



Update from the Ministry of Housing: Social Housing Modernization

2017 ONPHA Conference and Tradeshow
November 3, 2017

Ontario's Vision



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

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

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



Social Housing – Overview

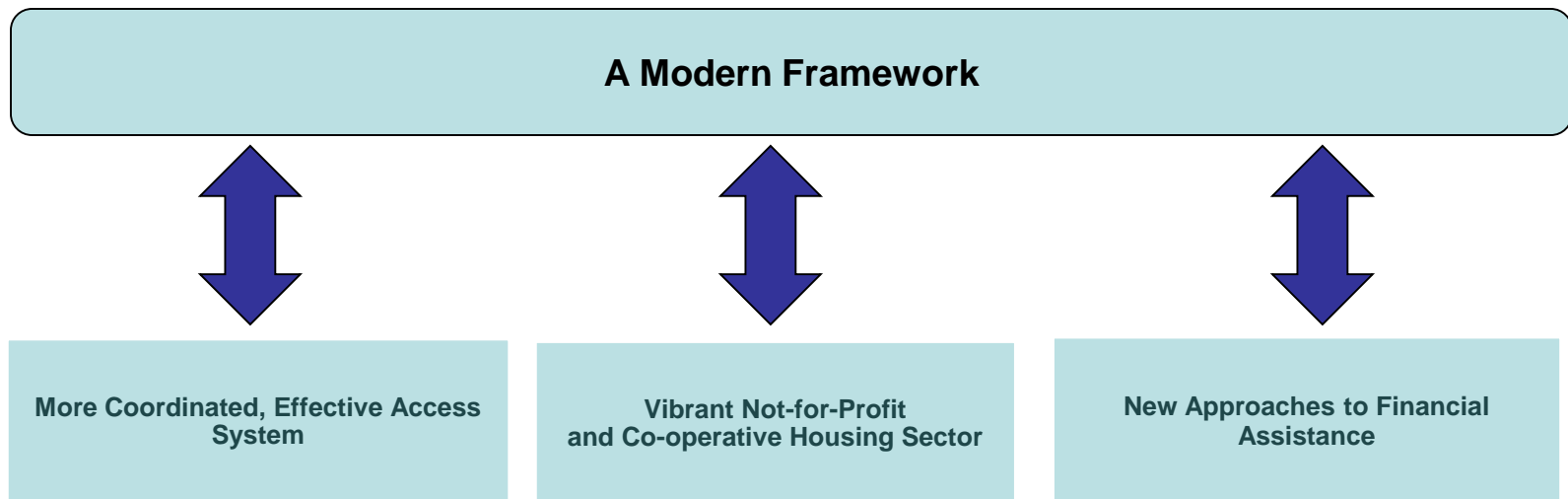
- Social housing accounts for approximately 23% of the purpose-built rental housing stock in Ontario, with a replacement value of more than \$30 billion (excluding land).
- While the demand for subsidized housing in Ontario continues to grow, current supply remains static.
- Our current social housing system is made up of 10 legacy programs with differing rules and requirements.
- Social housing program rules were developed when traditional RGI social housing was the primary form of housing assistance.
- Social housing programs were implemented separately over a number of years, resulting in:
 - Rigid program rules that limit responsiveness to unique and changing needs of households/communities;
 - Lack of clear outcomes, making it difficult to measure achievement of desired policy objectives; and,
 - Restrictions on the ability of Service Managers and housing providers to manage across their portfolio.

Looking Forward: New Opportunities

- Federal government is reinvesting in housing, with a focus on modernization.
- In 2017 budget, federal government announced \$11.2 billion in funding over 11 years. A portion of this total includes:
 - \$3.2 billion to the provinces and territories for the continuation of cost-matched affordable housing programs
 - \$5 billion for a National Housing Fund, to provide loans and grants for affordable housing.
- Federal government also signalled that it intends to preserve the baseline funding related to expiring social housing operating agreements (up to \$5 billion).
- Social housing modernization will help the sector to leverage opportunities related to the National Housing Strategy and meet new and emerging challenges.

