



DATE OF MEETING: JULY 18, 2024

TIME OF MEETING: 10:00 A.M.

LOCATION OF MEETING: 3RD FLOOR BOARDROOM &
MICROSOFT TEAMS
TBDSSAB HEADQUARTERS
231 MAY STREET SOUTH
THUNDER BAY, ON

CHAIR: BRIAN HAMILTON

ORDERS OF THE DAY: DISCLOSURES OF INTEREST
DEPUTATIONS / PRESENTATIONS
NEW BUSINESS
MINUTES OF PREVIOUS MEETING
REPORTS OF ADMINISTRATION
CORRESPONDENCE
BY-LAWS
NEXT MEETING
ADJOURNMENT

Note: For the purposes of the agenda and subsequent Minutes references to TBDSSAB or the Board refers to The District of Thunder Bay Social Services Administration Board of Directors as relevant to specific agenda item; references to TBDHC or the Board refers to the Thunder Bay District Housing Corporation Board of Directors as relevant to specific agenda item. References to CEO refer jointly to the Chief Executive Officer of TBDSSAB and Senior Administrator of TBDHC.

BOARD MEETING

DISCLOSURES OF INTEREST

CONFIRMATION OF BOARD MEETING AGENDA

Resolution No. 24/52

THAT with respect to the agenda for the Board Regular and Closed Session meetings of The District of Thunder Bay Social Services Administration Board for July 18, 2024, we approve the agendas as presented;

AND THAT we approve any additional information and new business.

MINUTES OF PREVIOUS MEETINGS

Board Meetings

Minutes of [Meeting No. 11/2024](#) (Regular Session) and [Meeting No. 12/2024](#) (Closed Session) of TBDSSAB, held on June 20, 2024, respectively, to be confirmed. **(Pages 6 - 18)**

Resolution No. 24/53

THAT the Minutes of Meeting No. 11/2024 (Regular Session) and Meeting No. 12/2024 (Closed Session) of The District of Thunder Bay Social Services Administration Board, held on June 20, 2024, respectively, be confirmed.

Committee/Table Meetings

Draft [Minutes of the CEO Hiring Committee Meeting](#) held on June 17, 2024 presented, for information only. **(Pages 19 - 21)**

CLOSED SESSION MEETING

Administration recommends that the Board adjourn to a closed meeting relative to receipt of information with respect to personal matters about identifiable individuals and employee negotiations with respect to the CEO Hiring Committee Update.

Resolution No. 24/54

THAT the Board adjourn to a closed meeting relative to receipt of information with respect to personal matters about identifiable individuals and employee negotiations with respect to the CEO Hiring Committee Update.

REPORTS OF ADMINISTRATION

Chief Executive Officer Hiring Committee Update

[Memorandum from Jim Moffat, Committee Chair](#) providing the Committee's recommendation to the Board presented in Closed Session.

The following resolution is presented to the Board, for consideration.

Resolution No. 24/55

THAT with respect to the memorandum from Jim Moffat, Chair, CEO Hiring Committee dated July 8, 2024 providing the Committee's recommendation relative to the appointment of the new Chief Executive Officer, we The District of Thunder Bay Social Services Administration Board, direct that the Board Chair and CEO Hiring Committee Chair proceed as directed in Closed Session;

AND THAT the Board Chair be authorized to execute the employment contract;

AND THAT the necessary By-law be presented to the Board.

Appearance Before Thunder Bay District Councils

On consensus at the June 20, 2024 Board Meeting, the Memorandum from Board Member Greg Johnsen was deferred to the July 18, 2024 Board Meeting.

[Memorandum from Greg Johnsen, Board Member](#) dated June 17, 2024 relative to providing a recommendation regarding the Chief Executive Officer appearing before Thunder Bay District Councils, for consideration. **(Page 22)**

Resolution No. 24/56

THAT with respect to the Memorandum dated June 17, 2024 from Greg Johnsen, Board Member, we The District of Thunder Bay Social Services Administration Board, direct the Chief Executive Officer to advise the City of Thunder Bay and other communities within the District of Thunder Bay of their willingness to appear before Thunder Bay City Council and other municipal Councils to answer questions and/or provide information regarding the ongoing issues of unsheltered homelessness/encampments that exist in Thunder Bay District communities.

Appointment to the Audit Committee

[Memorandum from Bill Bradica, CEO](#) (Chief Executive Officer Division) dated July 9, 2024 relative to providing the Board with Administration's recommendation to appoint a new member to the Audit Committee, for consideration. **(Page 23)**

Resolution No. 24/57

THAT the following Member of The District of Thunder Bay Social Services Administration Board be appointed to the Audit Committee, effective July 18, 2024, for the term ending December 31, 2024:

Impact of Short-Term Rentals in the District of Thunder Bay

On consensus at the June 20, 2024 Board Meeting, Report No. 2024-25 was deferred to the July 18, 2024 Board meeting.

[Report No. 2024-25](#) (Integrated Social Services Division) relative to providing the Board with information regarding the issue of short-term rentals and the impact on access to housing throughout the District of Thunder Bay, represented for information only. **(Pages 24 – 28)**

Capital Seed Funding

On consensus at the June 20, 2024 Board Meeting, Report No. 2024-26 was deferred to the July 18, 2024 Board Meeting.

[Report No. 2024-26](#) (Integrated Social Services Division) providing the Board with information regarding the options for prospective affordable housing proponents to access seed funding to bring potential projects from the concept stage to the proposal stage, represented for information only. **(Page 29 - 31)**

Employment Services Transformation Update

On consensus at the June 20, 2024 Board Meeting, the Memorandum from Jennifer Lible, Manager, Social Services Programs was deferred to the July 18, 2024 Board Meeting.

[Memorandum from Jennifer Lible, Manager, Social Services Programs](#) (Integrated Social Services Division) dated June 3, 2024 providing the Board with an update of the employment services transformation, represented for information only. **(Pages 32 - 34)**

CORRESPONDENCE

Social Assistance Rates and Common Assessment Tool

On consensus at the June 20, 2024 Board Meeting, correspondence from the Hon. Michael Parsa was deferred to the July 18, 2024 Board Meeting.

[Letter from the Honourable Michael Parsa, Minister of Children Community and Social Services dated May 23, 2024](#) acknowledging the letter, resolution and TBDSSAB Board Report forwarded to the Minister, represented for information only. **(Pages 35)**

2024-25 Confirmed Funding Allocations for National housing Strategy Programs

On consensus at the June 20, 2024 Board Meeting, correspondence from the Hon. Paul Calandra was deferred to the July 18, 2024 Board Meeting.

[Letter from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing](#) dated June 17, 2024 relative to providing information regarding confirmed funding under the National Housing Strategy, represented for information only. **(Pages 36 - 39)**

BY-LAWS

NEXT MEETING

The next meeting of The District of Thunder Bay Social Services Administration Board will be held on Thursday, September 19, 2024 at 10:00 a.m., in the 3rd Floor Boardroom, TBDSSAB Headquarters, 231 May Street South, Thunder Bay, Ontario and via Microsoft Teams.

