



THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD

Housing Programs

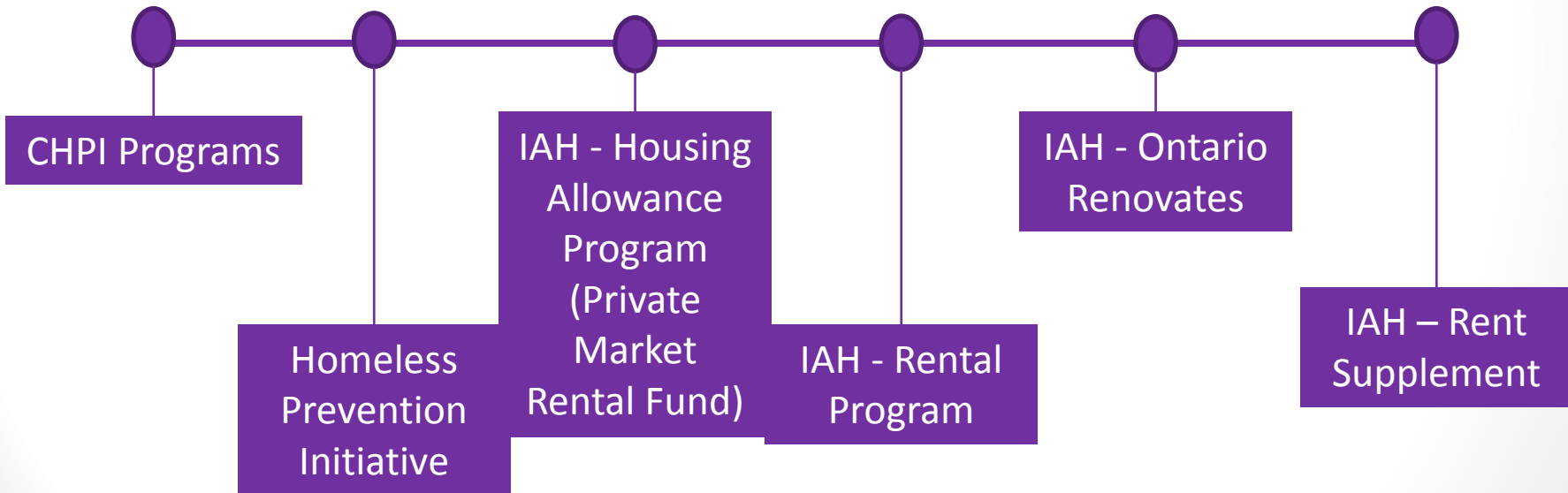
Sept. 22, 2016

Presented by:

Aaron Park – Housing Programs Lead



Our Programs



CHPI Funded Programs

The TBDSSAB has utilized CHPI to provide funding to the following programs and services:

TBDSSAB – **Housing Security Fund**

Shelter House Thunder Bay – **Emergency Shelter**

Salvation Army Booth Centre – **Emergency shelter**

Canadian Mental Health Association – **Homeless Outreach Program**

Lutheran Community Care Centre – **Social Services Program**

Salvation Army – **Habitat Program**

Shelter House Thunder Bay – **Street Outreach Services**

Salvation Army Booth Centre/Shelter House Thunder Bay – **Emergency Shelter Case Management Services**



Our Programs



CHPI Programs

Homeless
Prevention
Initiative

IAH - Housing
Allowance
Program
(Private
Market
Rental Fund)

IAH – Rental
Program

IAH - Ontario
Renovates

IAH – Rent
Supplement



Homeless Prevention Initiative

- The TBDSSAB has experienced decreasing social housing waitlist demand (776)
- Despite this the District of Thunder Bay has witnessed over 100% shelter occupancies over the past 3 years
- To address this TBDSSAB created the High Needs – Homeless waitlist category
- Coordinate efforts of E-How and Emergency Shelter staff to determine who is placed in High Needs – Homeless category
- Planning is underway to fund Housing First Workers through CMHA through CHPI to support individuals placed through the High Needs – Homeless category



