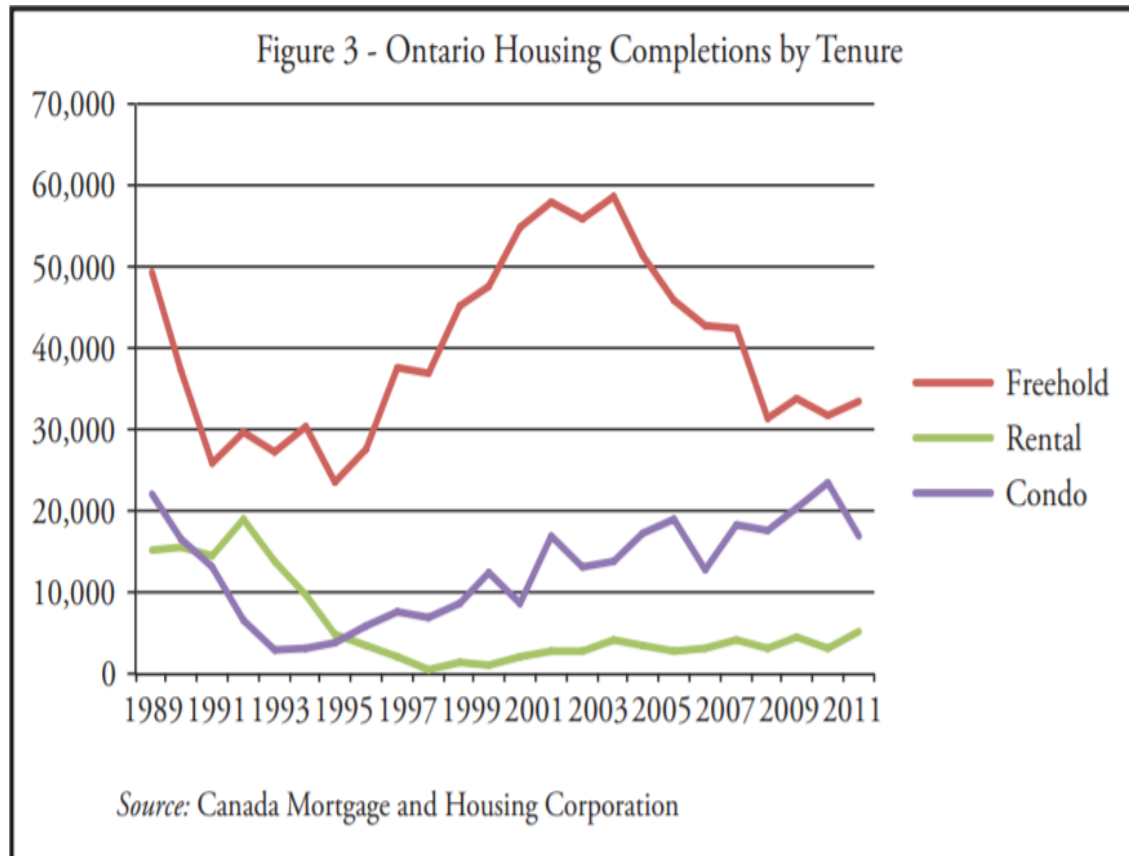
Housing Costs and Supply in Toronto



- Average household debt is increasing dramatically
- Housing prices are also increasing dramatically (Toronto over \$700k)
- 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