ADJOURNMENT

Resolution No. 24/58

THAT the Board Meeting No. 13/2024 of The District of Thunder Bay Social Services Administration Board, held on July 18, 2024, be adjourned at _____ a.m..



**MINUTES OF BOARD (REGULAR SESSION) MEETING NO. 11/2024
OF
THE DISTRICT OF THUNDER BAY SOCIAL SERVICES ADMINISTRATION BOARD**

DATE OF MEETING: June 20, 2024

TIME OF MEETING: 10:03 a.m.

LOCATION OF MEETING: Microsoft Teams &
3rd Floor Boardroom
TBDSSAB Headquarters
231 May Street South
Thunder Bay, ON

CHAIR: Brian Hamilton

PRESENT:

Albert Aiello
Anne-Marie Bourgeault
Kasey Etreni
Nancy Gladun
Brian Hamilton
Greg Johnson
Kathleen Lynch
Elaine Mannisto
Jim Moffat
Dominic Pasqualino
Jim Vezina

OFFICIALS:

Bill Bradica, Chief Executive Officer
Georgina Daniels, Director, Corporate Services Division
Ken Ranta, Director, Integrated Social Services Division
Tafadzwa Mukubvu, Manager, Finance
Shari Mackenzie, Manager, Human Resources
Crystal Simeoni, Manager, Housing Operations
Aaron Park, Manager, Housing & Homelessness Programs
Marty Farough, Manager, Infrastructure & Asset Management
Jennifer Lible, Manager, Social Assistance Programs
Carole Lem, Communications & Engagement Officer
Larissa Jones, Communications Assistant
Glenda Flank, Recording Secretary

REGRETS:

Ken Boshcoff
Meghan Chomut
Mark Thibert

GUESTS:

Note: For the purposes of the Minutes references to TBDSSAB or the Board refers to The District of Thunder Bay Social Services Administration Board of Directors as relevant to specific agenda items; references to TBDHC or the Board refers to the Directors of Thunder Bay District Housing Corporation as relevant to specific agenda items. References to CEO refer jointly to the Chief Executive Officer of TBDSSAB and Senior Administrator of TBDHC.

BOARD MEETING

DISCLOSURES OF INTEREST

None.

CONFIRMATION OF BOARD MEETING AGENDA

Resolution No. 24/42

Moved by: Kasey Etreni
Seconded by: Greg Johnsen

THAT with respect to the agenda for the Board Regular and Closed Session meetings of The District of Thunder Bay Social Services Administration Board for June 20, 2024, we approve the agendas as presented;

AND THAT we approve any additional information and new business.

CARRIED

MINUTES OF PREVIOUS MEETINGS

Board Meetings

Minutes of Meeting No. 09/2024 (Regular Session) and Meeting No. 10/2024 (Closed Session) of TBDSSAB, held on May 16, 2024, were presented for confirmation.

Resolution No. 24/43

Moved by: Jim Moffat
Seconded by: Jim Vezina

THAT the Minutes of Meeting No. 09/2024 (Regular Session) and Meeting No. 10/2024 (Closed Session) of The District of Thunder Bay Social Services Administration Board, held on May 16, 2024, respectively, be confirmed.

CARRIED

Committee/Table Meetings

Draft Minutes of the Situation Analysis Review Committee Meeting held on May 16, 2024 were presented for information.

CLOSED SESSION MEETING

Administration recommended that the Board adjourn to a closed meeting relative to receipt of information with respect to personal matters about identifiable individuals and employee negotiations with respect to the CEO Hiring Committee Update, relative to personal matters about identifiable individuals and labour relations with respect to the 2025 TBDSSAB Budget Implications, and relative to security of the property of the Corporation with respect to the Bertrand Court Update.

Resolution No. 24/44

Moved by: Albert Aiello
Seconded by: Dominic Pasqualino

THAT the Board adjourn to a closed meeting relative to receipt of information with respect to personal matters about identifiable individuals and employee negotiations with respect to the CEO Hiring Committee Update, relative to personal matters about identifiable individuals and labour relations with respect to the 2025 TBDSSAB Budget Implications, and relative to security of the property of the Corporation with respect to the Bertrand Court Update.

CARRIED

At 12:22 pm. the Board reconvened in Regular Session. Brian Hamilton, Chair called for a lunch break and Anne-Marie Bourgeault, Board Member left the meeting.

At 12:43 p.m. the meeting reconvened in Regular Session with all remaining Board Members Bill Bradica, CEO, Georgina Daniels, Director, Corporate Services Division and Ken Ranta, Director, Integrated Social Services Division, Shari Mackenzie, Manager, Human Resources, Carole Lem, Communications & Engagement Officer, Larissa Jones, Communications Assistant and Glenda Flank, Recording Secretary in attendance.

A discussion was held regarding retaining quorum for discussion of the remaining Agenda items. It was determined that quorum would be lost shortly after 1:00 pm and on consensus, the Agenda was amended to discuss the critical items requiring resolution first and to defer the remaining items to the next scheduled Board meeting.

REPORTS OF ADMINISTRATION

Chief Executive Officer Hiring Committee Update

Memorandum from Jim Moffat, Committee Chair providing the Committee's recommendation to the Board was presented in Closed Session.

On consensus, the following resolution was presented to the Board.

Resolution No. 24/45

Moved by: Albert Aiello
Seconded by: Kasey Etreni

THAT with respect to the Memorandum dated June 19, 2024 from Jim Moffat, Chair, CEO Hiring Committee Member, we The District of Thunder Bay Social Services Administration Board, direct the Board Chair and Vice Chair to proceed as directed in Closed Session with Waterhouse Executive Search Firm completing a job offer after completing due diligence which includes references and verification of criminal record and judicial matter check, highest level of education, credit check and social media check.

AND THAT any necessary By-law be presented to the Board for consideration at the next scheduled Board meeting.

CARRIED

At 12:45 p.m. Marty Farough, Manager, Infrastructure & Asset Management, Tafadzwa Mukubvu, Manager, Finance, Aaron Park, Manager, Housing & Homelessness Programs, Crystal Simeoni, Manager, Housing Operations and Jennifer Lible, Manager, Social Assistance Programs joined the meeting.

Bertrand Court Regeneration Strategy Update

Report No. 2024CS-03 (Corporate Services Division) providing the Board with updated information regarding the Bertrand Court regeneration strategy was presented in Closed Session.

On consensus, the following resolution was presented to the Board.

Resolution No. 24/45A

Moved by: Nancy Gladun
Seconded by: Dominic Pasqualino

THAT with respect to Report No. 2024CS-03 (Corporate Services/Integrated Social Services), we The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), direct that Administration proceed as directed in Closed Session.

