

Housing Services  
Report to the Housing Advisory Committee June 2017

Windsor Essex Federal Provincial 2017 Housing Program Allocations and Take-Up  
April 1, 2017 to May 31, 2017

Program Component	IAHE Investment in Affordable Housing Program Extension			SIF Social Infrastructure Fund			SHIP Social Housing Improvement Program			SHARP –Pilot Social Housing Apartment Retrofit Program			SDV-PHB Survivors of Domestic Violence Portable Housing Allowance		
	2017	%Take Up		2017	%Take Up		2017	%Take Up		2017	%Take Up		2017	%Take Up	
		Funds	Units		Funds	Units		Funds	Units		Funds	Units		Funds	Units
Rental Housing				\$3.8M	100%	100%									
Rent Sup/Housing Allowance	\$300K	2%	8%	\$46K	.5%	50%							\$185K	100%	100%
Homeownership Downpayment Assistance	\$300K	100%	100%												
Ontario Renovates Homeowner	\$500K	100%	100%												
Ontario Renovates MR Fire Sprinkler Program	\$164K	60%	60%												
Energy Efficiency										\$0.00	100%	100%			
Existing Social Housing Stock							\$0.00	100%	100%						

**Notes**

1. Program years run from April 1<sup>st</sup> to March 31<sup>st</sup> each year.
2. Rental Housing: RFP closed May 16, 2017 – Allocation \$3.848M Proposals received total \$21.8M – Evaluation in process.
3. SHIP and SHARP Program funds allocated in 2016. Project completions continue throughout 2017.
4. Rent Sup/Housing Allowance is a 7 year program - 2017 to 2024. (2017 IAHE at \$300K per year Total \$2M) (Total 2016 SIF at \$46K per year Total \$324K). Overall unit allocation is at 88%.
5. 2017 HOP allocated at \$200K from IAHE and \$100K from the HOP Revolving Fund.
6. 2017 MR Fire Sprinkler is the third year of a 3 year program. A surplus in 2017 is expected in this program to be re-allocated to other program components.
7. Figures are: rounded; net of program administration fee; and subject to re-allocation between program components.

# HAC Meeting June 2017

Prepared by Kelly Goz, Housing Services, City of Windsor

## Windsor Essex Proposals submitted in Response to Expressions of Interest issued by the Province

### 1. Home for Good

Source Ministry	Proposal Submitted by	Expected Response Date
Ministry of Housing	May 19, 2017	Late Summer 2017

#### Purpose of Program

The purpose of this Expression of Interest (EOI) issued by the Ministry of Housing (MHO) is to provide Consolidated Municipal Service Managers and District Social Services Administration Boards (“Service Managers”) with an opportunity to be selected as a recipient of Home For Good (HFG) funding in 2017-18 and 2018-19 by:

- Defining their supportive housing needs;
- Informing MHO about their ability to deliver housing assistance and support services; and
- Identifying potential community partners.

MHO is interested in supporting Service Managers to collaborate with other sector organizations (housing, health, community services, and children and youth sectors) to develop a coordinated supportive housing system with flexible approaches to meet people’s changing needs, and to assist people to obtain and retain safe, affordable, and adequate housing with the appropriate level and type of support services. This program will assist MHO to make demonstrable progress on the government’s goal to end chronic homelessness by 2025.

### 2. Anti-Human Trafficking Community Supports Fund

Source Ministry	Proposal Submitted by	Expected Response Date
Ministry of Community & Social Services	May 18, 2017	Late Summer 2017

#### Purpose of Program

The Anti-Human Trafficking Community Supports Fund (the “Fund”) is one of the initiatives under Ontario’s Strategy to End Human Trafficking, announced in June 2016. The Fund will be used to support organizations across a range of sectors that are part of the service–delivery continuum for responding to human trafficking, and that are interested in implementing innovative, locally-driven solutions to address human trafficking in their communities. Priority will be placed on supporting survivors of human trafficking and their families in their journey towards healing and recovery, and/or preventing human trafficking. The Provincial Anti-Human Trafficking Coordination Office (the “Office”) at the Ministry of Community and Social Services (the “Ministry”) is issuing a Call for Applications to invite eligible organizations to submit applications for funding under this Fund.

### 3. Innovation, Evidence, and Capacity Building Fund

Source Ministry	Proposal Submitted by	Expected Response Date
Ministry of Housing	May 26, 2017	Summer 2017

## Purpose of Program

The proposals recommended for funding should:

- increase sector capacity to manage change, develop new skills and/or take advantage of new opportunities
- encourage evidence-based orientation and/or a culture of continuous improvement within the housing and homelessness sector
- support the capacity of the system in relation to at least one of the key themes of the Long-Term Affordable Housing Strategy Update
- a sustainable supply of housing stock (public and private)
- a fair system of housing assistance
- coordinated and accessible support services
- goal of ending homelessness
- indigenous housing strategy
- effective use of evidence and best practices to inform policy and program development, and to define and measure outcomes

Applicants must consider these program objectives and government housing and homelessness priorities when completing their proposals. Consideration will be given to funding proposals across a range of the LTAHS Update themes. In addition, this year, the ministry is encouraging proposals that focus on capacity building within the Indigenous sector and the transformation of housing providers.

