

2014 /15 SUPPORTIVE HOUSING REPORT

TORONTO MENTAL HEALTH AND ADDICTIONS SUPPORTIVE HOUSING NETWORK

We are **mental health and addiction** agencies providing housing with support to people recovering from mental health and addiction issues who were formerly homeless or at risk of homelessness. We collectively provide 5000 units of supportive housing under social housing or rent supplement programs.

HOUSING: WHY IS THIS IMPORTANT?

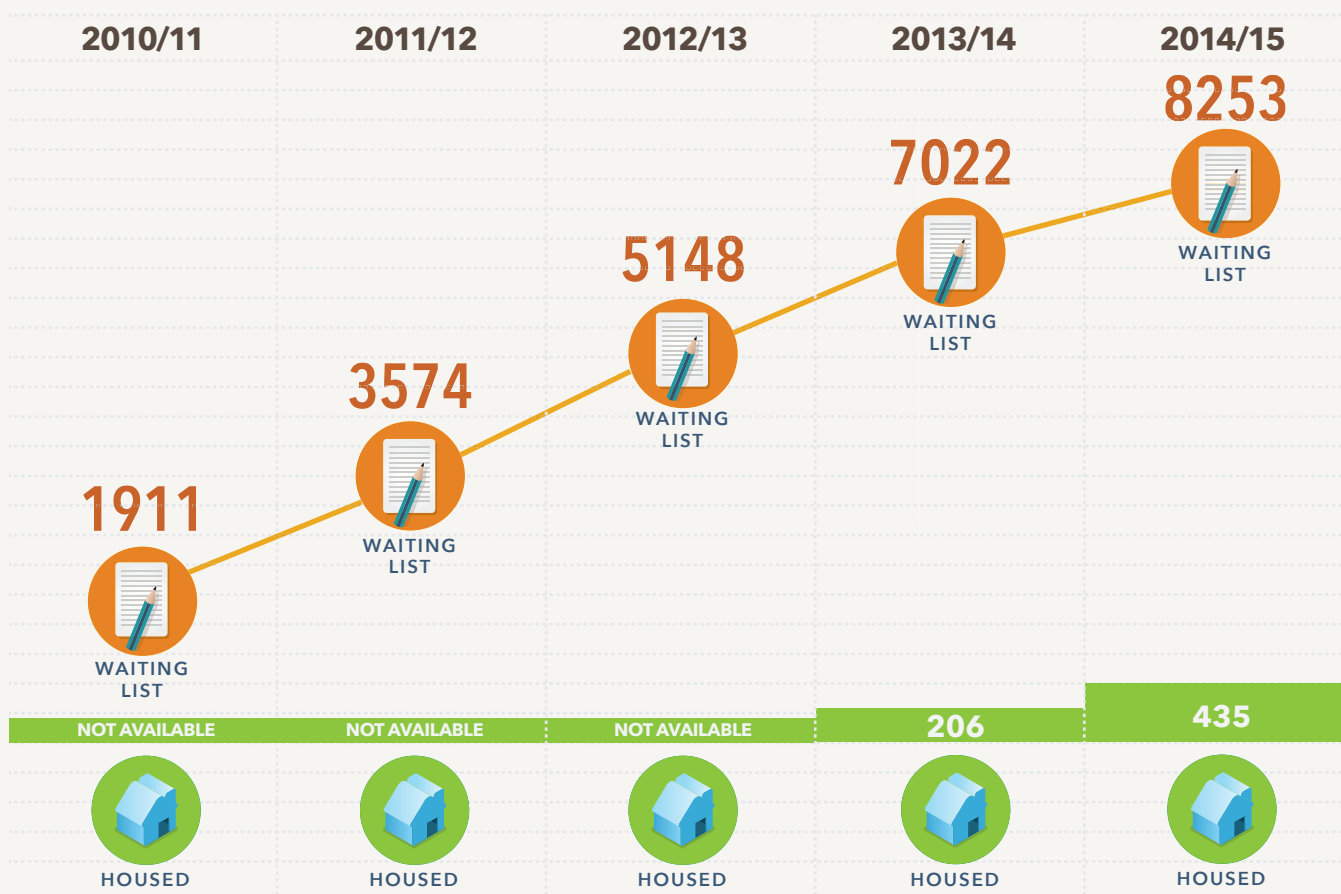
Safe and affordable housing is key to the health and well being of all people. For people who live with mental health or addiction issues and who have experienced homelessness, housing with support is also a crucial contributor to their recovery.

This report card is intended to assess our progress as a society in responding to this need.

THE MENTAL HEALTH & ADDICTIONS WAITING LIST IS GROWING

The chart indicates the rate of growth in the Access List for Mental Health & Addictions housing and support in Toronto over a period of 5 years¹. Below the chart are the number of people housed off the waiting list each year. At the current rate, the wait could be as long as 20 years.