CARRIED

Proposed Budget Schedule

Report No. 2024-23 (Corporate Services Division) was presented to the Board providing the Board with TBDSSAB's proposed 2025 Budget Schedule.

Georgina Daniels, Director, Corporate Services Division responded to questions.

Resolution No. 24/46

Moved by: Albert Aiello
Seconded by: Kasey Etreni

THAT with respect to Report No. 2024-23 (Corporate Services Division), we, The District of Thunder Bay Social Services Administration Board, approve the 2025 Budget Schedule as presented.

CARRIED

Building Condition Assessment Results

Report No. 2024-24 (Corporate Services Division) was presented to the Board providing the results of the Building Condition Assessments completed for TBDSSAB property assets.

Bill Bradica, CEO provided further information and responded to questions.

Georgina Daniels, Director, Corporate Services Division responded to questions.

Resolution No. 24/47

Moved by: Dominic Pasqualino
Seconded by: Albert Aiello

THAT with respect to Report No. 2024-24, we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), accept the Building Condition Assessment report;

AND THAT the Board direct Administration to report back at the September 19, 2024 Board meeting with an updated Property Portfolio Action Plan related to TBDSSAB's property assets.

CARRIED

TBDSSAB Supported Affordable and
Transitional Housing

Report No. 2024-27, (Integrated Social Services Division) was presented to the Board with an overview of the affordable and transitional housing projects that have been developed or supported by TBDSSAB since 2014.

Bill Bradica, CEO provided clarification and responded to questions.

2024 Association of Municipalities of
Ontario Position Papers

Report No. 2024-28, (Chief Executive Officer Division) was presented to the Board with the position papers for the 2024 Association of Municipalities Ontario (AMO) Annual Conference.

Resolution No. 24/48

Moved by: Jim Vezina
Seconded by: Jim Moffat

THAT with respect Report No. 2024-28 (Chief Executive Officer Division), we The District of Thunder Bay Social Services Administration Board (the Board) receive the 2024 Association of Municipalities of Ontario (AMO) Position Papers as presented;

AND THAT we direct the Chief Executive Officer (CEO) to incorporate any edits to the position papers recommended by the Board by consensus into a final delegation package;

AND THAT we direct the CEO to send the final delegation package to the appropriate provincial Ministries;

AND THAT a copy of the approved delegation briefings package be sent to Thunder Bay District municipal councils for endorsement;

AND THAT the CEO attend the 2024 AMO Annual Conference to provide support to the Board Chair and other Board members in their meetings with provincial officials regarding these issues.

CARRIED

Cancellation of July Board Meeting

Memorandum from Bill Bradica, CEO dated June 3, 2024 providing Administration's recommendation to cancel the TBDSSAB July Board meeting, for consideration.

A discussion was held regarding an item to be brought to the July Board Meeting from Closed Session and the deferred items. It was agreed that the July Board Meeting would take place.

Resolution No. 24/49

Moved by: Jim Vezina
Seconded by: Kasey Etreni

THAT with respect to the Memorandum dated June 3, 2024 from William Bradica, Chief Executive Officer, we approve the cancellation of the July Board Meeting scheduled for Thursday July 18, 2024;

AND THAT notice of the cancellation be posted on The District of Thunder Bay Social Services Administration Board website.

LOST

Signing Authority for Summer Months

Memorandum from Bill Bradica, CEO dated June 5, 2024 relative to requesting the Board's approval for signing authority during the summer months was presented.

Resolution No. 24/50

Moved by: Kasey Etreni
Seconded by: Jim Moffat

THAT with respect to the recommendation of Administration relative to any urgent items that require Board approval for the months of July, August and the beginning of September, we authorize the Chief Administrative Officer and the Chair, or Vice Chair in the absence of the Chair, to sign any required documents with respect to items included in the approved 2024 Budget that exceed \$450,000;

AND THAT we authorize the Board Chair and Vice-Chair to review and approve for signing, any items outside of the approved 2024 Budget that are time sensitive;

AND THAT a Report be presented to the Board at the September Board meeting outlining any such items for the Board's information.

CARRIED

Impact of Short-Term Rentals in the
District of Thunder Bay

Report No. 2024-25 (Integrated Social Services Division) relative to providing the Board with information regarding the issue of short-term rentals and the impact on access to housing throughout the District of Thunder Bay, for information only.

On consensus, Report No. 2024-25 be deferred to the July 18, 2024 Board meeting.

Capital Seed Funding

Report No. 2024-26 (Integrated Social Services Division) providing the Board with information regarding the options for prospective affordable housing proponents to access seed funding to bring potential projects from the concept stage to the proposal stage, for information only.

On consensus, Report No. 2024-26 be deferred to the July 18, 2024 Board meeting.

Employment Services Transformation
Update

Memorandum from Jennifer Lible, Manager, Social Services Programs (Integrated Social Services Division) providing the Board with an update of the employment services transformation, for information only.

On consensus, Report No. 2024-25 be deferred to the July 18, 2024 Board meeting.

Appearance Before Thunder Bay District
Councils

Memorandum from Greg Johnsen, Board Member relative to providing a recommendation regarding the Chief Executive Officer appearing before Thunder Bay District Councils, for consideration.

Resolution No. 24/50A

Moved by: Albert Aiello
Seconded by: Kathleen Lynch

THAT with respect to the Memorandum dated June 17, 2024 from Greg Johnsen, Board Member, we The District of Thunder Bay Social Services Administration Board, direct the Chief Executive Officer to advise the City of Thunder Bay and other communities within the District of Thunder Bay of

their willingness to appear before Thunder Bay City Council and other municipal Councils to answer questions and/or provide information regarding the ongoing issues of unsheltered homelessness/encampments that exist in Thunder Bay District communities.

DEFERRED

On consensus, Memorandum from Greg Johnsen be deferred to the July 18, 2024 Board meeting.

CORRESPONDENCE

Social Assistance Rates and Common Assessment Tool

Letter from the Hon. Michael Parsa, Minister of Children Community and Social Services acknowledging the letter, resolution and TBDSSAB Board Report forwarded to the Minister, for information only.

On consensus, correspondence from the Hon. Michael Parsa be deferred to the July 18, 2024 Board meeting.

2024-25 Confirmed Funding Allocations for National Housing Strategy Programs

Correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing dated June 17, 2024 relative to providing information regarding confirmed funding under the National Housing Strategy, for information only.

On consensus, correspondence from the Hon. Paul Calandra be deferred to the July 18, 2024 Board meeting.

BY-LAWS

NEXT MEETING

The next meeting of The District of Thunder Bay Social Services Administration Board will be held on Thursday, July 18, 2024 at 10:00 a.m., in the 3rd Floor Boardroom, TBDSSAB Headquarters, 231 May Street South, Thunder Bay, Ontario and via Microsoft Teams.