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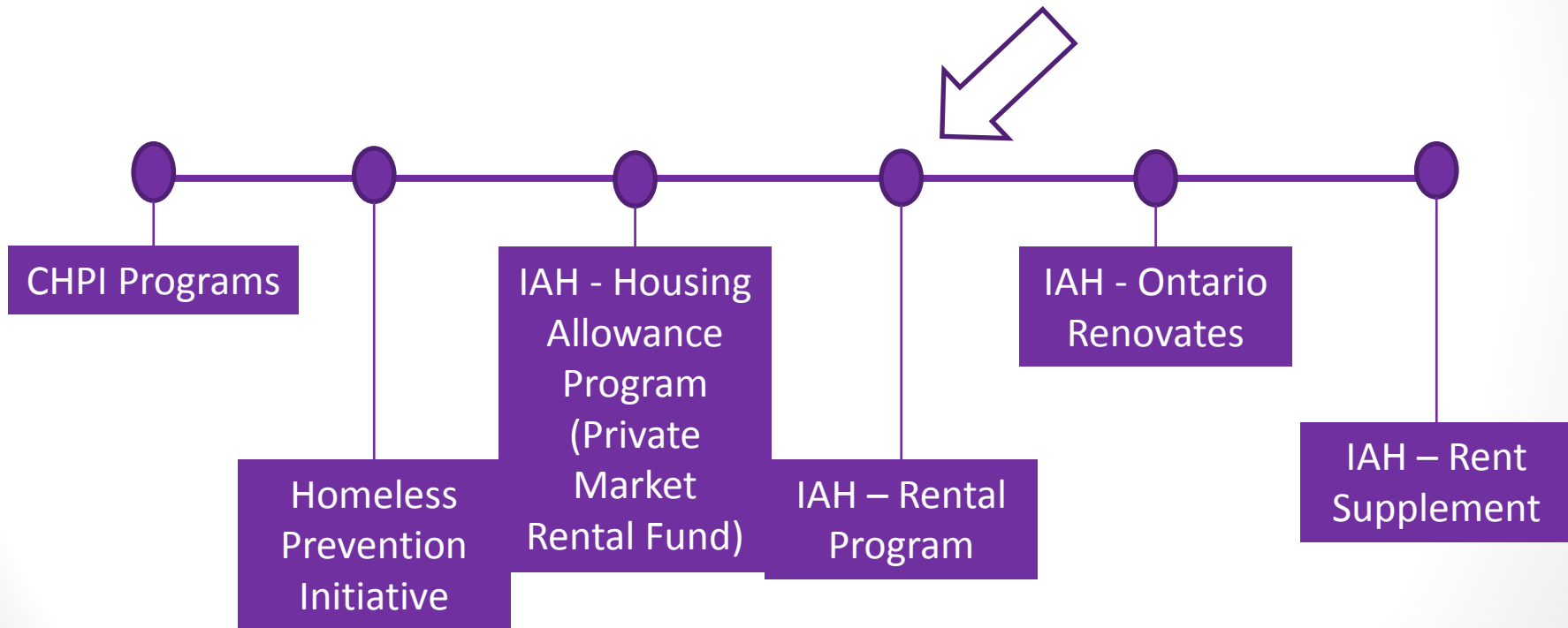


IAH - Housing Allowance (Private Market Rental Housing Fund)

- This program is intended to offer financial support directly to tenants to maintain their current housing rather than access a TBDSSAB rent-geared-to-income unit
- To be eligible for the Housing Allowance Program, households must be on the social housing waitlist
- Each successful applicant will receive monthly RGI financial support and they will maintain their own residence
- Individual agrees to be removed from Social Housing Waitlist
- The payment will cease if the applicant's annual income reaches a determined level, if the Housing Allowance Program terminates, or for other reasons determined by TBDSSAB