Innovation, Evidence, and Capacity Building Fund – Call For Grant Proposals Document

The ministry is also encouraging proposals that represent a range of Ontario's diverse demographics and geography, including but not limited to covering population in urban, rural/remote, and northern locations.

#### **4. Everyone Counts: 2018 Coordinated Point in Time Count**

Source Ministry	Proposal Submitted by	Expected Response Date
Homelessness Partnering Strategy	May 31, 2017	Summer 2017

## Purpose of Program

When communities conduct counts at the same time of year using a common approach, the results can be used to build a better understanding of homelessness in Canada.

Having a greater number of communities conducting the count in the same way at the same time would contribute to a broader picture of homelessness across Canada. This can be a benchmark against which progress in reducing homelessness can be measured.

With the increased implementation of Housing First programs and of community plans to reduce or end homelessness, there is a need to create a national picture.

A PiT count of homelessness has two primary purposes:

**A count of people experiencing absolute homelessness:** It is intended to identify how many people in a community experience homelessness in shelters and on the streets at a given time. Conducted over several years, PiT counts can be used by the community to track progress in reducing homelessness.

**A survey of the homeless population:** Through an accompanying survey, the count gives the community information on the demographics and service needs of their homeless population. This information can be used to target community resources to where they are most needed.



# Excerpt from ONPHA Website – March 2017

## Budget 2017: A Historic Investment for Social Housing



On March 22, the Trudeau Liberal government tabled their second budget called *Building a Strong Middle Class*. Public reaction to the 2017 Budget has been mixed, however ONPHA sees the budget as setting an important financial stage for housing, albeit over a long term. The long-term nature of the investments will give the sector a good opportunity to position themselves to react and respond to the new funding.

The 2017 Budget proposed slightly more than \$11.2 billion over the next 11 years for affordable housing initiatives. The money allocated to affordable housing initiatives represents approximately 51% of the committed 11-year social infrastructure budget, and approximately 14% of the overall 11-year infrastructure budget. A summary of the affordable housing investments slated for the next 5 years is available below:

Table 2.1  
**Communities Built for Change**  
 millions of dollars

	2016– 2017	2017– 2018	2018– 2019	2019– 2020	2020– 2021	2021– 2022	Total
<b>Building Stronger Communities and Neighbourhoods</b>							
Supporting Families Through Early Learning and Child Care	0	0	540	545	550	550	2,185
A Renewed Federal-Provincial-Territorial Partnership in Housing	0	0	0	255	255	255	765
A New National Housing Fund	0	10	141	266	338	428	1,184
Targeted Support for Northern Housing	0	0	30	30	30	30	120
Targeted Housing Support or Indigenous Peoples Not Living On-Reserve	0	0	25	25	25	25	100
Working Together to Tackle Homelessness	0	0	54	203	213	237	707
Making More Federal Lands Available for Affordable Housing	0	2	20	20	20	20	82
Strengthening Housing Research and Establishing a Housing Statistics Framework	0	8	35	37	36	34	151
<b>Subtotal—Building Stronger Communities and Neighbourhoods</b>	<b>0</b>	<b>20</b>	<b>845</b>	<b>1,381</b>	<b>1,467</b>	<b>1,580</b>	<b>5,294</b>

*“We were looking for a long-term commitment from the federal government and that’s what’s been offered,” said Meg McCallum, President of ONPHA. “We will anxiously await the details on what happens next and stand ready to help the government and CMHC with its roll-out plans.”*

Based on the information we have so far, this is what you need to know as an Ontario housing provider:

## **Update on the National Housing Strategy**

The development of a National Housing Strategy was a major election promise for this government, and they committed to it officially in Budget 2016 with a “down-payment” of \$2.2 billion over two years.

Budget 2017 extends the commitment by proposing an investment of approximately \$11.2 billion over 11 years towards a number of initiatives aimed at building, renewing and repairing Canada's affordable housing stock.

These investments will be made as part of the forthcoming National Housing Strategy which the government says will serve as a roadmap for governments and housing providers across the country as they decide how to support housing renewal in their communities. ONPHA is very pleased to see that the commitments made towards the National Housing Strategy reflect much of what key sector organizations, including ONPHA, recommended through their participation in the public consultation process last fall.

## **A renewed federal-provincial-territorial framework**

The federal government has proposed replacing the current Investment in Affordable Housing (IAH) initiative, which expires at the end of 2018-2019, with a new, multilateral investment framework. This new framework would support key priorities that the government says might include the construction of new units, renovation and repairs, rent subsidies, and other initiatives to support accessibility modifications.

Through this new framework, the Liberals plan to spend just under \$3.2 billion over the next 11 years. Investments towards this new framework will begin in the fiscal year of 2019-2020, the year the current IAH initiative expires, and we are hopeful that the transition between programs will be seamless. Initial investments will be \$255 million per year, with a gradual ramp up to \$455 million by 2027-2028. Using past allocations as a guide, Ontario can expect to see 35% of that money, or approximately \$89 million per year for the first three years of the new investment (2019-2020 until 2021-2022). This amount would represent a slight increase from the \$81 million that Ontario is slated to receive in 2017-2018 under the IAH Doubling that was announced last year.