ADJOURNMENT

Resolution No. 24/51

Moved by: Dominic Pasqualino
Seconded by: Nancy Gladun

THAT the Board Meeting No. 11/2024 of The District of Thunder Bay Social Services Administration Board, held on June 20, 2024, be adjourned at 1:06 p.m.

CARRIED

Chair

Chief Executive Officer



**MINUTES OF BOARD (CLOSED SESSION) MEETING NO. 12/2024
OF
THE DISTRICT OF THUNDER BAY SOCIAL SERVICES ADMINISTRATION BOARD**

DATE OF MEETING: June 20, 2024

TIME OF MEETING: 10:05 a.m.

LOCATION OF MEETING: Microsoft Teams &
3rd Floor Boardroom
TBDSSAB Headquarters
231 May Street South
Thunder Bay, ON

CHAIR: Brian Hamilton

PRESENT:

Albert Aiello
Anne-Marie Bourgeault
Kasey Etreni
Nancy Gladun
Brian Hamilton
Greg Johnson
Kathleen Lynch
Elaine Mannisto
Jim Moffat
Dominic Pasqualino
Jim Vezina

OFFICIALS:

Bill Bradica, Chief Executive Officer
Georgina Daniels, Director, Corporate Services Division
Ken Ranta, Director, Integrated Social Services Division
Shari Mackenzie, Manager, Human Resources
Tafadzwa Mukubvu, Manager, Finance
Crystal Simeoni, Manager, Housing Operations
Aaron Park, Manager, Housing & Homelessness Programs
Marty Farough, Manager, Infrastructure & Asset Management
Glenda Flank, Recording Secretary

REGRETS:

Ken Boshcoff
Meghan Chomut
Mark Thibert

GUESTS:

Jon Stungevicius, Waterhouse Executive Search

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BOARD MEETING

DISCLOSURES OF INTEREST

None.

At 10:08 a.m., all members of Administration left the meeting with the exception of Shari Mackenzie, Manager, Human Resources and Glenda Flank, Recording Secretary.

REPORTS OF ADMINISTRATION

Chief Executive Officer Hiring Committee Update

A presentation was provided by Jon Stungevicius, Waterhouse Executive Search relative to the Chief Executive Officer candidate recommendation. A copy of the presentation was provided at the meeting.

Jon Stungevicius, Waterhouse Executive Search responded to questions and provided clarification.

Shari Mackenzie, Manager, Human Resources responded to questions and provided further information.

Memorandum from Jim Moffat, Committee Chair relative to providing the Committee's recommendation to the Board was presented to the Board at the meeting.

Jim Moffat, Committee Chair provided an overview of the memorandum, responded to questions and provided clarification.

Shari Mackenzie, Manager, Human Resources responded to questions and provided further information.

Jon Stungevicius, Waterhouse Executive Search responded to questions.

On consensus, the Board determined that the Regular Session recommendation to be presented in Regular Session.

At 11:01 a.m. Jon Stungevicius, Waterhouse Executive Search left the meeting and Bill Bradica, CEO, Georgina Daniels, Director, Corporate Services Division and Ken Ranta, Director, Integrated Social Services Division joined the meeting.

2025 TBDSSAB Budget Implications

A verbal update was provided by Bill Bradica, CEO relative to the budget implications for 2025.

Bill Bradica, CEO responded to questions and provided clarification.

Georgina Daniels, Director, Corporate Services Division provided clarification and responded to questions.

At 11:49 a.m. Shari Mackenzie, Manager, Human Resources left the meeting and Marty Farough, Manager, Infrastructure & Asset Management, Tafadzwa Mukubvu, Manager, Finance, Aaron Park, Manager, Housing & Homelessness Programs and Crystal Simeoni, Manager, Housing Operations joined the meeting.

Bertrand Court Regeneration Strategy
Update

Report No. 2024CS-03 (Corporate Services Division) was presented to the Board with updated information regarding the Bertrand Court regeneration strategy. A copy of the report was provided at the meeting.

Georgina Daniels, Director, Corporate Services provided an overview and responded to questions.

At 11:57 p.m. Greg Johnsen and Elaine Mannisto, Board Members left the meeting.

Bill Bradica, CEO provided further information and responded to questions.

Georgina Daniels, Director, Corporate Services provided clarification and responded to questions.

ADJOURNMENT

Resolution No. 24/CS06

Moved by: Nancy Gladun
Seconded by: Jim Moffat

THAT the Board (Closed Session) Meeting No. 11/2024 of The District of Thunder Bay Social Services Administration Board, held on June 20, 2024, be adjourned at 12:22 p.m., to reconvene in Regular Session to consider the remaining agenda items.

CARRIED

Chair

Chief Executive Officer



DATE: June 17, 2024

TIME: 2:00 p.m.

PLACE: Boardroom, Main Entrance
Thunder Bay Boys & Girls Club
270 Windsor Street
Thunder Bay, ON

CHAIR: Jim Moffat

PRESENT:

Albert Aiello
Jim Moffat
Dominic Pasqualino
Jim Vezina

ADMINISTRATION:

Shari Mackenzie, Manager, Human Resources
Bill Bradica, Chief Executive Officer
Glenda Flank, Recording Secretary

REGRETS:

Brian Hamilton (ex-officio)
Kathleen Lynch

GUESTS / RESOURCE STAFF:

Jon Stungevicius, Waterhouse Executive Search

1.0 Call to Order

The meeting was called to order at 2:00 p.m.

2.0 Disclosures of Interest

None.

3.0 Confirmation of Minutes

Minutes of the CEO Hiring Committee meetings held on February 8, February 12 and April 11, 2024 to be confirmed.

Moved by: Albert Aiello
Seconded by: Jim Vezina

THAT the Minutes of the meeting of the Audit Committee held on February 8, February 12 and April 11, 2024, be confirmed.

CARRIED

4.0 Closed Session

Moved by: Dominic Pasqualino
Seconded by: Albert Aiello

THAT the Committee adjourns to Closed Session relative to receipt of information with respect to labour relations or employee negotiations regarding the hiring of the new Chief Executive Officer.

CARRIED

5.0 Chief Executive Officer Interview Results

Committee members discussed the results of the Chief Executive Officer Interviews and finalized the recommendation of preferred candidate to the Board.

Bill Bradica, CEO provided information regarding the Committee's duties per the Terms of Reference and responded to questions.

Jon Stungevicius, Waterhouse Executive Search provided clarification and responded to questions.

Shari Mackenzie, Manager, Human Resources responded to questions.

Bill Bradica, CEO provided further information.

On consensus, the Committee to pass a resolution in Open Session.

6.0 Reconvene in Open Session:

Moved by: Albert Aiello
Seconded by: Dominic Pasqualino

THAT the Committee reconvenes in Open Session to consider the remaining agenda items.

