



Housing and Homelessness Update and Summary of Bill 124
Proposed Amendments to Residential Tenancies Act, 2006

Ministry of Municipal Affairs and Ministry of Housing
May 2017

Ontario's Updated Long-Term Affordable Housing Strategy (LTAHS)

Ontario's Updated Long-Term Affordable Housing Strategy (LTAHS Update)

VISION

Every person has an affordable, suitable, and adequate home to provide the foundation to secure employment, raise a family, and build strong communities.

THEMES

Appropriate and Sustainable Supply of Housing

Equitable, Portable System of Financial Assistance






People-Centred, Efficient Housing Programs

Indigenous Housing Strategy

Steps to End Homelessness

Evidence-Informed System with Capacity to Respond Effectively to Changing Needs

Housing and Homelessness System Transformation

| Current System | | Transformed System |
|---|--|---|
| <ul style="list-style-type: none"> Inadequate supply Financially unsustainable housing stock |  | <ul style="list-style-type: none"> Range of affordable housing options (private, not-for-profit, co-operative and municipal) |
| <ul style="list-style-type: none"> Social housing wait lists operate separately from other housing assistance |  | <ul style="list-style-type: none"> Coordinated access system (financial and non-financial) |
| <ul style="list-style-type: none"> Limited/inflexible financial assistance (e.g., RGI tied to a specific unit) |  | <ul style="list-style-type: none"> Equitable, flexible and portable forms of financial assistance |
| <ul style="list-style-type: none"> Supportive housing programs managed by different ministries with different access systems |  | <ul style="list-style-type: none"> People-centred housing and support services |
| <ul style="list-style-type: none"> An emergency shelter system |  | <ul style="list-style-type: none"> An emergency shelter system that helps people become stably housed |

Recent Changes

- On December 8, 2016, Bill 7, the *Promoting Affordable Housing Act, 2016* received Royal Assent.
- Key elements of the legislation include:

Legislative Framework
for Inclusionary Zoning

Enabling Alternate
Forms of Housing
Assistance

Local Homeless
Enumeration
Requirement

- In addition, government has made **regulatory changes** to provide Service Managers with greater flexibility in the delivery and administration of social housing, including:
 - Allowing households to retain more of their income without impacting their RGI calculation;
 - Allowing for more mixed income housing within the current RGI housing stock; and
 - Providing Service Managers and municipalities with greater potential to access capital funding for affordable housing projects.

Social Housing Modernization

- A key component of the LTAHS Update is modernizing Ontario's social housing programs by:
 - Articulating key elements for social housing programs in the future;
 - Undertaking some immediate reforms to support modernization; and
 - Committing to a process to define the path forward.
- Four key elements have been identified for modernization:

Modern Program Framework

**More Coordinated, Effective
Access System**

**New Approaches to Financial
Assistance**

**Vibrant Not-for-Profit
and Co-operative Housing Sector**

- A **Discussion Forum** has been convened to support modernization, which includes representation from Service Managers, social housing providers, sector organizations, Indigenous administrators of social housing, and partner ministries.

More Affordable Market Housing

- The LTAHS Update includes several initiatives to increase the supply of affordable market housing, both homeownership and rental:

Inclusionary Zoning

Giving municipalities the option to implement inclusionary zoning, which requires affordable housing units to be included in residential developments

Secondary Suites

Making secondary suites such as above-garage apartments or basement units in new homes less costly to build by exempting them from development charges

Financial Tools

Expanding/enhancing financial tools to encourage and stimulate greater private sector participation in affordable market housing development

Portable Housing Benefit

Portable Housing Benefit Framework:

- A portable benefit provides households with greater choice since assistance is not tied to a specific Rent-Geared-to-Income (RGI) housing unit.
- The framework would establish a provincial standard for a portable housing benefit that would provide an alternative to RGI for Service Managers to consider in meeting Service Level Standards.

Survivors of Domestic Violence – Portable Housing Benefit Pilot:

- Launched in July 2016, the Pilot is a two-year program to help survivors of domestic violence access safe and affordable housing.
- The pilot provides the option to receive a portable housing benefit, allowing survivors to immediately find housing in their community.
- The pilot is being delivered by 22 Service Managers selected through an Expression of Interest.