## **A New National Housing Fund**

One of the biggest developments coming out of Budget 2017 is the Liberal government's proposal for a new National Housing Fund that will be administered by CMHC. This is significant as it re-establishes the once central role of CMHC in Canada's housing system. They have proposed that this fund will address critical housing issues, and that it will prioritize support for vulnerable citizens including: seniors; Indigenous Peoples; survivors fleeing situations of domestic violence; persons with disabilities; those dealing with mental health and addictions issues; and veterans.

The Liberals have identified several initiatives that could fall under this new Fund:

1. The introduction of a new co-investment fund to pool resources among many housing partners to prioritize large-scale community renewal projects. This may signal potential regeneration funding sources for aging housing stock.
2. Access to sustained and improved low-cost loans for repair and renewal, as well as new construction, through CMHC's Affordable Rental Housing Financing Initiative which was initially announced in the previous Budget. Although specific investments for this initiative are not included in this Budget, previous announcements have indicated that the Affordable Rental Housing Financing Initiative will see annual investments of up to \$500 million. These funds could help providers finance and refinance mortgages.
3. Support of innovative approaches to housing development such as energy retrofits and accessibility modifications, which would likely be similar to investments that have been made for these initiatives in past budgets. This may help providers reduce skyrocketing utility costs and enable unit modifications to support aging in place.
4. The provision of temporary funding to help social housing providers who have reached end of operating agreements maintain RGI units until more sustainable operating models can be reached. Similarly to last year's budget, it is unclear how funding commitment will apply to Ontario's providers, given the role of Service Managers in funding delivery. ONPHA has reached out to our colleagues at CMHC, and will advise members when information is available.
5. The establishment of a Sector Transformation Fund and Technical Resource Centre to help social housing providers transition to more efficient and financially sustainable operating models. ONPHA will be looking for more information from CMHC on this item.

While an itemized breakdown of funding for these initiatives was not provided, Budget 2017 proposes an investment of \$5 billion over the next 11 years for their implementation. Proposed funding would start with \$10 million next year, increase to

\$141 million the following year, and jump up to \$707 million by 2024-2025 before gradually decreasing in the years leading up to 2027-2028.

### **Targeted funding for Indigenous Peoples not living on-reserve**

The federal government has recognized the unique challenges that Indigenous Peoples face when accessing off-reserve housing – an acknowledgement of what many organizations, including ONPHA, stated in their submissions to the National Housing Strategy consultation. Beginning in 2018-2019, the government has proposed annual funding of \$25 million to provide assistance for needed capital repairs, to encourage new development, and to help ensure the continued affordability of units previously supported by the former Urban Native Housing Program. Based on past provincial allocations, ONPHA expects approximately \$8.75 million, or 35 percent, to flow down to Ontario.

This funding is welcomed, but it is important to note that there are no funds budgeted for this purpose beyond 2026-2027, and that there is no mention of sustaining these units past this point.

### **Strengthened Research and a new Housing Statistics Framework**

Canada's non-profit housing sector, as well as the overall housing sector, has long suffered from gaps in research and data that have made assessing true need impossible, and that have impacted the ability to produce sound public policy. Given this, we are pleased to see that the federal government is including initiatives to strengthen housing research and establish a new Housing Statistics Framework within their proposed 2017 Budget.

Proposed funding for this initiative includes a \$241 million investment over 11 years to allow CMHC to improve data collection and analytics. It also includes prolonged investments outside of the National Housing Strategy funding for Statistics Canada to develop a new Housing Statistics Framework.

*“ONPHA is pleased to see this critical initiative”, said Sharad Kerur, Executive Director of ONPHA. “Without a good data platform, like most countries have developed, we cannot possibly set good goals or policy objectives for affordable housing.”*



## **Other notable developments and investments**

Budget 2017 also includes several other positive, housing-related investments. These include:

- an 11-year commitment of \$202 million to activate surplus lands for the development of new affordable housing;
- an 11-year commitment of \$300 for targeted support for Northern Housing development; and
- an 11-year commitment of \$2.1 billion to expand and extend the Homelessness Partnering Strategy beyond its initial end date of 2018-2019.

Beyond this, there are many non-housing related initiatives that would be especially impactful for those Canadians who live in non-profit housing communities. A few examples include increased funding for childcare, LGBTQ2 issues, gender-based violence, access to prescription medications, and a commitment to improve access to naloxone which is vital in the response to the current opioid crisis. The new Budget also includes infrastructure commitments to improve public transit, and a 10-year commitment of \$5 billion for mental health initiatives.

It is also important to be aware of what didn't make it into the Budget. Notably, after months of speculation and predictions, a new portable housing benefit was not introduced. Of course, there is room to build such an initiative into the funding commitments made in Budget 2017, and this will certainly be something to watch for when the National Housing Strategy is released.