CARRIED

7.0 Regular Session

Committee Recommendation

Moved by: Albert Aiello
Seconded by: Dominic Pasqualino

THAT the Committee direct Jim Moffat, Committee Chair to proceed as directed in Closed Session regarding the preferred candidate to be recommended to the Board;

And that Jim Moffat, Committee Chair draft a memorandum to be provided to the Board at the June 20, 2024 Closed Session meeting providing the Committee's recommendation.

CARRIED

8.0 New Business

None.

9.0 Next Meeting

The next CEO Hiring Committee Meeting is to be determined.

10.0 Adjournment

Moved by: Dominic Pasqualino
Seconded by: Jim Vezina

THAT the meeting of the CEO Hiring Committee held on June 17, 2024 be adjourned at 2:39 p.m.

CARRIED



Memorandum

Date: June 17, 2024
To: Members of the Board
From: Greg Johnsen, Board Member
Subject: **Direction to the Chief Executive Officer to Offer to Appear before Thunder Bay District Councils** Re-Presented

I am requesting that the Board consider the following resolution under New Business at the June 20, 2024 Board meeting.

THAT with respect to the Memorandum dated June 17, 2024 from Greg Johnsen, Board Member, we The District of Thunder Bay Social Services Administration Board, direct the Chief Executive Officer to advise the City of Thunder Bay and other communities within the District of Thunder Bay of their willingness to appear before Thunder Bay City Council and other municipal Councils to answer questions and/or provide information regarding the ongoing issues of unsheltered homelessness/encampments that exist in Thunder Bay District communities.

Such efforts will be welcomed and the potential information gained from the discourse should be appreciated by all parties, including residents and taxpayers.

Sincerely,

Original signed by

Greg Johnsen
Board Member

GJ



Memorandum

Date: July 9, 2024
To: Members of the Board
From: Bill Bradica, Chief Executive Officer
Subject: **Appointment to Audit Committee**

Following the resignation of Nancy Gladun from The District of Thunder Bay Social Services Administration Board effective June 30, 2024 a position on the Audit Committee will need to be filled.

As per TBDSSAB Policy #BRD-01:86 – Terms of Reference Audit Committee:

“The Audit Committee shall be comprised of five members at large.”

Administration recommends that nominations be sought and an election held at the July 18, 2024 Board Meeting to fill the positions noted above. Following the nomination process the following Resolution will be presented to the Board for consideration.

THAT the following Member of The District of Thunder Bay Social Services Administration Board be appointed to the Audit Committee, effective July 18, 2024, for the term ending December 31, 2024:

Sincerely,

William (Bill) Bradica
Chief Executive Officer

WB/gf



BOARD REPORT

REPORT No.: 2024-25 Re-Presented
MEETING DATE: JUNE 20, 2024
SUBJECT: IMPACT OF SHORT-TERM RENTALS IN THE DISTRICT OF THUNDER BAY

RECOMMENDATION

For information only.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with information regarding the issue of short-term rentals and the impact on access to housing throughout the District of Thunder Bay.

BACKGROUND

Short-term rental properties, such as those offered through booking applications like Airbnb and VRBO, are typically located in residential and vacation areas and offer an alternate accommodation service to hotels and motels. The Government of Ontario has a flexible approach to short-term rentals that gives a great deal of leeway to cities and towns to establish rules and licensing requirements. Many communities across the province have enacted licensing requirements for this type of rental service.

The popularity of short-term rentals has grown largely in recent years due to their convenience and relative affordability. Short-term rentals can vary widely in terms of size and facilities, but a proper rental will have amenities like full kitchens, laundry equipment, cable or satellite television access, and internet access. Typical short-term rentals are an option for vacationers who want more space than a hotel room can provide. Guests have the option of preparing their own meals in short-term rentals which can help reduce costs.

However, in some communities, short-term rentals like Airbnb can have an impact on the overall availability of rental housing accommodations by reducing the number of units made available in the market for long-term housing.

Given the rise in popularity of the Airbnb model, landlords are increasingly looking towards offering short-term rentals rather than housing tenants on a long-term basis.

The Airbnb model is enticing for people as it is typically more profitable than renting the same unit to someone long-term and there is more flexibility and control over who can stay there and for how long. As there is no long-term lease agreement, there are less concerns with legislation such as the *Residential Tenancies Act, 2006*. As a result, Airbnbs (and similar) are creating competition for rental spaces in many housing markets. In larger cities such as Toronto, Montreal, and Vancouver, where over half of all Airbnb listings in Canada are located, short-term rentals have contributed to a housing crisis as they have caused a significant decline in available housing supply.

In Toronto, for example, the short-term rental market grew rapidly from 2018-2019¹. In 2018, there were approximately 10,750 active short-term rental listings, which rose to 12,270 listings in 2019². This surge in listings led municipal governments to develop regulations in 2021 to mitigate long-term effects on the housing market and create more housing options for residents. It is essential to determine whether these effects are similar for the District of Thunder Bay.

COMMENTS

In the City of Thunder Bay, the rental market in 2023 consisted of 6,150 units³, with rent averaging \$1,237 per month. Rent costs have increasingly grown nationwide. In 2021-2022, average rent prices in Thunder Bay went up by 7.5% and another 7.6% the following year, 2022-2023¹. These surges have created financial barriers for residents looking for affordable housing. Among the demand for units, one and two-bedroom units account for 84% of the total rentals in Thunder Bay, with average rent price for a one-bedroom unit being \$1,054, and \$1,322 for a two-bedroom.

Additionally, 2023 vacancy rates in the City of Thunder Bay amounted to 2.9%¹, with a rate of 1.8% in 2022. This decline was likely impacted by the COVID-19 pandemic, with fewer people moving during this time. Thunder Bay rates sit above the Ontario average of 1.7%. The table below outlines the rental market trends over the last 4 years:

Year	# of Units	Average Rent	Vacancy Rate (%)
2020	5,931	\$ 1,028.00	4.0%
2021	6,020	\$ 1,053.00	3.5%
2022	6,237	\$ 1,100.00	1.8%
2023	6,150	\$ 1,237.00	2.9%

¹ Short-term Rentals in the City of Toronto. <https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-166717.pdf>

² Data during the pandemic (2020-2021) showed a decrease in the number of available short-term rentals due to the lack of movement.

³ CMHC Housing Market Information Portal. October 2023. <https://www03.cmhc-schl.gc.ca/hmip-pimh>

To determine the impact of short-term rentals in the District of Thunder Bay, Airbnb listings were collected based on the desirability of unit types from current housing and waitlist data⁴. Most TBDSSAB housing applicants seek out one-bedroom units (72.5%), followed by two-bedroom units (14.24%). From these insights, and feedback from front line staff, parameters were developed to record which units advertised through Airbnb could have an impact on the rental markets in which TBDSSAB operates.