LTAHS Update Commitments

- Ontario has committed to modernizing its social housing system as part of the updated LTAHS into a more efficient, people-centred, outcomes-focused and sustainable approach to provide housing for Ontarians.
- Through the LTAHS, the government articulated four key elements for social housing programs in the future, including:



Principles of a Modern Framework

Building upon the LTAHS Vision and provincial interest, the following four principles have been identified to inform the proposed modern framework:

People-centred

- Framework supports housing programs, services and supports that are rooted in a “people first” approach that focuses on positive outcomes for individuals and families in need, including housing stability
- Framework ensures consistency and certainty for households during transition period allowing for households to make informed choices

Partnership-based

- Strong partnerships between all levels of government, non-profit and co-operative housing providers, and households are key to achieving better housing outcomes
- Framework supports new and existing affordable housing supply and increases housing provider capacity and flexibility to maintain, replace and expand affordable housing options

Community-driven

- Framework recognizes unique local needs and housing markets

Efficient and Responsive

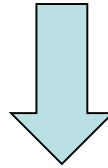
- Framework provides flexibility to housing providers and Service Managers to develop strategies to manage housing assets in a manner that best reflects local needs and supports the long-term sustainability of the system
- Framework supports risk-based approaches that ensure accountability while encouraging innovation and appropriate risk-taking

Provincial Interest in a Modern Framework



The Province is committed to supporting housing stability and protecting low-income Ontarians.

Ontarians need secure and stable affordable housing options in their communities.



Households live in well-maintained buildings that support economic and social inclusion.

Households with additional needs are assisted in becoming connected with the supports they need.

Disruptions to households living in social housing are minimized during the transition process of housing providers ceasing to operate under legacy social housing rules.

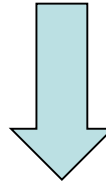
Mechanisms are in place to protect and support households if a non-profit provider experiences financial or operational difficulty, fails (e.g., goes into receivership), or wishes to leave the framework.

Provincial Interest in a Modern Framework



The Province is committed to supporting and encouraging new and existing affordable housing supply.

Legacy social housing providers are key providers of affordable housing.



There is a critical mass of viable, efficient and sustainable non-profit housing supply that meets changing household needs.

Supply that no longer meets needs and/or fails is repurposed with benefits accruing back to housing/homelessness goals and programs.

Assistance and support is available to non-profit housing providers that wish to continue to provide housing with a social purpose after their operating agreement ends or mortgage expires, helping to ensure governance, operating and financial sustainability.

If a non-profit housing provider experiences difficulty, there is a mechanism to address and remedy the problem, so that the asset can be retained.

Objectives of a Modern Framework

Households

- Ensuring better outcomes for current and future households living in social and affordable housing, including:
 - Increased social and economic inclusion
 - Increased housing stability and housing options

Housing providers

- Preservation/expansion of valuable housing assets
- Greater financial and administrative independence
- Increased financial capacity to enable self-reliance and sustainability (improved governance)
- Alignment to LTAHS vision and goals (social purpose)

Housing system

- Increased flexibility and administrative efficiency to manage housing portfolios
- Increased assurance to government partners and the financial community to invest in housing

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

Objectives

Households

- Ensuring better outcomes for current and future households living in social and affordable housing:
 - Increased social and economic inclusion
 - Increased housing stability and options about where to live

Housing Providers

- Preservation/expansion of valuable housing assets
- Greater financial and administrative independence/increased financial capacity to enable self-reliance and sustainability (improved governance)
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System

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- Increased assurance to government partners and the financial community to invest

Principles

People-Centred

Collaboration-Based

Community-Driven

Efficient and Flexible

Key Functions

Province continues to set legislative framework including access system provisions, Special Priority Policy and Service Level Standards.

Proposed changes would include minimum standards, reporting requirements and a risk-based oversight model for housing providers.

1. Service System Management

2. Administration of Funding and Benefits

3. Oversight, Standards and Performance Measures

4. Capacity Building

Consultation – Winter 2018

- MHO is planning a series of in-person discussions across Ontario, in early 2018, focused on:
 - Engaging directly with housing providers and hearing best practices/lessons learned regarding elements of social housing modernization
 - Building sector capacity and readiness for new opportunities and investments (National Housing Strategy, etc.)
 - Providing housing providers and other stakeholders with an overview of a proposed modern framework, and seeking sector input on key operational elements
- More information about the consultations, including dates and locations, will be announced shortly.

Discussion

- Small group discussion for approx. 25 minutes
- Please write down any questions/key points.
- Re-group as a whole for final Q&A.

Please discuss the following questions:

- 1) Where do you want your organization to be in 5, 10, or 15 years?
 - And what can the province do to help you get there?
- 2) We are talking about big changes. How can we work together to best reach our goals?
 - Can you think of examples of engagement and consultation approaches that have worked well in the past, and ones that haven't?