## **5 Questions raised by Budget 2017 that ONPHA is seeking answers to:**

1. How will temporary funding for housing providers at the end of operating agreements flow from CMHC to Ontario's Service Managers?
2. What is the relationship of these initiatives to recent provincial announcements including the \$100 million for supportive housing initiatives, slated to roll-out in 2019, and the \$20 million for improving access to supportive housing for Indigenous peoples, slated to roll-out over the next 2 years?
3. Will any of the money announced for mental health initiatives be stackable with housing investments in order to create new supportive housing?
4. What happens to units falling under the previous Urban Native Housing Program when dedicated funding ends in 2026-2027?
5. Will housing providers at the end of their operating agreements remain eligible for their current tax exempt status?

## **Conclusions**

Budget 2017 makes it clear that the advocacy efforts of ONPHA, and of the broader Canadian non-profit housing sector, are paying off. However, while the federal reinvestment is positive, it is clear that the new funding will come in different ways. The emphasis on innovation, lending facilities, and temporary funding as a bridge to sustainable operating models make it clear that changes are in store. But these changes will also offer opportunities. ONPHA is excited to enter this new housing chapter with our members, and we are prepared with tools and resources to help you navigate these new realities

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Building on this commitment, Budget 2017 proposes to invest an additional \$7 billion over 10 years, starting in 2018–19, to support and create more high-quality, affordable child care spaces across the country.

A portion of this investment will be dedicated to early learning and child care programs for Indigenous children living on- and off-reserve.

Over the next three years, these investments could:

- Increase the number of affordable child care spaces for low- and modest-income families by supporting up to 40,000 new subsidized child care spaces.
- Make it more affordable for parents to return to work, with thousands of parents more likely to enter the labour force once child care is made more affordable.

To ensure that Canadian families have better access to high-quality, affordable child care, the Government is working with the provinces and territories to develop a National Framework on Early Learning and Child Care, focusing on best practices and new approaches to best serve families.

In addition, a distinct Indigenous Framework on Early Learning and Child Care, will be created in cooperation with Indigenous partners. The distinct Indigenous framework will reflect the unique cultures and needs of First Nations, Inuit and Métis children across Canada.

## **BUILDING AN INCLUSIVE NATIONAL HOUSING STRATEGY**

All Canadians need and deserve housing that is safe, adequate and affordable. Without it, Canadians feel less secure, making it harder to accomplish every other goal—from raising healthy children to pursuing education, jobs and opportunity.

When affordable housing is in short supply, Canada's whole economy suffers. The lack of access to adequate, suitable and affordable housing is a particular concern in big cities.

To help address immediate housing needs, Budget 2016 committed to invest \$2.2 billion over two years, to give more Canadians access to more affordable housing. To supplement these investments, Budget 2016 also provided funding for low-cost loans and new financing tools to encourage municipalities, housing developers and non-profit housing providers to develop more affordable rental housing units.

To build on these early efforts, Budget 2017 proposes to invest more than \$11.2 billion over 11 years in a variety of initiatives designed to build, renew and repair Canada's stock of affordable housing and help ensure that Canadians have affordable housing that meets their needs.



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These investments will be made as part of a new National Housing Strategy. The Strategy was developed following extensive consultation with and input from provinces, territories, municipalities, Indigenous Peoples, industry experts, stakeholders and, most importantly, those Canadians who are living with the challenge of finding adequate and affordable housing in many of Canada's big cities, and rural and remote communities.

The Strategy will provide a roadmap for governments and housing providers across the country as they decide how to best support housing renewal in their communities. Key elements include:

- A renewed partnership between the Government and provinces and territories to better support key housing priorities.
- A new \$5 billion National Housing Fund to address critical housing issues, and better support vulnerable citizens.
- Targeted support for northern housing.
- Targeted housing support for Indigenous Peoples not living on-reserve.
- Renewed and expanded federal investments to combat and prevent homelessness.
- Making more federal lands available for the development of affordable housing.
- Expanded funding to strengthen CMHC's housing research activities.

## A RENEWED FEDERAL-PROVINCIAL-TERRITORIAL PARTNERSHIP IN HOUSING

As housing needs vary greatly by community, the Government is committed to working with the provinces and territories to ensure that the unique needs of communities all across Canada can be met.

Budget 2017 proposes to provide approximately \$3.2 billion over the next 11 years to provinces and territories to support key priorities for affordable housing. These priorities may include the construction of new affordable housing units; the renovation and repair of existing housing; rent subsidies and other measures to make housing more affordable; and other initiatives to support safe, independent living for Canada's seniors, persons with disabilities and other individuals requiring accessibility modifications.

This investment will be provided through a new, expanded, multilateral investment framework that will replace the existing investment in Affordable Housing initiative, which is set to expire at the end of 2018-19.

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## Taking Action on Affordable Housing

In Budget 2016, the Government reallocated \$30 million, over two years, to help federally administered social housing providers maintain rent-geared-to-income units after current agreements end.

This investment notably helped 15 low-income families residing at Peter Secor Housing Co-operative in Toronto to continue to receive rent subsidies. These subsidies will help to make their current housing more affordable, giving these families some much-needed relief and lessening the burden of having to choose between paying monthly rent and purchasing other necessities, such as healthy food and clothes for growing children.