Units considered to have an impact included private living arrangements with one – two-bedrooms, have a full kitchen and bathroom, be located within the urban area and close to a bus route (where applicable), and not be listed as a camp, cottage, or recreational property. Airbnb listings were searched in the District of Thunder Bay and selected data was recorded based on their fit within the pre-defined criteria, and the costs associated per unit.

Rates of Airbnb Listings

Through the District, a search realized a total of 440 Airbnb properties listed, with the majority of these listings located in the City of Thunder Bay (87.5%). From the total, 129 units fit the defined parameters, 14% were one-bedroom, and 15% were two-bedroom. The table below outlines the amount of Airbnb units per location based on our parameters:

Location	Total Airbnbs	# of 1 Bdrm Units	# of 2 Bdrm Units	% of 1 Bdrm Units	% of 2 Bdrm Units
Thunder Bay	385	59	57	13%	13%
Geraldton	12	0	3	0%	1%
Kakabeka	1	0	0	0%	0%
Longlac	5	0	1	0%	0.2%
Manitouwadge	8	2	1	0.5%	0.2%
Marathon	12	0	4	0%	1%
Nipigon	11	0	1	0%	0.2%
Schreiber	6	0	1	0%	0.2%
Total	440	61	68	14%	15%

A preliminary search for future dates on one – two-bedroom listings in the summer and winter (the most popular months) showed a substantial amount of availability in the Thunder Bay listings. The immediate analysis of the availability points to the lack of demand of these types of units on Airbnb. Other listings in the district were defined as camps, cottages, and rentals on lakes that are outside urban areas or were entire houses with 3-5 bedrooms. Less popular listings were “hotel” type units that did not offer full kitchens or were one-bedroom units in a non-private rental (shared spaces). Overall, one - two-bedroom Airbnb units account for 29% of the total listings in the District of Thunder Bay.

⁴ Power BI Housing Waitlist March 2024.

Airbnb Costs

In terms of costs, the average price of a one-bedroom Airbnb unit in the District of Thunder Bay is \$113 per night, which sums up to \$3,379 per month (30 day stay-including fees, taxes, and discounts offered). For a two-bedroom unit the average price per night is \$132, with a monthly cost of \$3,892. When compared to the average market rent for the District of Thunder Bay, a one-bedroom unit is \$1,054 and a 2-bedroom unit is \$1,320. TBDSSAB seeks to access private market rental unit agreements with landlords at close to the average market rental rates, to maximize the use of resources. Support for tenants accessing private market rentals is typically provided through the Portable Housing Benefit (PHB) program, where tenants are provided a maximum of \$880 for a one-bedroom unit and a maximum of \$1,092 for a two-bedroom unit. With these amounts, an individual receiving support through the PHB program would not typically be able to afford to rent a unit seeking Airbnb rates.

Case Example: Kingston, Ontario

An example of a similar city to Thunder Bay, in terms of population size, is Kingston, which has over 1,000 listings on Airbnb. In comparison to the District of Thunder Bay, they have 56% more Airbnbs. Both cities also differ in terms of geographic proximity, which is also a driving factor in the number of units. Kingston is located close to Toronto and Ottawa, and since people travel through there often, rates of short-term rentals are higher, causing a larger demand. Due to this, the municipality found that there was a need to develop short-term rental licensing⁵ to regulate short-term rentals. In comparison, Thunder Bay does not have nearly as many listings or demand for Airbnbs.

As a result of these findings, it is identified that short-term rentals do not have a substantial impact on the typical rental market in the District of Thunder Bay. It is likely they do have an impact on hotel and motel usage in the area, however this falls outside of properties that TBDSSAB would normally seek to access for housing.

STRATEGIC PLAN IMPACT

This report supports the TBDSSAB Strategic Plan vision of Dignified Housing through increased affordable housing system capacity.

FINANCIAL IMPLICATIONS

There are no financial implications related to this report.



⁵ <https://www.cityofkingston.ca/residents/licenses-and-registration/short-term-rental-licensing>

CONCLUSION

It is concluded that this report provides the Board with information regarding the issue of short-term rentals and the impact on access to housing throughout the District of Thunder Bay and that there is not a significant impact on the potential private market units available for rent supplement or portable housing benefit programs.

REFERENCE MATERIALS

None

PREPARED BY:	Tomi Akinyede, Supervisor, Research and Social Policy
SIGNATURE	
APPROVED BY	Ken Ranta, Director, Integrated Social Services Division
SIGNATURE	
SUBMITTED BY:	William (Bill) Bradica, Chief Executive Officer



BOARD REPORT

REPORT No.: 2024-26 Re-Presented
MEETING DATE: JUNE 20, 2024
SUBJECT: CAPITAL SEED FUNDING

RECOMMENDATION

For information only.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with information regarding the options for prospective affordable housing proponents to access seed funding to bring potential projects from the concept stage to the proposal stage.

BACKGROUND

During the February 15, 2024 meeting, the Board discussed the importance of having a variety of “shovel-ready” projects available to ensure that TBDSSAB has viable projects available when opportunities for ongoing and one-time funding arise. Supporting the readiness for projects being proposed by not-for-profit housing providers, and other community organizations, would help to identify potential projects for investment.

COMMENTS

Over the past several years, it has become increasingly common for the Ministry of Municipal Affairs and Housing (MMAH) to issue a call for affordable housing projects to utilize year-end funds. When issued, these requests for proposals have a very tight turnaround of typically a few weeks for submission. Calls for proposals typically require “shovel-ready” projects that can be committed within weeks of learning that the submission is successful and be in a position to begin construction within 120 days.

In order to take advantage of additional capital project funding, and to maximize the potential for success of submissions, Administration has worked with many small proponents to identify as many viable projects as possible. During these discussions, limitations to acquiring “shovel-ready” projects were addressed. One such limitation discussed is to ensure that proponents are submitting proposals that are fully designed,

costed, and have land available to meet the required timelines. A barrier to receiving proposals that meet these criteria are the costs associated with these initial items; especially for the not-for-profit organizations who do not have the means to cover these expenses up front.

Administration explored several potential avenues for accessing development funding for not-for-profit organizations. Administration connected with MMAH to inquire if Ontario Priorities Housing Initiative (OPHI), Canada-Ontario Community Housing Initiative (COCHI), or Homelessness Prevention Program (HPP) funding could be used to create a seed funding program to assist with the development of new capital project proposals. Unfortunately, MMAH has confirmed that this is not an eligible expense under the above programs.

Administration also connected with Service Managers across Ontario that have developed their own seed funding programs to discuss the programs and how they are funded. In all these cases, the seed funding programs are funded under Municipal programs aimed at encouraging new development, most typically through development departments. An example of this is the Community Partnership Grant initiative supported by the City of Thunder Bay which provides support funding for capital projects that meet identified priorities and is open to not-for-profit community organizations, registered charities, and First Nations as represented by Chief and Council, Tribal Councils, or Indigenous Representative Organizations.