PERSONS HOUSED THROUGH MENTAL HEALTH AND ADDICTIONS ACCESS WAITING LIST



¹The waiting list for supportive housing has increased dramatically over the years since a centralized list was established. Enhancements to the access process in subsequent years made it easier for people to identify their need for supportive housing. Integration of the process for applying for case management support in 2012 increased the ability to identify housing needs of people with mental health and addiction issues. The numbers shown represent unique individuals with no overlap.

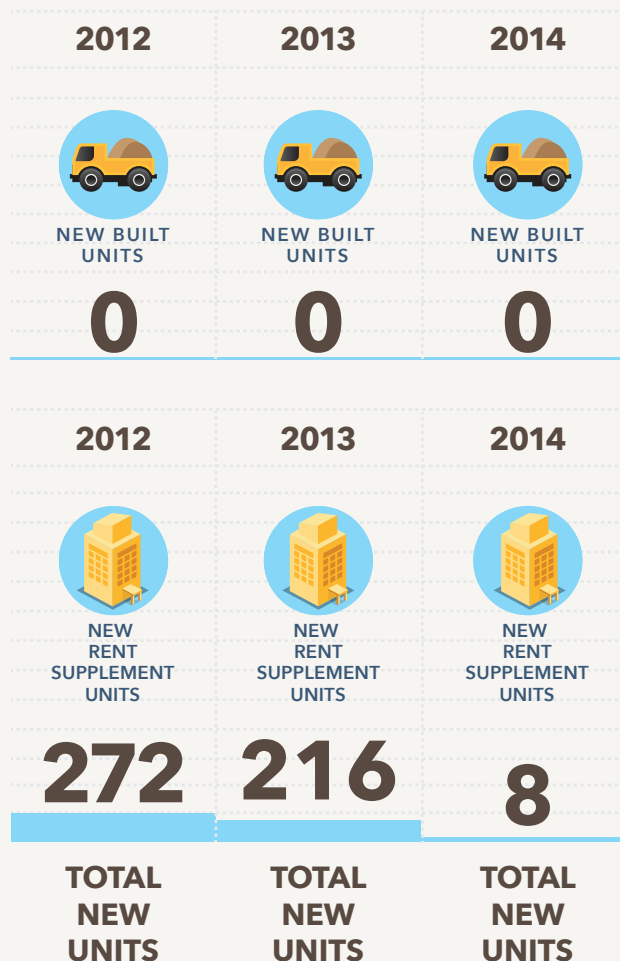


New Housing is Needed

While the documented demand for supportive housing continues to grow dramatically, we are not producing enough new supportive housing to respond to the demand.

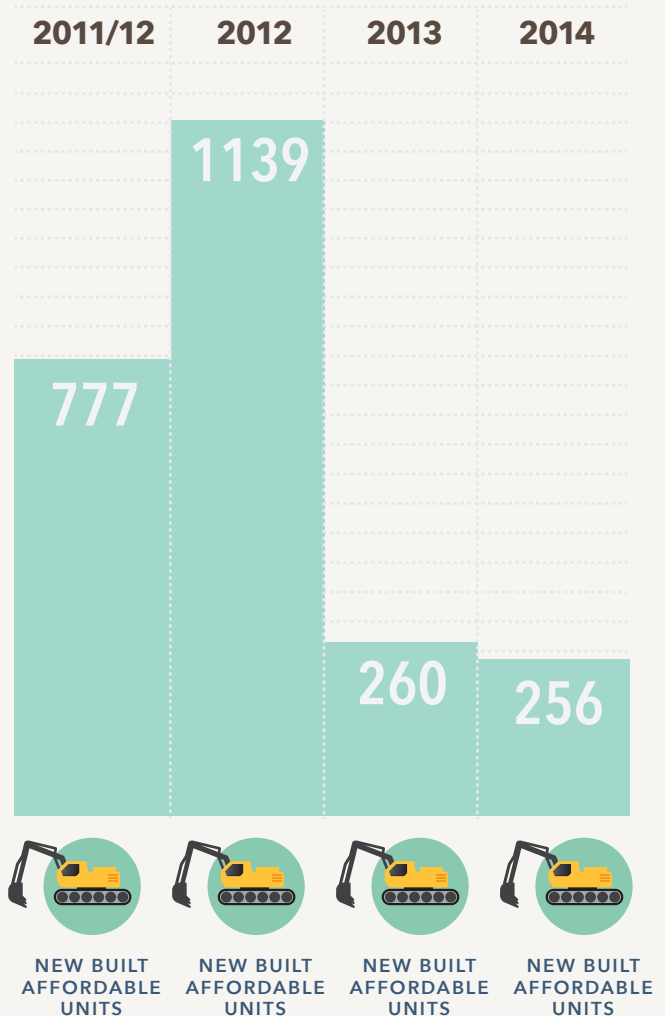
NEW SUPPORTIVE HOUSING MENTAL HEALTH AND ADDICTIONS

The demand for supportive housing could be addressed by building new housing or by providing rent supplements - subsidies to help people pay the rent in private housing. The table illustrates the number of new units of supportive housing provided.²



NEW AFFORDABLE HOUSING CITY OF TORONTO

At the same time, there is a need for new affordable housing³ for a range of different populations. Very little new affordable housing has been built in Toronto in the past few years.



