



2017 ONPHA Conference and Trade Show

Shaping
our
Future

Session #405

Housing programs we've
known and loved

PRESENTED BY:

Helen Harris

Coordinator, Policy & Research, ONPHA

Who's in the room today?

- Service Manager or DSSAB staff?
- Housing provider staff?
- Board member?
- Other?



Learning goals

1. To provide an overview of Ontario's social housing programs past and present
2. To examine the historical contexts of social housing in Canada and Ontario
3. To provide insight into how the sector has developed and how we got where we are today



Agenda

- 1) Brief overview of social housing
- 2) Four key periods of social housing policy and programs
- 3) Looking ahead: Challenges and opportunities
- 4) Questions



What is “Social Housing”?

- Government funded or administered
- Modest or geared to income rents (RGI)
- Includes supportive, public, non-profit, and co-operative housing



Why create social housing?

- Slum redevelopment
- Broader social welfare initiatives
- New rental supply creation
- Neighbourhood revitalization
- Build or sustain mixed income communities
- Special needs or housing with support
- To target a particular underserved group



A quick snapshot of Ontario's social housing sector

- Approximately 276,500 units, housing more than 400,000 individuals
- Approximately 18% of Ontario's rental sector
- More than 171,360 households on waiting lists across the Province
- Complicated web of overlapping programs and policy frameworks



Some of the jargon

- Social housing
- Public housing
- HSA
- RGI
- EOA
- AHP/IAH
- Section 26/27
- Section 95
- Transferred Programs
- Federal provider
- Supportive Housing
- Alternative Housing

For a full list of common housing terms, check out the glossary on our website!



4 key periods of social housing

- 1) Postwar Housing (1949-1964)
- 2) Expansion (1964-1995)
- 3) Devolution (1995-2002)
- 4) Affordable Housing Era (2002-Present)



Leading up to 1949

- *The Dominion Housing Act, 1935*
- *The National Housing Act, 1938*
- Wartime Housing Limited, 1941-1948
- Creation of CMHC, 1946



Early Postwar Housing

1949-1964

Early Postwar Housing (1949-1964)

- 1949 amendment to the *National Housing Act*
 - Created small public housing program
 - Capital financing and operating subsidies
 - Cost-shared by federal and provincial governments (75/25)
 - Mix of break-even and subsidized units
 - 1,700 units annually between 1949 and 1964



Expansion

1964 - 1995

Expansion: Three Major Eras

- 1) Public Housing Program (1964-1973)
- 2) Federal Unilateral Non-profit Programs (1973-1985)
- 3) Federal/Provincial Non-profit Programs (1986-1995)



Public Housing (1964-1973)

- Part of wider social program expansion
- 1964 amendments to the *NHA* drastically increased the scale of social housing
- Creation of Ontario Housing Corporation (OHC) in 1964



Public Housing in Ontario

- Owned by OHC, managed by Local Housing Authorities
- Subsidized housing for poor families and seniors
- Financed through debentures
- Long-term operating subsidies
- No income mixing, 100% RGI
- Access based on point-rating system
- 84,145 units across province



Early housing
programs – large
urban centres.

(Danforth-Midland TCHC,
Toronto)



Federal Unilateral Non-Profit Housing Programs (1973-1985)

- Housing created by community sponsors
- Mixed-income rental housing (lower % of RGI)
- Assistance provided through various methods (i.e. preferred financing options, capital contributions, and ongoing subsidies)
- Operating Agreements outlined specific requirements



Federal Unilateral Non-Profit Housing Programs (1973-1985)

- Section 26/27 Programs
- Section 95 Private Non-Profit Programs
- Urban Native Housing Program
- Rural and Native Housing Program



Section 26/27 Programs

- Objective
 - Construction, purchase or improvement of projects provided by non-profits and municipalities
 - Affordable housing for low-income families, individuals, seniors and those with special needs
- Financing model
 - 10% capital contribution
 - Preferred mortgage rates (8%) and extended amortization period (50 years)
 - No on-going operating subsidy



Section 26/27 Programs

- Program parameters
 - Modest market rents
 - Income limits for incoming tenants, no ongoing testing
 - No RGI (unless additional rent supplement agreement in place)
- Associated rent supplement program
 - Community Sponsored Housing Program (CSHP)



Section 95 Programs

- Objective
 - Modest affordable housing for seniors, individual, and special groups
 - Mix of subsidized and market rents
- Financing model
 - No capital contribution
 - Private financing, with 2% write down subsidy from CMHC
 - No other ongoing operating or RGI subsidy



Section 95 Programs

- Program parameters
 - Modest market rents
 - Internal subsidy pool (outlined in Operating Agreement)
- Associated rent supplement program
 - Ontario Community Home Assistance Program (OCHAP)





CHADWICK
CO-OP 532

Urban Native Housing Program

- Objective
 - To provide affordable housing for families, seniors and individuals of Aboriginal ancestry
- 3 notable timeframes
 - Pre-1986
 - Pre-1986 with Urban Native Additional Assistance (UNAA)
 - Post 1985