Our Programs



IAH – Rental Program

- Recently completed 2 – 8 Plex buildings owned and operated by the TBDSSAB
- **Currently Funding the Following Projects:**
 - 4 Plex – Kakabeka Falls
 - 4 Units - Nipigon
 - 24 unit building in the City of Thunder Bay
- Additional funding earmarked for rental housing program in 2017/18



8 Plex Building

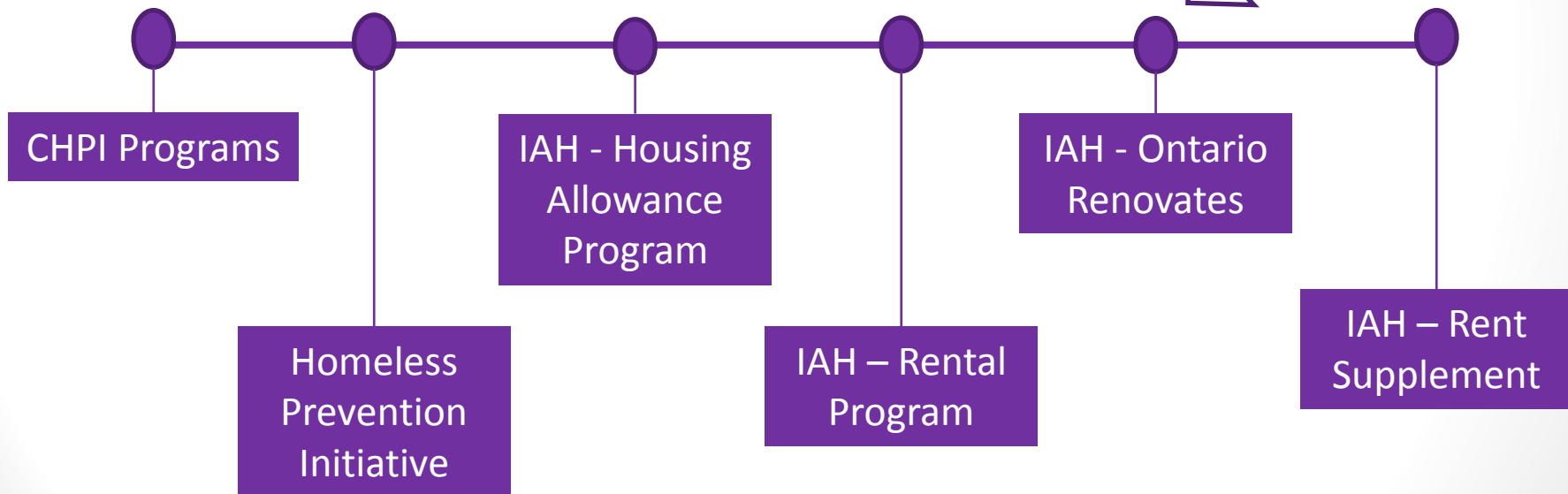


8 Plex Highlights

- Address the largest waitlist needs
- Efficient design and features
- Constructed with materials that have longevity and withstand abuse
- Fit the neighbourhoods and comfortable for the tenants



Our Programs



IAH – Ontario Renovates

- Ontario Renovates is designed to assist low to moderate income homeowners make urgent home repairs
- Repairs will address health and safety issues, or make modifications to homes to accommodate members with disabilities
- Under the program, **a homeowner may receive up to \$20,000** – the actual amount received will depend on the repairs approved
- Approximately **\$1,000,000** available for 2016/17 and an additional **\$750,000** planned for 2017/18



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IAH – Rent Supplement

- This program allows TBDSSAB an opportunity to help sustain housing for those on the waitlist until they are offered a rent-geared-to-income unit
- To be eligible for funding, households must be on the social housing waiting list, be deemed 'eligible,' and not have an income that exceeds Household Income Limits (HILs).
- Applicants must currently be residing in a rental unit and be paying rent to a private landlord who they are not related to
- TBDSSAB staff will determine amounts to be paid to landlords directly to help bridge the difference between the rent that a household can afford to pay and the actual market rent being charged (**max. \$250 per month**)

