



Housing & Homelessness Prevention

The District of Thunder Bay Social Services Administration Board (TBDSSAB) manages the **community housing** and **homelessness prevention** service system in the District of Thunder Bay.

TBDSSAB helps individuals and families stay housed within their means through rent-geared-to-income housing (direct-owned, as well as through partnerships with not-for-profit housing and private landlords) and providing financial supports that make private market rent more affordable. We also fund initiatives that aim to address homelessness throughout our district, including the emergency shelter system and community outreach.

System Overview

TBDSSAB is a community housing provider and landlord. Community housing tenancies are legislated under the Housing Services Act and Residential Tenancies Act.

TBDSSAB is also the service manager for the Homelessness Prevention Program (HPP). HPP is a provincially funded program that aims to prevent, reduce, and address homelessness. Through HPP, TBDSSAB funds multiple homelessness prevention initiatives, including transitional and supportive housing, community outreach and support services, housing assistance and emergency shelter solutions.



2,471 direct-owned housing units throughout 303 different buildings.



4,349 total community housing units supported, housing about 7,500 people.



\$57.9M allocated in 2024 toward community housing and homelessness prevention programs.



Housing & Homelessness Prevention

2024 Highlights*

Stats YTD as of September 30, 2024

\$8.3M allocated toward Transitional and Supportive Housing capital projects.

\$3.0M allocated toward homelessness supports and outreach services.

\$1.6M allocated towards emergency shelters for 2024. So far in 2024, there have been 27,764 shelter bed nights used.

134 people on the High Needs Homeless (HNN) wait list. So far in 2024, 40 people have transitioned into housing.

5,814 Tenant Support Worker (TSW) engagements. TSWs provide supports and referrals for tenants to help them stay housed.

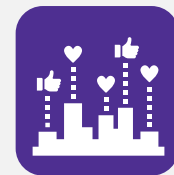
Types of Housing Programs

Community Housing: government-assisted housing that provides lower rental costs. For the District of Thunder Bay, this includes:

- TBDSSAB direct-owned rent geared to income (RGI) housing units.
- Non-profit housing providers' RGI units.
- Rent support programs to make private market rent more affordable, including the Portable Housing Benefit, Rent Supplement Program, and the Canada-Ontario housing benefit (COHB).

Affordable Housing Programs: refers to housing that is offered at 80% or more below market average rent.

Supportive & Transitional Housing: Supportive housing combines long-term housing assistance with long-term support services to enable people to live as independently as possible. Transitional Housing a supported housing step to permanent housing with limits on how long an individual or family can stay.



Note: Although all community housing is considered *affordable*, not all “affordable housing” is considered *community housing*.