



Home For Good (HFG) Overview

Peel Housing and Homelessness Summit

April 4, 2017

Presentation Overview

- 2016 Provincial Budget and Long-Term Affordable Housing Strategy Update
- Key Program Highlights
- Eligibility – Operating Funding and Capital Funding
- Implementation Timelines

2016 Provincial Budget Investments

- As part of the 2016 Budget and the Long-Term Affordable Housing Strategy (LTAHS) Update, the province reaffirmed its commitment to end chronic homelessness in ten years, by 2025. A significant component of this commitment is a long-term investment in supportive housing, to include:
 - Operating funding for housing assistance and support services, eventually assisting up to 6,000 families and individuals in supportive housing; and
 - Support for the construction of up to 1,500 new supportive housing units over the long-term.
- Funding available under the program over the next two years includes \$100 million for housing assistance and support services, and funding to contribute to the development of new supportive capital units.
- The ministries of Housing (MHO), Community and Social Services (MCSS), and Health and Long-Term Care (MOHLTC) will each have a role in administering a portion of the program, and distributing related funding.

Key Program Highlights

- The supportive housing investment is comprised of 3 components:
 - 1) Service Manager Component (MHO to fund Consolidated Municipal Service Managers and District Social Services Administration Boards);
 - 2) Targeted funding for Indigenous Supportive Housing (to be delivered by Indigenous organizations); and
 - 3) Targeted funding for the needs of specific transitional client groups, to be delivered by MCSS and MOHLTC.
- The Service Manager Component will be captured under a new program called Home For Good (HFG). HFG is a homelessness-focused program, which will provide housing assistance and support services to people within the following four provincial priority homelessness areas:
 - Chronic homelessness;
 - Youth homelessness;
 - Indigenous homelessness; and
 - Homelessness following transitions from provincially-funded institutions and service systems (e.g. hospitals and prisons).

Key Program Highlights

- MHO will distribute two years of funds dedicated for Service Managers through an Expression of Interest process. Approximately \$25 million and \$50 million will be available in 2017-18 and 2018-19, respectively, for housing assistance and supports. In addition, funding will be available for approximately 400 new capital units in each year.
- The key objective of HFG is to help members of the four provincial priority homelessness areas obtain and retain housing with appropriate support services, while also encouraging flexibility in program design in local communities.
- It is the province's intention to provide operating funding on an ongoing basis, beyond 2018-19 (subject to annual provincial budget approvals, and fulfilment of accountability requirements).
- MHO is currently finalizing the process for the administration and allocation of supportive housing investments to be delivered through Indigenous organizations.

Operating Funding Eligibility

- Operating funding is to be used to provide housing assistance and/or support services to help recipients obtain and retain stable housing.
- Service Managers can use funds for the following types of housing assistance:
 - 1) Rent supplements (rent subsidies tied to a rental unit and paid directly to landlords, on behalf of recipients); and
 - 2) Housing allowances (rent subsidies paid directly to recipients).
- Examples of eligible support services include: counselling; personal support; case management; income support and assistance with applying for financial assistance; assistance with medication; and life skills training (e.g., purchasing food/meal preparation, and money management).
- MHO expects that Service Managers will provide a variety of housing assistance and support services to recipients, either directly or through partnerships with external community agencies and housing providers.
- Operating funding can be used on its own, and in conjunction with capital funding under this program. For capital projects being developed, Service Managers will be required to link housing assistance and support services to the units created.

Operating Funding Eligibility

- Housing assistance funding can be offered to recipients for first-and-last months' rent, as well as their regular monthly rent.
- If a portable housing benefit framework is approved by the Minister or set out in regulations under the Housing Services Act, 2011, a Service Manager would need to deliver housing assistance in a manner that is consistent with that framework.
- As this program strives to ensure that recipients avoid homelessness and remain stably housed over time, the province is open to housing assistance being provided for a variety of housing models that best meet recipients' needs, including transitional and dedicated supportive housing.
- As recipients' needs may change over time, Service Managers will need to ensure that housing assistance and support services continue as long as they are needed by recipients.

