

Supportive Housing Updates THHSP Forum



December 14, 2022

24-Month Housing and Homelessness Response Plan (2021-2022): Outcomes

- Over a 24-Month period, the City has created over **3,600** affordable and supportive housing opportunities for people experiencing homelessness, including:
 - Over **2,300** new supportive housing opportunities; and
 - **1,300** new affordable housing opportunities through the Canada-Ontario Housing Benefit program
- This was made possible through:
 - The City and non-profit partners securing a combined total of ~\$450m in one-time capital funding from the federal government through the Rapid Housing Initiative (RHI); and
 - The City receiving a one-time commitments of \$27m (pro-rated) in 2022 to provide support services in the new supportive homes.
- Ongoing commitments for operating funding (**\$48 million/year starting in 2023**) are needed from the province to maintain the support services in new supportive housing.

Program	Supportive homes secured in 2021-2022
Rapid Rehousing Program (TCHC units) & City Capital Funding	Approx. 1,200
RHI Phase 1	650
RHI Phase 2	341
MHI Phase 2	175
Total Supportive Homes	2,300+

The Next 24-Month Recovery and Resilience Plan (2023-2024)

- Adopted by Council in May 2022.
- Requested support from the federal and provincial governments to rapidly create **4,000 new affordable and supportive homes** including:
 - **2,500 new supportive housing opportunities** through acquisitions, modular housing, re-purposing existing stock, and investments in operating costs for support services, and
 - **1,500 housing benefits** (including COHB)
- Net new capital and operating investments are needed from the federal and provincial governments to achieve these targets.

RHI 3 Program Launch

On November 10th, the federal government announced the third phase of the Rapid Housing Initiative, and an investment of \$1.5 billion nationally to create new affordable homes through the program.

RHI provides up to a 100% capital grant contribution towards eligible projects that create net new housing through:

- New construction (traditional or modular methods)
- Acquisition and conversion of non-residential buildings
- Acquisition and rehabilitation of uninhabitable buildings lost to the housing stock

RHI 3 Program Launch

Cities Stream

- Flow directly to **41 pre-determined municipalities**
- \$500 million

Projects Stream

- Applications from **provinces, territories, municipalities, Indigenous governing bodies, and organizations and non-profits**
- \$1 billion

- Non-profits are able to submit projects directly to CMHC OR apply to CMHC as an intermediary of the municipality
- No guarantees of funding for any projects under the projects stream
 - CMHC selects projects based on prioritization and scoring criteria
- CMHC views non-profit led projects submitted as intermediaries as part of a municipality's application **more favourably** than projects submitted directly to CMHC

Affordability and Population Targets

- Ensure tenants pay no more than 30% of their before-tax income on housing costs, or the equivalent component of the shelter allowance of their income assistance
- Maintain this level of affordability for a minimum of 20 years
- Tenants must be in severe housing need or experiencing or at risk of homelessness

CMHC's Target Populations include:

- Women and/or women and their children (25% target)
- Urban Indigenous Peoples (15% target)
- Racialized groups, including Black Canadians
- Seniors
- Young adults
- People with disabilities
- People dealing with mental health and addiction issues
- Veterans
- 2SLGBTQ+
- Recent immigrants or refugees; and
- People experiencing or at risk of homelessness

RHI 3 Timelines

December 12, 2022

- CHMC portal open for application submissions

June 15, 2023

- CMHC to complete review of Projects Stream and confirm successful projects

March 15, 2023

- CMHC Application Deadline

18 months to complete –
December 15, 2024

- Delivery of completed units (occupancy permits obtained)

Next Steps

- In Q1 2023, Housing Secretariat will engage with the TAEH as it prepares the Investment Plan for CMHC
- Staff will connect with non-profits who submitted projects in Phases 1 & 2 but were unsuccessful, and with other potential projects already identified through other programs such as Open Door
- The City will continue to request operating funding from the province for the 2,300 supportive housing opportunities already created **plus** new allocations for the 2,500 net new opportunities to be created as part of the new 24-Month Plan (2023-2024).