



BOARD REPORT

REPORT No.: 2024-27

MEETING DATE: JUNE 20, 2024

SUBJECT: TBDSSAB SUPPORTED AFFORDABLE AND TRANSITIONAL HOUSING

RECOMMENDATION

For information only.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with an overview of the affordable and transitional housing projects that have been developed or supported by TBDSSAB since 2014.

BACKGROUND

Since 2014, TBDSSAB has supported the development of numerous housing projects in the District of Thunder Bay through several provincial funding initiatives including Investment in Affordable Housing (IAH), Canada Ontario Community Housing Initiative (COCHI), Affordable Housing Program (AHP) Home for Good (HFG), Social Services Relief Fund (SSRF), Homelessness Prevention Program (HPP) and the use of TBDSSAB reserve funds. These projects aim to meet the specific needs of those seeking affordable rental housing, or those in need of transitional and supported housing.

In the past 10 years, TBDSSAB has funded a total of 408 new housing units, including the development of 173 transitional and supported housing units and the creation of 235 rent-geared-to-income and affordable housing units, most in partnership with not-for-profit housing providers.

COMMENTS

The creation of new, purpose-built housing continues to be a key objective for TBDSSAB. Below is a chart depicting the project names, location, funding source, number of units created, and current status for each project.

Affordable Housing

Project Name	Proponent	Community	Funding program	Year Completed	Units
Sister Leila Greco Apartments	St. Joseph's Care Group	Thunder Bay	AHP	2014	132
Victoria Ave.	Habib Enterprises	Thunder Bay	IAH	2014	21
Donald St. & Pearl St.	TBDSSAB	Thunder Bay	IAH, TBDSSAB	2015	16
Kay Bee 1 & 2	Kay Bee Seniors NP	Oliver Paipoonge	IAH	2016, 2018	10
Bell St.	Township of Nipigon	Nipigon	IAH	2018	4
Algoma St. & Cornwall Ave.	Northern Linkage	Thunder Bay	IAH	2018	24
Cody Ave.	Matawa	Thunder Bay	IAH	2020	8
Mclvor Court	TBDSSAB	Thunder Bay	OPHI, TBDSSAB	2020	6
Archibald St.	Northern Linkage	Thunder Bay	COCHI	Under Construction	14
Total					235

Transitional/Supported Housing

Project Name	Proponent	Community	Funding Program	Year Completed	Units
Lodge on Dawson	St. Joseph's Care Group	Thunder Bay	HFG	2019	28
Journey to Life	Salvation Army	Thunder Bay	IAH-E	2020	20
Arthur St.	Dilico Anishinabek Family Care	Thunder Bay	SSRF	2022	8
Lillie St.	Matawa	Thunder Bay	SSRF	2022	6
Algoma St. (family crisis)	Matawa	Thunder Bay	SSRF	2023	6
Cameron St.	Elizabeth Frye Society	Thunder Bay	SSRF	2023	7
Algoma St.	Matawa	Thunder Bay	SSRF	2024	21
Yonge St.	Dilico Anishinabek Family Care	Thunder Bay	SSRF, TBDSSAB	2024	20
Archibald St.	Elizabeth Frye Society	Thunder Bay	HPP	2024	16
Brock St.	Northern Linkage/ St. Joseph's Care Group	Thunder Bay	HPP	Under Construction	22
George St.	Shelter House/Norwest Community Health Centre	Thunder Bay	HPP	Under Construction	15
Huron Ave.	Ontario Aboriginal Housing Services	Thunder Bay	HPP	Under Construction	4
Total					173

As noted in the chart, there are 41 transitional/supported housing units recently announced by the Minister of Municipal Affairs and Housing (MMAH) and are currently under construction.

Not included in the above numbers, in recent years TBDSSAB has funded the expansion of emergency shelters by 33 spaces to meet urgent shelter needs. These spaces, intended to be short-term in nature, are expected to be reduced with the expansion of transitional and supported housing in the future.

STRATEGIC PLAN IMPACT

This report supports the current TBDSSAB Strategic Plan visions of humanizing human services and fostering innovation and progress.

FINANCIAL IMPLICATIONS



At this time, a total of 147 individuals living in the properties listed above in this report are being rent supported through a combination of the Private Landlord Rent Supplement Program, Portable Housing Benefit, and HPP Portable Housing Benefit at an approximate annual cost of \$430,000. This investment helps to maintain the affordability of housing. The remaining individuals are supported through Ontario Works or Ontario Disability Support Program shelter allowance or are paying an affordable market rent.

CONCLUSION

It is concluded that this report provides the Board with an overview of the affordable and transitional housing projects that have been developed or supported by TBDSSAB since 2014.

REFERENCE MATERIALS

None.

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