Ending Homelessness

Poverty Reduction Strategy 2014-2019



Long-term Goal to End Homelessness



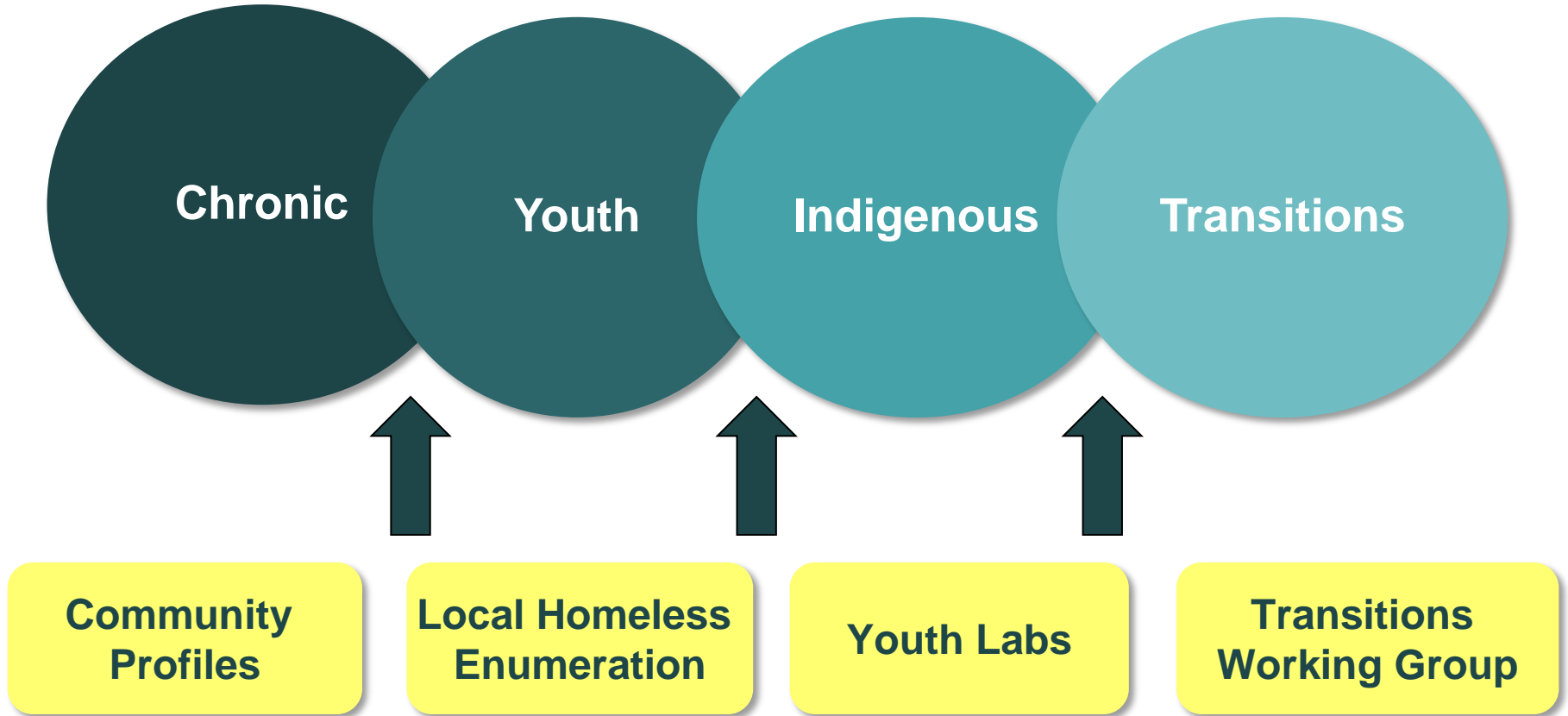
Expert Advisory Panel on Homelessness



Goal to End Chronic Homelessness by 2025

Ending Homelessness (cont'd)

Provincial Priority Areas



Supportive Housing

Supportive Housing Transformation:

- As part of the LTAHS Update, the province committed to the long-term transformation of the supportive housing system.
- Transformation is occurring using a whole-of-government approach informed by people living in supportive housing.
- A key milestone was achieved on March 9, 2017, when the province released the Supportive Housing Policy Framework and Best Practice Guide.
- Other key outcomes will include:
 - 1) A plan to modernize the Homes for Special Care program
 - 2) Improved client access systems
 - 3) Common outcomes-focused performance measures

Supportive Housing Investment:

- On March 9, 2017, the province announced additional investment to make significant progress towards the government's goal of ending chronic homelessness by 2025.
- The province is investing up to \$200 million in operating funding for housing assistance and support services to assist up to 6,000 families and individuals over the next three years.
- There will be a separate selection process for the targeted Indigenous portion.