## A NEW NATIONAL HOUSING FUND

As part of the Government's renewed role in housing policy, Budget 2017 proposes to establish a National Housing Fund to address critical housing issues and prioritize support for vulnerable citizens, including: seniors; Indigenous Peoples; survivors fleeing situations of domestic violence; persons with disabilities; those dealing with mental health and addiction issues; and veterans.

Administered through CMHC, this Fund will receive an investment of \$5 billion over the next 11 years.

The National Housing Fund will:

- **Encourage greater collaboration and investment in housing:** A new co-investment fund will be established to pool resources among many housing partners, including governments, the private sector and community organizations, to prioritize large-scale community renewal projects.
- **Expand direct lending for new rental housing supply and renewal:** Building on investments made in Budget 2016, the National Housing Fund will provide municipalities and other housing partners with sustained and improved access to low-cost loans for the repair and renewal of housing units, as well as for the construction of new affordable housing, through the Affordable Rental Housing Financing Initiative. This will leverage billions of dollars available for investment in affordable housing, and help improve the quality and condition of affordable housing across Canada.
- **Support for innovations in affordable housing:** To develop a stock of affordable rental housing that delivers a better quality of life for residents, CMHC will make up-front capital contributions available to affordable housing providers. This will encourage innovative approaches to housing development, such as energy efficiency retrofits to lower utility costs, and accessibility modifications to expand the range of housing options available to Canadians living with disabilities.
- **Preserve the affordability of social housing:** To help social housing providers maintain rent-geared-to-income units when long-term operating agreements expire, CMHC will provide temporary funding to social housing providers as they transition to more sustainable operating models.



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- **Support a strong and sustainable social housing sector:** CMHC will also establish a Sector Transformation Fund and Technical Resource Centre to provide technical assistance, tools and resources to help social housing providers transition to more efficient and financially sustainable operating models.

Further details about the National Housing Fund will be announced as part of the launch of the National Housing Strategy later this year.

Over the next number of years, a large number of operating agreements which help subsidize affordable rental housing will be expiring as CMHC-supported mortgages wind down. The Government intends to preserve the baseline funding related to these agreements, so that Canadians have access to housing options that are affordable and meet their needs. The use and renewal of these funds will be determined over the next year. These funds are in addition to the new investments in affordable housing and homelessness supported by Budget 2017.

## TARGETED SUPPORT FOR NORTHERN HOUSING

Budget 2017 proposes to invest \$300 million over the next 11 years to provide targeted support for northern housing. This will provide stable and predictable funding to the territorial governments to help offset the higher cost of construction in the north, and support territorial efforts to improve housing conditions across the region. These investments, provided as a top-up to the Investment in Affordable Housing initiative and the new multilateral investment framework, will help approximately 3,000 northern families find adequate, suitable and affordable housing.

Funding for northern housing will be allocated as follows: \$24 million will be provided to Yukon, \$36 million to the Northwest Territories, and \$240 million to Nunavut, where additional funding is provided for Inuit communities and housing need is the greatest. This targeted investment is in addition to Indigenous-specific housing investments to be made as part of funding for infrastructure in Indigenous communities.

## TARGETED HOUSING SUPPORT FOR INDIGENOUS PEOPLES NOT LIVING ON-RESERVE

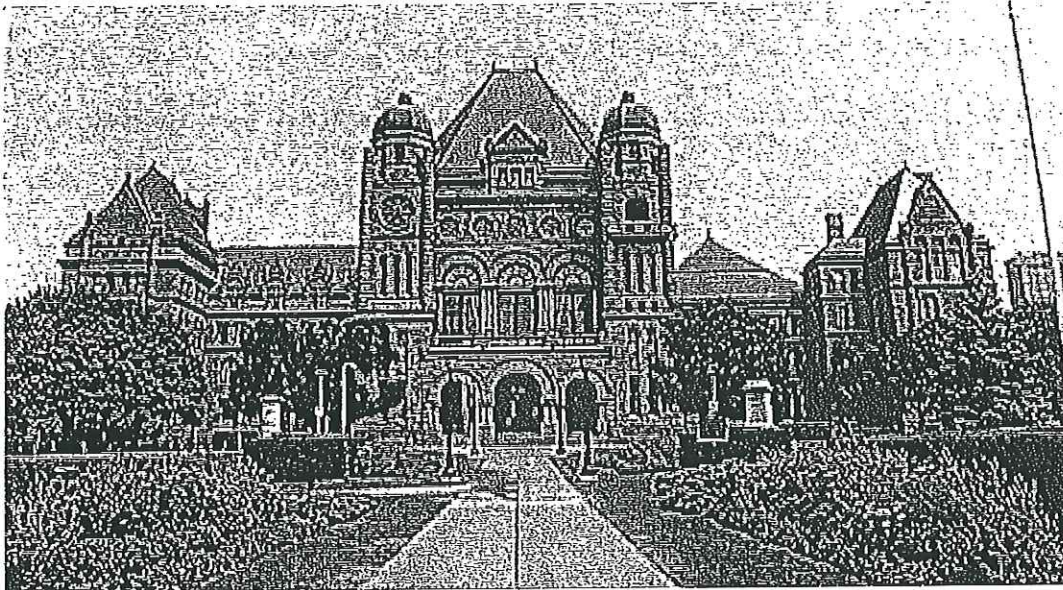
Indigenous Peoples not living on-reserve face unique challenges accessing culturally appropriate and affordable housing. In recognition of this, Budget 2017 proposes to invest \$225 million over the next 11 years to provide financial support to housing providers serving Indigenous Peoples not living on-reserve.

