



BOARD REPORT

REPORT No.: 2025-09

MEETING DATE: MARCH 20, 2025

SUBJECT: 10-YEAR HOUSING AND HOMELESSNESS PLAN 2014-2024 FINAL UPDATE

RECOMMENDATION

THAT with respect to Report No. 2025-09 (Integrated Social Services Division) we, The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board), approve the TBDSSAB 10-Year Housing and Homelessness Plan 2014-2024 Final Progress Report as presented;

AND THAT the Board authorizes Administration to submit the 10-Year Housing and Homelessness Plan 2014-2024 Final Progress Report to the Ministry of Municipal Affairs and Housing as required.

REPORT SUMMARY

To present The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with information related to the TBDSSAB 10-Year Housing and Homelessness Plan 2014-2024 Final Progress Report.

BACKGROUND

The *Housing Services Act, 2011* required Service Managers to develop a 10-year plan and identify objectives and targets related to housing and homelessness, as well as actions proposed to meet those objectives. The Ministry of Municipal Affairs and Housing (MMAH) mandates that an Annual Progress Report be submitted by June 30th of each year.

COMMENTS

TBDSSAB Administration completes an annual progress report (Attachment #1) to demonstrate the achievements and progress made towards the recommendations over the past year and within the 10-Year Housing and Homelessness Plan as a whole. TBDSSAB is responsible for reporting to the public and to MMAH annually on the progress made towards achieving the goals outlined within the 10-Year Housing and

Homelessness Plan. Additionally, the report will be posted on the TBDSSAB website notifying the public of the progress made.

In 2019, Administration completed a 5-year review and update to the 10-Year Housing and Homelessness Plan (Report No.: 2019-55) and several new goals and objectives were established. The Final Progress Report reflects the completed status of all recommended actions and achievements to date, including those that were removed from the plan.

All the recommendations have now been achieved, amended, or administration researched. Where a recommendation no longer fits with the plan due to changes in the housing and homelessness environment or has been researched and found not to be beneficial, those were not pursued further.

As the current Housing and Homelessness Plan ended at the end of 2024, TBDSSAB has begun the process to create a new Housing and Homelessness Plan in 2025 and are currently awaiting direction from MMAH pertaining to what may be required for inclusion in the new plan.

TBDSSAB has made arrangements to contract with OrgCode Consulting Inc. to develop a homelessness strategy for the District of Thunder Bay. OrgCode Consulting Inc. is an internationally recognized leader in homeless system transformations, leadership development in homeless services, and technical assistance. The strategy developed in consultation with OrgCode Consulting Inc. will form part of TBDSSAB's next Housing and Homelessness Plan.

STRATEGIC PLAN IMPACT

This report supports the previous TBDSSAB Strategic Plan vision of establishing flexible, inclusive services through the provision of relevant diverse housing supports and supports the current TBDSSAB Strategic Plan vision of humanizing human services. The plan supports the success of the people we serve.

FINANCIAL IMPLICATIONS



There are no financial implications related to this report.

CONCLUSION

It is concluded that this report provides the Board with information related to the final status of the TBDSSAB 10-Year Housing and Homelessness Plan and the update can be submitted to MMAH.

REFERENCE MATERIALS

Attachment #1 [Under One Roof: Housing and Homelessness Plan 2014-2024 Final Update](#)

PREPARED BY:	Aaron Park, Manager, Housing and Homelessness Programs
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APPROVED BY	Crystal Simeoni, Director, Integrated Social Services Division
SIGNATURE	
SUBMITTED BY:	Ken Ranta, Chief Executive Officer

UNDER ONE ROOF: HOUSING AND HOMELESSNESS PLAN 2014-2024 FINAL UPDATE

COMPLETED RECOMMENDATIONS

#	RECOMMENDATION - ADVOCACY
1.1	Advocate for an increased share of new and flexible capital funding based on an allocation model that considers northern factors.
1.2	Advocate for the development of a national housing strategy that provides sustained funding for existing and future housing initiatives.
1.3	Advocate for parity in rent scales with the private sector and request an increase to the minimum rent.
1.4	Advocate for the legal ability to retain the disposition restrictions registered on title post mortgage maturity and operating agreement expiry.
1.5	Advocate for changes to the <i>Residential Tenancies Act</i> to enable victims of abuse to remain in their units and to allow for the eviction of the abuser.
1.6	Advocate for increased social assistance shelter rates.
1.7	Lobby the City of Thunder Bay to create a by-law ensuring that all new multi- residential starts include at minimum 20% affordable units.
1.8	Advocate to reclassify social housing properties as exempt from property taxes (provincial exempt properties), which would be paid by the province as a Payment in Lieu.
1.9	Advocate to the Ministry of Children, Community and Social Services to address gaps in the Child Welfare system that lead to youth homelessness.
1.10	Advocate to the Ministry of Health and Long-Term Care and the Ministry of Municipal Affairs and Housing to encourage additional addiction support services.
1.11	Advocate for the continuation of Provincially funded social housing renovation investment programs.
#	RECOMMENDATION – RENT GEARED TO INCOME (RGI) AND RENT SUPPLEMENT
2.1	Work with private landlords to promote the benefits of the rent supplement program.
2.2	Provide direct RGI to individuals and families in private rental buildings who are unable to afford the market cost of the current residence.
2.3	Enforce the RGI to market rent ratio in the Not-for-Profit portfolio.
2.4	Attach rent supplements to new housing initiatives such as those funded under the Investment in Affordable Housing (IAH).
2.5	Develop a multi-year plan including funding requirements for the Private Market Rent Supplement program, Portable Housing Benefit and RGI housing to reach Service Level Standards.
2.6	Expand the number of individuals and families receiving the Portable Housing Benefit (PHB) to achieve the established Service Level Standards for the District of Thunder Bay.
2.7	Expand the number of Private Landlord Rent Supplement units to achieve the established Service Level Standards (SLS) for the District of Thunder Bay.
#	RECOMMENDATION – IMPROVED SUSTAINABILITY OF THE EXISTING HOUSING STOCK
3.1	Facilitate discussions with non-profit housing providers to determine their interest in amalgamating or transferring assets to other providers in the same general vicinity.