Indigenous Housing Strategy

- Through the LTAHS Update, the government committed to work in partnership with Indigenous organizations to develop an **Indigenous Housing Strategy**.
- The **Indigenous Housing Engagement Table** includes participation from:
 - Ontario Federation of Indigenous Friendship Centres, Ontario Native Women's Association, Métis Nation of Ontario;
 - Ontario Aboriginal Housing Services and Miziwe Biik Development Corporation as housing program administrators; and
 - Gignul Housing and Nishnawbe Homes (nominated by the Ontario Non-Profit Housing Association's Urban Aboriginal Advisory Committee).
- The Table has met five times since summer 2016 with continued meetings planned for spring 2017.
- The Ministry is also undertaking broader outreach beyond the table with other Indigenous organizations and Service Managers.

Innovation, Evidence and Capacity Building Fund

Objectives:

- Increase local sector capacity to manage change, develop new skills and/or take advantage of new opportunities.
- Encourage evidence-based orientation and/or a culture of continuous improvement within the housing and homelessness sector.
- Support system capacity for at least one of themes of the LTAHS Update.

Approach:

- 2016-17: Targeted approach involving identification of initiatives by the ministry.
- 2017-18: Open call issued combined with a targeted approach.

Funding:

| 2016-17 \$M | 2017-18 \$M | 2018-19 (Ongoing) \$M |
|----------------|----------------|--------------------------|
| 0.50 | 1.00 | 1.00 |

Housing and Homelessness Data Strategy

- The ministry is implementing a Housing and Homelessness Data Strategy to improve its ability to collect and manage data and to encourage an culture of data sharing across the housing and homelessness system.

| Data Acquisition + Collection | Infrastructure + Analysis | Data Governance + Management | Skills Development + Training |
|---|--|--|--|
| <ul style="list-style-type: none">• Development of a Data Acquisition Plan• Data Forum with Service Managers | <ul style="list-style-type: none">• Development of a Data Portal | <ul style="list-style-type: none">• Development of data management resources and protocols | <ul style="list-style-type: none">• Building sector capacity |

Bill 214

Rental Fairness Act, 2017

Summary of Proposed Amendments to Residential
Tenancies Act, 2006

Context – Bill 124 – Rental Fairness Act, 2017 Proposed Amendments to the RTA, 2006

- In March, 2016 Minister of Housing (MHO) announced the updated Long-Term Affordable Housing Strategy (LTAHS).
- On June 8, 2016, in Ontario's Five Year Climate Change Action Plan (CCAP), the province committed to "...consult on and develop options to reduce the impact on residential tenants of increased energy costs from cap and trade"
- On April 20, 2017, the government introduced the Fair Housing Plan, aimed at making housing more affordable for homebuyers and renters through 16 comprehensive proposed measures – amending the Residential Tenancies Act, 2006.

Summary of Proposed Amendments

If approved and when proclaimed these amendments aim to:

Improve rental affordability by:

- Expanding rent controls to all private rental units
- Providing authority to regulations to further tighten Above-Guideline Rent Increases (AGI) rules for capital expenditures

Mitigate the impact of carbon costs on tenants and encourage landlords to make their buildings more energy efficient

Strengthen tenant protections and help facilitate successful tenancies by:

- Enabling a standard lease to help both tenants and landlords know their rights and responsibilities, while reducing the number of disputes
- Protecting tenants from eviction due to abuse of the “landlord’s own use” provision
- Ensuring landlords cannot pursue former tenants for unauthorized charges
- Delaying above-guideline rent increases until elevator maintenance orders are addressed

Facilitate better results for individuals living in transitional housing and help more people successfully transition to longer-term, stable housing

Improve and simplify Landlord and Tenant Board (LTB) processes

National Housing Strategy

- Ontario is working with the federal government and other provinces and territories to develop a National Housing Strategy (NHS), which will likely be released in the fall.
- Following months of consultations, Ministers met in Ottawa on November 1, 2016 to finalize priorities for a NHS. Results of the consultations were released on November 22, 2016.
- The 2017 federal budget proposed to invest more than \$11.2 billion over 11 years to address housing and homelessness issues. This funding will be provided through the NHS.
- Ontario is looking to ensure that this funding aligns with the goals of our LTAHS Update and that it is flexible enough to meet local needs and priorities.



Thank You!

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