This funding will provide assistance for needed capital repairs, help ensure the continued affordability of units previously supported by the former Urban Native Housing Program and encourage development of new housing. The Government will develop and administer this program in collaboration with First Nations, Inuit and Métis partners.





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## Information Alert

### OMSSA's 2017 Provincial Budget Report

*April 28, 2017*

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The 2017 Ontario budget returns the Province to balance for the next two years and reduces the debt-to-GDP ratio. Surprisingly, the overall provincial investment is lower than many expected in social housing. The Province has focused on rising housing prices and rental costs this year. Overall, provincial support for municipalities has increased and progress has been



made on the downloading of social services as we approach 2018. The budget mentions the Basic Income Pilot and Community Hubs, but does not provide any new details or funding beyond what has already been announced.

There will be a 2% increase to benefits and some changes to ODSP and Ontario Works this year. The government is also investing \$30 million over three years in the Survivors of Domestic Violence Portable Housing Benefit Pilot and \$90M to Community Homelessness Prevention Initiatives (CHPI) over the next three years.

The government plans to invest to a total of \$190 million into infrastructure by 2024-25 building on new federal investments in public transit. The program started in 2014-15 and has been expanded in both length and total dollars.

Significant new funding has been dedicated to health care and hospitals in this budget. The biggest surprise in this year's budget was the free drug coverage for youth 24 and under, likely a response to the promise Andrea Horwath made at the recent NDP convention.

Overall, health care and, to a lesser degree education, were the big winners in this year's budget. Ontario residents can also expect a 25% reduction in their hydro bills by this summer with future increases over the next four years capped at inflation. The 25% includes the removal of the provincial portion of the HST.

The new spending measures are being funded by better than expected economic growth compared to previous projections and the sale of public assets such as Hydro.

*Below are the Ontario budget highlights for 2017-18:*

## **Numbers at a Glance**

*"...a balanced budget gives us the means to shape our future and build a fairer society"*

### **Economic Growth**

Last year, Ontario's GDP grew 2.7%. That figure is twice the national average and greater than all G7 countries.

This is the first balanced budget since the 2008 recession. The government has reduced the deficit from a high of \$19 billion in 2009 to a small surplus \$0.6 billion projected for this upcoming fiscal year. The \$0.6 billion will be held as a reserve fund to protect against changing economic circumstances. Real estate prices for example has led to a government revenue windfall through the land transfer tax.

*Ontario deficit history:*

- **Deficit in Budget 2009:** \$19 billion
- **Deficit in Budget 2011:** \$13 billion
- **Deficit in Budget 2014:** \$10 billion
- **Deficit in Budget 2016:** \$1.5 billion
- **Surplus in Budget 2017:** \$0.6 billion (*balanced budget as the \$0.6 billion is being used for reserves*)
- **2018:** Budget projected to be balanced or in surplus (*election year*)



- **2019:** Budget projected to be balanced or in surplus

*An overview on revenue, expenses and debt:*

- **2017-18 Revenue:** \$141.7 billion (up from \$133.2 billion in 2016-17)
- **2017-18 Expenses:** \$141.1 billion (up from 134.8 billion in 2016-17)
- **2017-18 Net Debt as a Percentage of GDP:** 37.5% (down from 37.8% in 2016-17)
- **Current Debt:** 8.2% of the 2017-18 budget or \$11.6 billion funds interest on Ontario's \$311.9B net debt. (Ontario has the highest subnational debt in the world)

Ontario continues to be concerned about the federal equalization program and receiving their "fair share" from the federal government. Currently Ontario spends the least per-capita on social programs.

Ontario has consistently contributed more to the federal government in total tax revenue than the federal government has invested back in Ontario. The Mowat Centre has recently estimated that this shortfall was \$7.7B or 1.1% of GDP. The gap has been increasing. In 2017-18, Ontarians are estimated to contribute about \$7.1B to fund the equalization program, but the province will receive about \$1.4 billion in equalization payments.

## **2017 Budget Contents Relevant to OMSSA members**

### **Supporting Municipalities**

- Continued progress uploading social assistant benefit costs, as well as court security and prisoner transportation costs since 2003. Downloading costs to municipalities occurred during the Mike Harris years. Overall support for municipalities has increased consistently since 2003.