3.2	Revise language to suggest that the TBDSSAB work with non- profit providers to support local bulk purchasing opportunities, i.e., through the Lakehead Purchasing Consortium (LPC), OECM, Ministry of Government Services, to achieve the desired outcome of the most effective purchasing processes and related cost avoidance opportunities.
3.3	Work with the Housing Services Corporation and housing providers to develop preventative maintenance plans to be implemented by housing providers and that preventative maintenance plans be mandatory for any provider requesting additional capital or subsidies.
3.4	Obtain a waiver from the Province and CMHC for each project reaching mortgage maturity, indicating the project is no longer subject to the Housing Services Act and the Canada-Ontario Social Housing Agreement and all obligations of the TBDSSAB have ceased the liability for default on any future loans.
3.5	Consider energy efficiency and conservation in all maintenance and retrofitting in TBDSSAB units. Also consider the use of environmentally friendly building materials.
3.6	Work with Housing Services Corporation and Not-for-Profit Housing to develop End of Operating strategy for Social Housing within the District of Thunder Bay.
3.7	Work in partnership with Not-for-Profit social housing providers and the Housing Services Corporation to ensure stable, viable projects at the expiry of Operating Agreements.
3.8	Utilize COCHI and OPHI funding to address the capital repair requirements of the Not-for-Profit Housing Providers.
3.9	Explore opportunities for the development of a Community Land Trust in the District of Thunder Bay.

#	RECOMMENDATION – PARTICIPATE IN SUPPORTIVE HOUSING SOLUTIONS
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4.1	Work with partners responsible for providing support services to ensure the support needs of tenants are addressed.
4.2	Work with the NWLHIN to create an aging in place plan for residents living in social housing funded by TBDSSAB.
4.3	Work to co-locate CCAC client system navigators and/or arrange on-site visits.
4.4	Ensure that any newly built or renovated housing is barrier free and accessible in compliance with the <i>Accessibility for Ontarians with Disabilities Act</i> .
4.5	Maintain partnership with the NWLHIN and co-develop a Housing with Supports and Homelessness Needs Assessment.
4.6	Participate in the development, implementation, and operation of a Coordinated Access System for the support services of individuals and families that require housing with supports.

#	RECOMMENDATION – ADDRESS HOMELESSNESS
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5.1	Conduct a street needs assessment to determine the number of homeless people and the services required to keep the homeless sheltered and safe.
5.2	Evaluate the Homelessness Prevention Programs to ensure that these programs are reducing the incidences of homelessness.
5.3	Continue to fund and administer a homelessness prevention program to replace the cancelled CSUMB.
5.4	Create an Eviction Prevention Policy for TBDSSAB properties.
5.5	Support the development of a designated youth hostel independent of the established emergency hostels.
5.6	Support the exploration of funding options for a designated youth hostel, including engaging the private sector.
5.7	Work with youth outreach programs and ensure that youth are aware of TBDSSAB services.
5.8	Conduct a homelessness count for the District of Thunder Bay.

5.9	Explore funding opportunities to expand the High Needs Homeless and Home for Good systems to assist a greater number of individuals and families experiencing homelessness.
5.10	Explore the expansion of the Transitional Outreach and Support position to conduct SPDAT assessment for ODSP recipients and non-social assistance recipients.
5.11	Continue to expand the High Needs Homeless/Housing First System.
5.12	Explore opportunities to establish research partnerships to determine causes of migratory and transient homelessness to inform the development of adequate social policy intervention.
#	RECOMMENDATION – IMPROVED CLIENT SERVICES
6.1	Assist individuals who lack identification to access housing.
6.2	Develop a new tenant handbook that explains tenant rights and obligations, how to maintain housing, and other useful information.
6.4	Develop partnerships with community organizations, including First Nations organizations, to establish satellite services at TBDSSAB housing projects.
6.3	Consider having TBDSSAB staff perform RGI rent calculations for housing providers under administration by the TBDSSAB.
6.5	Revisit referral agreements and procedures with Beendigen and Faye Peterson Transition House to allow for a smooth transition from emergency shelter to housing for victims of domestic violence.
6.6	Explore options for the expansion of the TBDSSAB Tenant Support Worker (TSW) team.