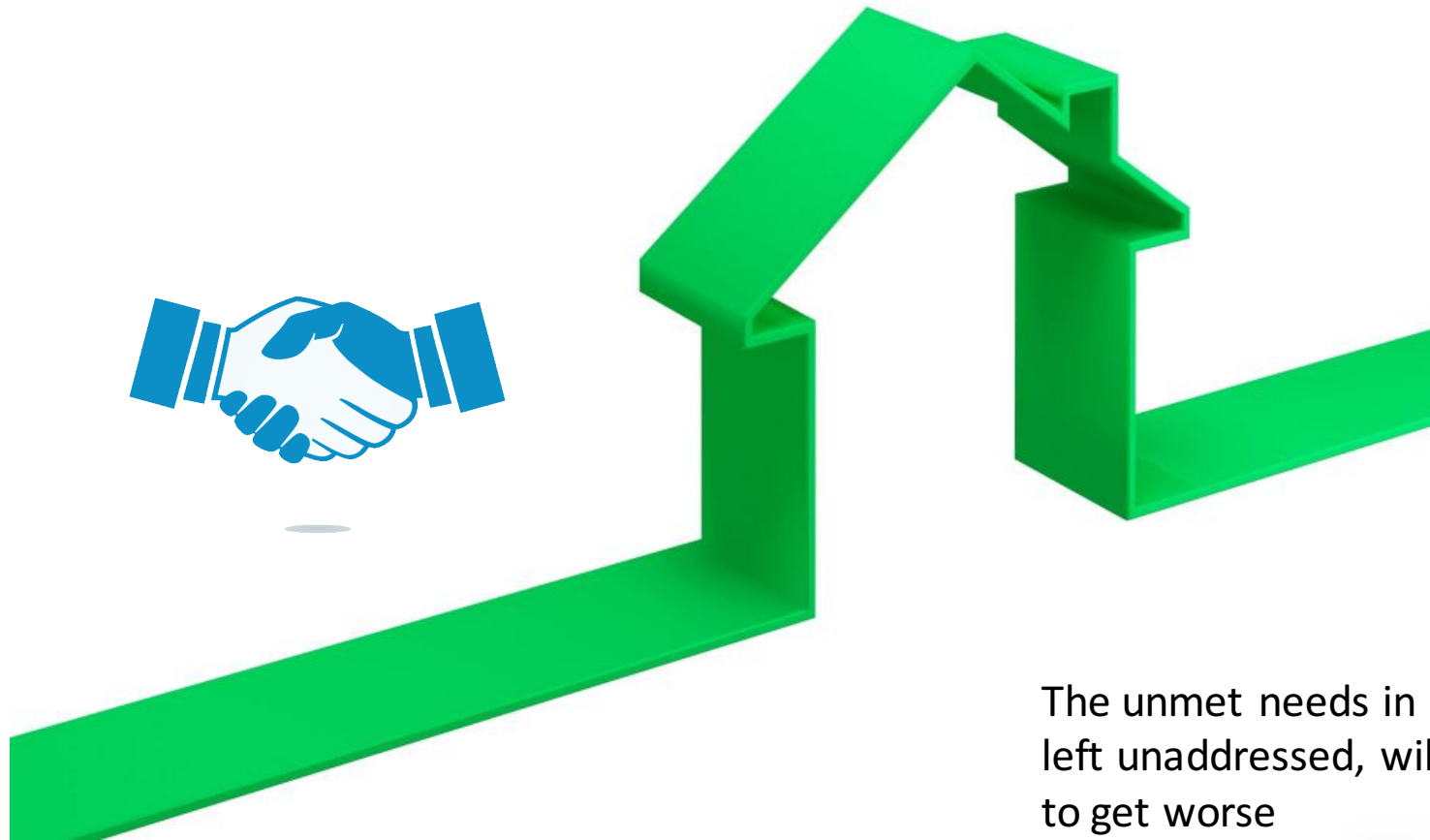
Housing Costs and Supply in Toronto

– what about rental?



- Affordable, subsidizes social housing accounts for 5% of “owned homes”, 20 % of rental properties
- Condos are the growing market for rental.
- Housing with accessibility , supports and deep affordability (\$489), no market possibility.

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 – ability Just the right supports?

- 34% low support needs
- 46% moderate support needs
- 20% have high support needs

Breakdown by type of housing requested/required

To stabilize waitlist –
need 100 units a year in
Toronto

To cut in half we need
over 300 units a year for
ten years.

Demand for high
Intensity support
increasing over 20% in
the next 10 years

Physical accessibility is
increasingly a priority
(dual diagnosis, aging)

	2016	Projected 2021	Projected 2026	Projected 2031	Projected 2036
<u>Toronto – “flat” projection</u>	<u>4500</u>	<u>4900</u>	<u>5360</u>	<u>5680</u>	<u>5920</u>
Specialized Behavioural	200	218	238	253	263
High Intensity	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

Access- ability

More than just stairs

Transportation

Employment

Recreation

Health Services

Family

...

Agency Challenge (not core business)

- Agencies providing housing for persons with DD need to plan and find stable housing that :
 - Meets the needs of individuals
 - affordable at \$489 a month

Too build they need

- Sources of funds capital
- Technical aspects of housing design/development
- Political good will



There are some positive signs...

- National Housing Strategy
 - Co-investment fund
 - Seed funding
 - Bilateral agreement

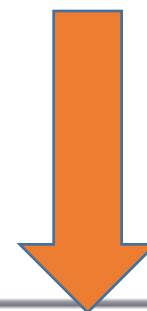


- Municipalities are starting to look at this population
- Builders see opportunities
- Families and agencies continue to innovate

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.

National Housing Strategy Bilateral Agreement

- The Bilateral agreement identifies 129,611 units of social housing .
- The Ombudsmans report in 2014 showed 15,246 units of residential support across Ontario
- With a small adjustments for households of more than one . The DS sector would represent about 10% of social housing

National Housing Strategy : Bilateral Agreement

If the developmental disabilities sector represented 10% of Ontario's social housing solution then over the next 3-5 years we would see:

	Expand by 15%	\$	Repair 20 %of existing	\$
Ontario	1,944	322 million	2,592	22 million
Toronto	398	63 million	520	4.4 million
		160,000 a unit		8,500 a unit

Preparation for Projects

- **Build a Professional Team**
- **Create a Development Plan**
- **Having a Zoned site**



Preparation for Projects

- Demonstrate Need for Affordable Housing
- Develop a Business Plan
- Ensuring your project meets the minimum requirements
- Financial Viability



Preparation for Projects

Identify relevant funding programs, learn requirements, aim to meet requirements as fully as possible.

Assume you need evidence of experience and success in development, construction, management and service deliver. If not you , then your partners.



Advocate Build and leverage social capital
(Relationships, families, partners)



Lou Fruitman Reena Community Residence