### **Affordable Housing and Poverty Reduction**

- No mention of social housing in Finance Minister Charles Sousa's speech.
- \$45 million over three years to create up to 1,150 additional supportive housing units for those with serious mental illness or addictions who are homeless or at risk of becoming homeless.
- The government will continue to support the implementation of the updated Long-Term Affordable Housing Strategy (LTAHS).
- \$200 million in funding over three years to improve access for up to 6,000 families and individuals to housing assistance and services such as counselling, medication and life skills training.
- Supporting the construction of up to 1,500 new supportive housing units over the "long term."
- Investing \$30 million over three years in the Survivors of Domestic Violence Portable Housing Benefit Pilot to eventually support up to 3,000 survivors of domestic violence. The goal is to provide them with the flexibility to choose where they want



to live. The government is also seeking consultation on a potential portable housing benefit for others in need of affordable housing.

- \$90 million to Community Homelessness Prevention Initiatives (CHPI) over the next three years.
- Infrastructure Ontario will establish a new program that would strategically leverage land assets to build more affordable housing across the province. This mirrors the 2017 Federal budget where surplus federal land could also be allocated to affordable housing. The provincial program would involve disposing of appropriate provincial surplus land below market value as a mechanism to leverage long-term affordable housing supply as part of the development. This program will be piloted in the Greater Toronto and Hamilton area committing \$70-100 million in land to develop 2,000 new housing units including a mix of market and affordable housing.
- \$640 million Social Infrastructure Fund to support the repair and modernization of community infrastructure between 2016-17 and 2018-19. Affordable housing and shelter projects are eligible for this fund.
- Provide over 375 additional residential development services placements for individuals with urgent needs and youth transitioning from the child welfare system. Support 1,000 additional adults with developmental disabilities to participate in their communities through the Passport program. \$677 million over four years will be invested into the developmental sector to "help keep people out of crises and give people the supports that are right for them."

#### **Housing Market and Rent Control**

- 15% "Non-Resident Speculation Tax (NRST)" in the golden horseshoe.
- New rental control measures on units built after 1991.
- Increase supply of rental properties and housing by reducing red tape slowing down building approvals at the municipal level.
- Allow municipalities to tax vacant lots. The City of Toronto will have the option to implement a Vacant Homes Property Tax at a higher rate to encourage owners to sell unoccupied units or make them available to be rented.

#### **Income Supports and Basic Income**

*"We're moving forward with a Basic Income Pilot to explore how we can provide more consistent and predictable support to those with low incomes, including those who may be precariously employed. Testing how a Basic Income pilot may improve health, employment and housing outcomes are all part of our efforts to promote a growing economy that benefits all Ontarians." (Quoted from 2017 budget)*

- To help improve Ontario Works and the Ontario Disability Support Program, the government is investing more than \$480 million over four years to raise asset limits (OW to \$10,000 and \$15,000 for couples. ODSP to \$45,000 or for couples \$50,000.



This takes effect in January 2018), increase income exemptions for cash gifts (now \$10,000 for OW and ODSP), and provide a benefit rate increase of 2% that will impact 900,000 people across Ontario. The Personal Needs Allowance for people living in institutions or shelters are included in this. Rate increases will occur in September of 2017 and September of 2018. The Remote Communities Allowance will also be increased by \$50 per month for the first person and \$25 for each additional family member.

### **Community Hubs, Education, Early Learning and Child Care**

- No new dollars in the budget for community hubs. The Province is taking measures to coordinate health, social and education services to better serve people and their communities by creating spaces for community use in schools and expanding child care and family services. The Province is committed to making it easier to create community hubs and ensuring the best possible use of public properties, including schools, hospitals and provincial properties that are no longer needed for their original purpose. Hubs specializing in youth services were also mentioned in the budget document.
- \$200 million to support 24,000 children getting access to affordable, quality licensed child care through fee subsidies and spaces in schools to reduce waiting lists. The goal is to eventually reach a total of 100,000 new spaces.
- Class size caps on all day kindergarten and enhanced support for special needs children.
- \$16 billion over 10 years to build new schools in high growth areas.
- \$200 million to improve energy efficiency of schools.
- Invest in a new French Language University.
- \$200 million over three years to help First Nation, Metis and Inuit students access postsecondary education.

### **Hydro**

- Reducing household electricity bills by an average of 25% this summer. This includes removing the 8% provincial portion of the HST.
- Additional relief for rural, remote or on-reserve First Nation communities.

### **Contact Information**

If OMSSA members have any additional questions about the provincial budget and details on its contents, please feel free to contact policy analyst Darryl Wolk at [dwolk@omssa.com](mailto:dwolk@omssa.com).

Thank you for reading the OMSSA 2017 Provincial Budget Report.

Personal regards,



**From:** Ontario News [<mailto:newsroom@ontario.ca>]  
**Sent:** Wednesday, December 07, 2016 10:44 AM  
**To:** Goz, Kelly  
**Subject:** Ontario Passes Legislation to Create More Affordable Housing for Families



Newsroom

*News Release*

**Ontario Passes Legislation to Create More Affordable Housing for Families**

December 7, 2016

**Province Reducing Red Tape on Secondary Suites, Allowing for Inclusionary Zoning**

Yesterday, Ontario passed legislation that will increase access to affordable housing for families across the province and modernize the social housing system.