In the District of Thunder Bay, Noojmawing Sookatagaing Ontario Health Team (OHT) accepts proposals for care pathways and system level improvements or integration that will result in integration of care, improved experiences of people accessing care, improved provider experiences, improved health outcomes, or address health equity. Eligible projects may include assessments for capital projects/renovations and funding for capital improvements. This may be an opportunity for not-for-profit organizations seeking to support the health system to access initial seed funding to help in the development of a viable project.

Finally, Administration researched the Canadian Mortgage and Housing Corporation's (CMHC) Seed Funding program. CMHC's Seed Funding program provides financial support for individuals or organizations involved in the initial phases of creating an affordable housing project. Organizations can apply for up to \$350,000 in interest-free loans and a maximum of \$150,000 of non-repayable contributions to assist with early development expenses. These expenses can include things like the formulation of a business plan, creation of preliminary design concepts and conducting environmental site assessments.

TBDSSAB does not have a current program to support initial soft-cost expenses for not-for-profit housing providers. Though there is an option to establish a program that would provide some funding for this purpose, Administration has not identified an unmet need in the community requiring the development of a new initiative. With other more established grant opportunities in place, it is recommended that information on these

funding options be communicated to potential affordable housing project developers to help support new proposals.

STRATEGIC PLAN IMPACT

This report supports the TBDSSAB Strategic Plan vision of Dignified Housing through increased affordable housing system capacity.

FINANCIAL IMPLICATIONS



There are no immediate financial implications arising from this report.

CONCLUSION

It is concluded that this report provides the Board with information regarding options for prospective affordable housing proponents to access seed funding in order to bring potential projects from the concept stage to the proposal stage. This information will be shared with prospective proponents who are seeking initial seed funding.

REFERENCE MATERIALS

None.

PREPARED BY:	Aaron Park, Manager, Housing and Homelessness Programs
SIGNATURE	
APPROVED BY	Ken Ranta, Director, Integrated Social Services Division
SIGNATURE	
SUBMITTED BY:	William (Bill) Bradica, Chief Executive Officer



Memorandum

Date: June 3, 2024
To: Members of the Board
From: Jennifer Lible, Manager, Social Assistance Programs
Subject: **Employment Services Transformation Update** Re-Presented

In February 2019, the Ministry of Children, Community and Social Services (MCCSS) announced the Employment Services Transformation (EST) as a direction for the future. This would involve changes in how employment services were offered across the province.

The focus of the work of Consolidated Municipal Service Managers and District Social Services Administration Boards (DSSABs) in delivering social assistance has, and is, shifting away from employment activities towards a greater emphasis on connecting those who rely on social assistance programs with the supports and services they need to move towards independence. Stabilization services will become a primary responsibility of the program. An initial report on Social Assistance Transformation was provided to the Board at the November 17, 2021 meeting (Report No.: 2021-58) and an update was provided at the November 17, 2022 meeting (Report No.: 2022-70).

The District of Thunder Bay Social Services Administration Board (TBDSSAB) is part of the Phase Three implementation of the EST and began the transition in April 2024. This transition is in partnership with the MCCSS and the Ministry of Labour, Immigration, Training and Skills Development (MLITSD). Through 2024 and into March 2025, information and planning will occur and a full launch of the new model will happen in April 2025. When this change is complete, the focus of TBDSSAB's work with social assistance clients will no longer include employment planning but will focus on stabilization services. While MCCSS has not officially defined stabilization services, they have outlined four focus areas:

1. **Basic Needs:** financial support, housing needs, and crisis resolution
2. **Life Skills:** self-efficacy, education, and literacy/numeracy
3. **Health:** primary care, mental health and addictions, and ongoing medical concerns
4. **Community Supports:** dependent care, justice and legal support, and cultural connections.

Responsibility for employment services will shift to a regional Service System Manager (SSM) awarded through a Request for Proposals to the MLITSD. The shift of responsibility will be finalized in April 2025.



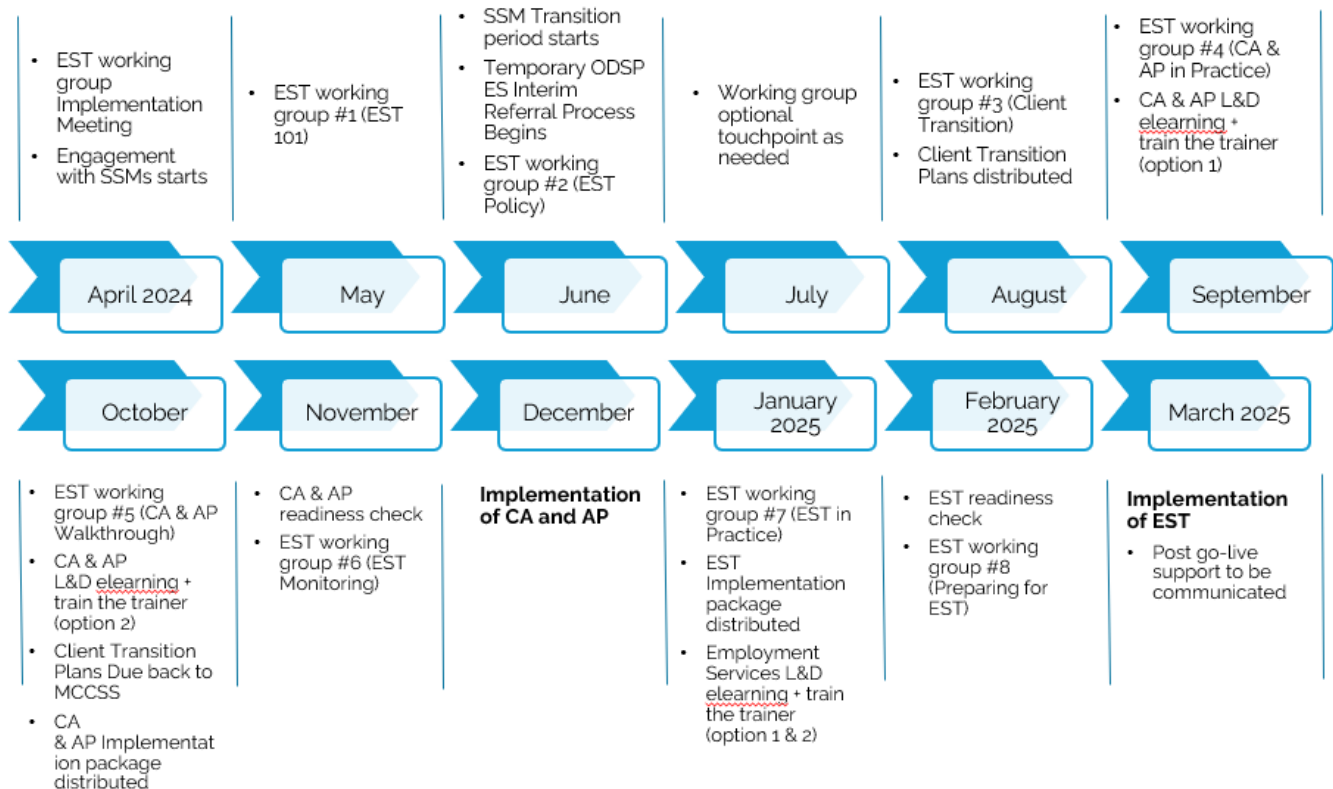
The SSM for Northwestern Ontario has been selected but a public announcement by the Minister is pending. The Northwestern Ontario catchment area includes TBDSSAB as well as the Rainy River Services Board and Kenora District Services Board. Administration has had an initial meet and greet meeting with representatives of the SSM.