Rural and Native Housing Program

- Introduced in 1974 as a result of intense lobbying efforts
- Objective (pre-1986):
 - To ensure adequate housing for low-income persons in rural areas and small communities” (population less than 2,500)
- Objective (post 1986):
 - To assist Aboriginal and non-Aboriginal households in “core need” in rural areas



Federal/Provincial Non-Profit Programs (1986-1995)

- Management for production devolved to provinces
- New federal/provincial cost-sharing agreements (60/40)
- Debt financing, with subsidy to cover mortgage, RGI and operating costs
- Increased low-income targeting
 - “Core-need” households
 - 66%-75% RGI targets





Federal/Provincial Non-Profit Programs (1986-1995)

- Decline in federal commitments resulted in higher costs for provinces
- Ontario responded with unilateral housing program
- Provincial programs:
 - Ontario Homes Now
 - P3000 & P3600 (special needs housing)
 - jobsOntario*Homes*





Devolution

1996-2002

Federal Download

- **Canada-Ontario Social Housing Agreement** (signed in 1999) established:
 - Ontario's responsibility for the administration of Operating Agreements of most federal housing programs
 - A federal funding schedule that declines as mortgages mature
 - Program and reporting rules



Provincial Download

- *Social Housing Funding Act, 1998*
 - Transfer of costs to municipalities
- *Social Housing Reform Act (SHRA), 2000*
 - Transferred funding and administration responsibilities to municipal governments or “Service Managers”
 - New requirements around RGI and housing access
- *Housing Services Act, 2011*
 - Provides more flexibility to Service Managers



What did this mean for Ontario's housing programs?

- Public housing
 - Stock transferred to municipalities through the creation of Local Housing Corporations (LHCs)
 - Programs subject to the *HSA*
- Federal unilateral non-profit programs
 - Original Operating Agreements remain, and are administered by Service Managers
 - Programs not subject to the *HSA* (except units receiving CSHP or OCHAP rent supplements)
 - Rural and Native Housing initially remained with the Province until taken over by Ontario Aboriginal Housing Services (OAHS) in 2006



What did this mean for Ontario's housing programs?

- Provincial non-profit programs
 - Original Operating Agreements dissolved, and replaced by the *HSA*
- Supportive Housing Programs
 - Remained with the Province, and transferred to the Ministry of Health and Long-Term Care (MOHLTC) or the Ministry of Community and Social Services (MCSS)



Affordable Housing Era

2002-Present

Affordable Housing Era Programs

- Federal/Provincial Affordable Housing Programs
- National and provincial homelessness initiatives
- Repair and retrofit initiatives
- Provincial energy efficiency retrofit initiatives



Federal/Affordable Housing Programs

- Affordable Housing Program (AHP) (2002, 2005, 2009)
- Succeeded by Investment in Affordable Housing (IAH) (2011, 2014)
 - 6 program components including:
 - Capital funding for new rental units (offered at 80% of market rents)
 - Operating funding for rent supplements and housing allowances



Homelessness Initiatives

- Federal
 - National Homelessness Initiatives (NHI)
 - Homelessness Partnering Strategy (HPS)
- Provincial
 - Community Homelessness Prevention Initiative (CHPI)



Retrofit Programs

- Social Housing Renovation and Retrofit Program (SHRRP)
 - Part of 2009 Federal Provincial Economic Stimulus Program and Ontario's Poverty Reduction Strategy (funded jointly)
 - Funding for repairs, renovation and energy retrofits of existing units
- Social Housing Improvement Program (SHIP)
 - Announced in 2016 federal budget from Social Infrastructure Fund
 - Two year “down payment” on National Housing Strategy
 - Capital repairs of existing projects



Provincial Energy Efficiency Programs

- Social Housing Apartment Retrofit Program (SHARP)
- Social Housing Energy Efficiency Program (SHEEP)



Looking Ahead

Challenges, changes and
opportunities

Challenges facing the sector

- Financial pressures and funding gaps
- End of Operating Agreements (EOA)
- Deteriorating physical assets
- Aging sector workforce
- No national central data repository or system
- Increasing support needs of tenants



What opportunities exist?

- National Housing Strategy
- End of Operating Agreements (EOA)
- Sector Modernization
- Climate change and energy efficiency retrofits
- CMHC prepayment flexibility initiative
- Provincial election



How can ONPHA help you?

1. Visit ONPHA online:

onpha.on.ca

- handbooks and guides
- InfoONs
- FocusON

2. ONPHA Member

Support Hotline: 1-800-297-6660

3. ONPHA Education Program

- Online courses: RGI, RTA, Finance and Governance
- Webinars
- In-person training

4. ONPHA Conference

- Join us in 2018!
- Toronto: October 26-28
(Education Day: October 25)



ONPHA Communications



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Recommended Resource

- “Still Renovating: A History of Canadian Social Housing Policy”
- Published by Greg Suttor in 2016
- Comprehensive analysis of Canada’s social housing policy evolution and its underlying political and social contexts





Thank you!

ONPHA values your opinion. Please complete a session evaluation.