The Promoting Affordable Housing Act, 2016 amends four acts to help increase the supply of affordable housing and modernize social housing by:

- Giving municipalities the option to implement inclusionary zoning, which requires affordable housing units to be included in residential developments.
- Making secondary suites such as above-garage apartments or basement units in new homes less costly to build, by exempting them from development charges. Secondary suites are a potential source of affordable rental housing and allow homeowners to earn additional income.
- Giving local service managers more choice in how they deliver and administer social housing programs and services to reduce wait lists and make it easier for people in Ontario to access a range of housing options.
- Encouraging more inclusive communities and strengthening tenant rights by preventing unnecessary evictions from social housing and creating more mixed-income housing.
- Gathering data about homelessness in Ontario by requiring service managers to conduct local enumeration of those who are homeless in their communities, so that Ontario can continue to work towards its goal of ending chronic homelessness by 2025.

Ontario announced its update to the Long-Term Affordable Housing Strategy in March 2016. The update focuses on making housing programs more people-centred and coordinated, and provides municipalities with flexibility to meet local needs through tools like inclusionary zoning.

Promoting more affordable housing is part of our plan to create jobs, grow our economy and help people in their everyday lives.

#### QUICK FACTS

- The province consulted with municipalities, developers and other interested parties in spring and summer 2016 on a framework for inclusionary zoning in Ontario.
- Inclusionary zoning has been used extensively by communities around the world, including in the United Kingdom and more than 500 municipalities in the United States.
- The updated Long-Term Affordable Housing Strategy reflects input the government received at 38 stakeholder meetings during summer 2015, and from 113 formal written submissions that reflect the diverse housing needs of Ontarians.
- The revised strategy also reflects the recommendations made by the Expert Advisory Panel on Homelessness in 2015.
- The 2016 Ontario Budget announced an investment of \$178 million over three years to support the updated Long-Term Affordable Housing Strategy.
- Ontario is increasing funding by \$15 million each year for the next three years to the Community Homelessness Prevention Initiative (CHPI), bringing our annual CHPI investment to \$338.7 million by 2019-20.

#### BACKGROUND INFORMATION

- [Promoting Affordable Housing Act](#)

#### ADDITIONAL RESOURCES

- [Inclusionary Zoning](#)
- [Ontario's Long-Term Affordable Housing Strategy](#)
- [Ontario's Poverty Reduction Strategy](#)



- [A Place to Call Home: Report of the Expert Advisory Panel on Homelessness \[PDF\]](#)

### QUOTES

"Our government is answering the call to provide more affordable housing across the province. We know that when people have a home, they are healthier, able to pursue employment, and better equipped to participate in and contribute to their communities. By making tools like inclusionary zoning available to our local partners, we're making it easier to create affordable housing while working towards our bold, long-term goal of ending homelessness in Ontario."

— *Chris Ballard, Minister of Housing and Minister Responsible for the Poverty Reduction Strategy*

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## News Release

# Ontario Protecting Tenants from Unfair Rent Increases

## Province Keeping Rental Housing Fair and Affordable

May 18, 2017 12:00 P.M. | Ministry of Housing

Ontario passed legislation today to help keep rental housing affordable and predictable by protecting tenants from unfair rent increases.

The Rental Fairness Act, 2017 expands rent control to all private rental units, including those occupied on or after November 1, 1991. Effective April 20, 2017, landlords cannot raise rents more than the rent increase guideline, which is 1.5 per cent in 2017. Any rent increase notices above this amount given on or after April 20 must be reduced to 1.5 per cent.

The legislation also introduces additional protections for tenants, including:

- Enabling a standard lease to help both tenants and landlords know their rights and responsibilities, while reducing the number of disputes
- Protecting tenants from eviction due to abuse of the "landlord's own use" provision
- Ensuring landlords can't pursue former tenants for unauthorized charges
- Prohibiting above-guideline rent increases in buildings where elevator maintenance orders have not been addressed
- Removing above-guideline rent increases for utilities, to protect tenants from carbon costs and encourage landlords to make their buildings more energy efficient.

Landlords can continue to apply to the Landlord and Tenant Board for above-guideline rent increases where permitted, and can also determine rent levels for new tenants.

Expanding rent control and strengthening protections for tenants are key components of Ontario's Fair Housing Plan, to help more people find an affordable place to call home.

Making the rental housing system fairer is part of Ontario's plan to create jobs, grow our economy and help people in their everyday lives.

## Quick Facts

- Ontario is also strengthening its transitional housing system by exempting transitional housing providers – like those that provide mental health and addiction supports – from the

Residential Tenancies Act for up to four years, as long as participants are protected by written tenancy agreements. This will help more people successfully transition to longer-term, stable housing.

- There are approximately 1.2 million private rental households in Ontario.
- The annual rent increase guideline is capped at a maximum of 2.5 per cent.

## Additional Resources

- Residential Tenancies Act
- Landlord and Tenant Board
- Ontario's Long-Term Affordable Housing Strategy

## Quotes



"Today is a good day for tenants in this province. In the face of dramatic rent increases and unfair practices, our government is answering the call to bring fairness and predictability to Ontario's rental housing system. With the changes under the Rental Fairness Act, Ontarians can rest assured that they will continue to have an affordable place to call home."

Chris Ballard

Minister of Housing and Minister Responsible for the Poverty Reduction Strategy

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