Administration has established a plan to address the reduction in provincial funding. Once the transition is complete and the SSM becomes fully responsible for employment services, TBDSSAB will see a reduction of 22% to its program delivery funding allocation:

- In 2025, the reduction is \$1,021,900 which includes gradual transfer for the period March to December.
- In 2026, the reduction is \$1,430,800 which includes the gradual transfer for January and February and full transfer for the period from March to December.
- At the end of gradual transfer period the full amount of the reduction will be \$1,471,700.

Planning meetings will be held between the Northwestern Ontario DSSAB's and MCCSS monthly. Following is a schedule of activities involved in the transition:

EST Phase 3 Roadmap





**THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD**

Further updates will be provided to the Board as the transition plan continues.

Sincerely,

Jennifer Lible
Manager, Social Assistance Programs

JL/sv

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Community and Social
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127-2024-2121

May 23, 2024

Mr. Brian Hamilton
Board Chair
The District of Thunder Bay Social Services Administration Board (TBDSSAB)
Board.Chair@tbdssab.ca

Dear Mr. Hamilton:

Thank you for your letter, resolution and board report concerning social assistance rates and the Common Assessment Tool.

I appreciate being made aware of the Board's activities, views and concerns. I have shared your correspondence with appropriate staff in my ministry for their review and consideration as our work continues.

Once again, thank you for writing.

Sincerely,

Michael Parsa
Minister

c: Premier Doug Ford

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

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234-2024-2838

June 17, 2024

Mr. Brian Hamilton
Board Chair, Thunder Bay DSSAB
231 May Street South
Thunder Bay, ON P7E 1B5

Dear Brian Hamilton:

Re: 2024-25 Confirmed Funding Allocations for National Housing Strategy (NHS) Programs

Following the federal government's recent approval of Ontario's revised National Housing Strategy (NHS) Action Plan, I am pleased to confirm your 2024-25 NHS funding allocations.

I wanted to take a moment to acknowledge and thank you for your support in this regard. Your efforts in providing timely, project-related information were critical in achieving this outcome and reinforced our position with the federal government that collaboration is imperative to solving the housing crisis.

Your funding allocations for 2024-25 for the Ontario Priorities Housing Initiative (OPHI) and the Canada-Ontario Community Housing Initiative (COCHI) are attached to this letter as Appendix "A". The funding allocations for OPHI and COCHI remain unchanged from the planning allocations communicated to you in 2023-24. The Transfer Payment Agreements and Program Guidelines for the programs included in Appendix "A" are current and continue to apply.

Details on Canada-Ontario Housing Benefit (COHB) allocations to enroll new participants in the program for 2024-25 will be provided as soon as possible. At this time, allocations for new participants have not been confirmed.

For more information on these NHS programs, please see Appendix "B".

As you are aware, through its Action Plan, Ontario reconfirmed its commitment to achieving its existing NHS targets, including the target to expand the number of rent-assisted units by 19,660 by March 31, 2028.

Using data provided by service managers and partner ministries, we were able to confidently identify 8,644 units (44% of the target) by March 31, 2025. We continue to work with the federal government on counting additional units that have been created across the province so this number should increase and while this represents significant progress, but much remains to be done.

To ensure we achieve the final target by 2028 while avoiding the risk of a future disruption to programming and related financial impacts, Ontario's Action Plan also made commitments to a number of additional measures including: establishing annual provincial supply targets, directing NHS funding towards the achievement of these targets; and implementing robust data collection and reporting mechanisms to ensure we are capturing all units towards the target.

In the coming weeks and months, we will continue to work with the federal government as well as our service managers to validate existing eligible units that have not yet been counted towards the target. I would also encourage you to prioritize new supply projects and communicate any newly forecasted units through your forthcoming Investment Plans.

To ensure our planning accounts for updated progress while taking local priorities into consideration, we will also be coordinating sessions with service managers in the near future.

Finally, I also want to let you know that a new condition will be implemented for OPHI and COCHI. The Ontario Builds Signage requirements will need to be met for all OPHI and COCHI capital projects that were not completed before December 31, 2023. Further details on these requirements will be provided in the near future by ministry staff.

Again, we sincerely appreciate your efforts to assist vulnerable residents and to keep people safe. I look forward to continuing our work together.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Calandra', with a stylized flourish at the end.

The Honourable Paul Calandra
Minister of Municipal Affairs and Housing

- c. William Bradica, Chief Executive Office, Chief Administrative Officer
- Ken Ranta, Director of Integrated Social Services
- Jessica Vail, Team Lead, Municipal Services Office (Northwest)

Appendix “A”

Funding Allocations – Thunder Bay DSSAB

Program	2024-25 Fiscal Year Confirmed Allocation Amounts
Canada-Ontario Community Housing Initiative (COCHI)	\$3,351,900
Ontario Priorities Housing Initiative (OPHI)	\$793,600

Appendix “B” – Program Descriptions

Canada-Ontario Community Housing Initiative (COCHI)

Launched in 2019 as part of Ontario's *Community Housing Renewal Strategy* and under the federal National Housing Strategy, COCHI is a joint federal-provincial program that provides flexible funding for social housing affordability support, the repair of existing social housing and to create new community housing supply.

COCHI provides an opportunity for Service Managers and housing providers to address the challenges associated with social housing projects reaching the end of their operating agreements and/or mortgage maturity.

Ontario Priorities Housing Initiative (OPHI)

In addition to launching COCHI under the Community Housing Renewal Strategy, the Ministry also launched OPHI in fiscal 2019-20.

OPHI is a joint federal-provincial program under the federal National Housing Strategy that provides significant flexibility to address local priorities in the areas of housing supply and affordability, including new affordable rental construction, community housing repair, rental assistance, tenant supports and affordable homeownership.

Canada-Ontario Housing Benefit (COHB)

Launched in April 2020, the COHB is a joint federal-provincial housing allowance program under the National Housing Strategy.

The purpose of the COHB is to increase the affordability of rental housing by providing an income-tested, portable housing benefit payment directly to eligible households in housing need that are on, or are eligible to be on, a social housing waiting list, and to households in housing need living in community housing.