Capital Funding Eligibility

- Eligible capital projects must be one of the following:
 - 1) New construction, including additions and extensions;
 - 2) Acquisition and/or rehabilitation of existing residential buildings to maintain or increase the affordable rental housing stock; or
 - 3) Conversion of non-residential buildings or units to purpose-built rental buildings/units.
- Capital funding is to be used to increase the supply of physical supportive housing units, which can be in either transitional, or long-term supportive housing projects. Units must also be linked to housing assistance and support services, funded through program operating dollars.
- Using this program's funding to add net new units to an existing Investment in Affordable Housing project (e.g. stacking) is permitted.

Capital Funding Eligibility

- Capital projects that are **not eligible** include:
 - 1) Nursing, long-term care, and retirement homes;
 - 2) Social housing projects/units that receive ongoing federal and/or provincial subsidies (e.g. demolition and replacement of existing social housing units);
 - 3) Shelters and crisis care facilities;
 - 4) Owner-occupied housing; and
 - 5) Student residences.
- Social housing redevelopment which involves building new affordable rental units/additions on social housing sites may be eligible provided that the appropriate ministerial or Service Manager consent, as applicable, is obtained as per the *Housing Services Act, 2011*.
- Capital project approvals will be similar to previous MHO programs (e.g., Service Managers soliciting proposals through a procurement process; submitting Council/Board recommended projects to MHO for review and approval; and the issuance of a Conditional Letter of Commitment prior to signing a Contribution Agreement).

Capital Funding Eligibility

- Approved capital projects must remain affordable for a minimum period of 20 years. Affordability is defined as having rents for the project that are at or below 80% of CMHC Average Market Rent (AMR) at the time of occupancy.
- Capital funding will be provided based on affordability payments. This involves MHO advancing payments over a 20-year period. The first payment would begin at the time of the proponent's first required payment for long-term financing (interest adjustment date).
- Payments received by Service Managers will need to be forwarded to the proponent on a monthly basis, and will be used to service and discharge a portion of the proponent's mortgage, including the principal and interest portion. Affordability Payment Schedules will be calculated based on interest costs, compounded semi-annually.

Capital and Operating Funding Eligibility

- In planning how to best utilize capital and operating funding, MHO expects Service Managers to meet several important requirements. These requirements include:
 - 1) Assisting those across the four provincial priority areas who have had significant challenges - including complex service/health needs - accessing and maintaining housing;
 - 2) Supporting appropriate community-level collaboration and/or partnerships during program and implementation (e.g. connections to: Local Health Integration Networks (LHINs); mental health service providers; developmental services providers; and other services as needed);
 - 3) Being consistent with the province's Supportive Housing Policy Framework, and Best Practice Guide;
 - 4) Leveraging other services and sources of funding;
 - 5) Encouraging locally relevant solutions that meet peoples' needs in a holistic manner;
 - 6) Addressing needs that change over time (e.g. continuing to support at-risk youth once they leave transitional supportive housing, life transitions and aging); and
 - 7) Participating in an evaluation component requirement of the program.

Implementation Timelines

Activity	Date
Ministry Issues Expression of Interest	March 2017
Service Managers Prepare Submissions	March 2017 to May 19, 2017
Ministry Reviews Submissions, and Selects Successful Service Managers	May 2017 to July 2017
Ministry and Service Managers Sign Transfer Payment Agreements, and Take-Up Plans are Submitted	August 2017 to October 2017
Transfer Payments Begin	October 2017
Quarterly Reports Due to Ministry	October 15th, January 15th, April 15th, and July 15th of Each Year

Thank You!

- Does anyone have any questions?
- Ian Russell, Team Lead Regional Housing Services, MSO Central, Ministry of Housing, Ministry of Municipal Affairs 416-585-6965 ian.russell@ontario.ca