² Units are sometimes announced in one year and are taken up by tenants in a subsequent year, leading to some variation in the number by year. The numbers indicate that the magnitude of new units is very small by comparison with the waiting list.

³ Affordable Housing is used to describe housing which rents for 80% of the average market rent as determined by Canada Mortgage and Housing Corporation.

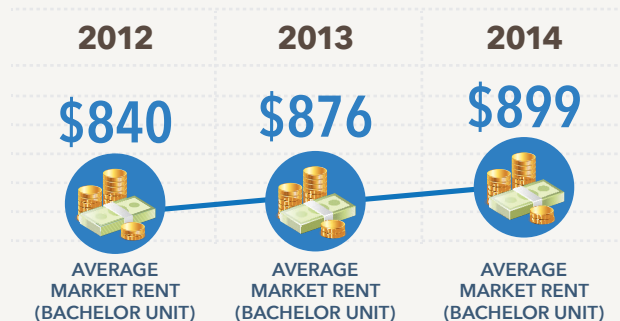


Housing Affordability is a Key Problem

People working for minimum wage or living on social assistance can't afford to pay Toronto's high rents

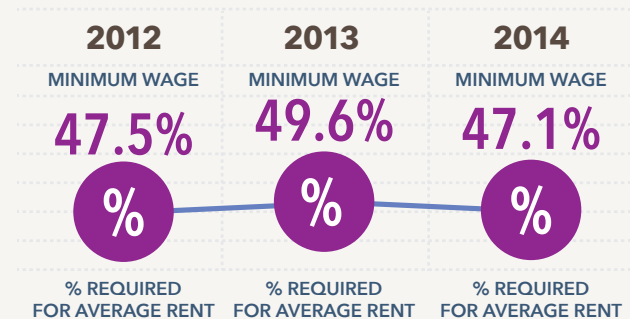
AVERAGE MARKET RENTS

Average market rents continue to increase year over year. The average rent for a bachelor apartment **increased by \$36** from 2012 to 2013 and an **additional \$23** by 2014. While single people also live in 1 bedroom apartments or single rooms, with higher or lower rents, the bachelor rate is used as a reasonable benchmark.



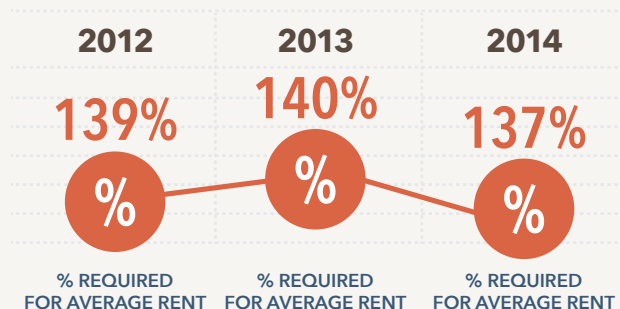
MINIMUM WAGE

Incomes have not increased to keep pace with the increase in rents. The minimum wage has remained the same at \$10.25 per hour and increased only **75 cents** in June 2014. A person working 40 hours a week at minimum wage would still need to pay more than **47% of their gross income** for rent, leaving little for food and other necessities.



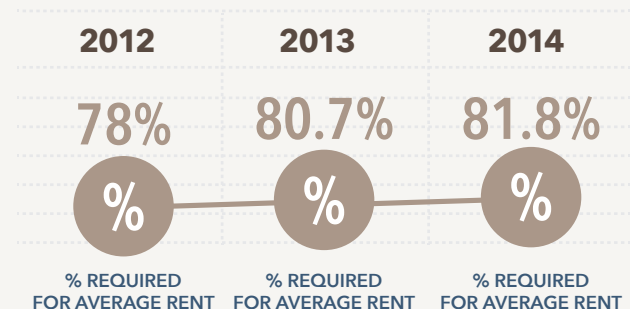
ONTARIO WORKS

People who live on social assistance have even more difficulty affording housing in the market. The allowance for a single person on Ontario Works increased slightly over the 3 years. By the end of 2014, the **total benefit was \$656 a month**, of which **\$280 is intended for basic needs including food and clothing**. The person would need more than their entire benefit to pay average market rent.



ONTARIO DISABILITY SUPPORT PROGRAM

People who receive Ontario Disability Supports are only marginally better off. The allowance for a single person on ODSP **increased by \$23 over the 3 years**. By the end of 2014, the total benefit was **\$1098 a month**, of which **\$619 is for basic needs**. The proportion of the benefit needed for rent is increasing year by year.





Key Housing Trends in the City of Toronto

The overall picture for affordable housing in the City of Toronto is becoming more challenging every year. Waiting lists for subsidized housing, the proportion of the rental housing stock that is vacant, and the number of people using emergency shelters are all indicators of the level of unmet need for affordable housing.

HOUSEHOLDS ON ACTIVE WAITING LIST FOR SOCIAL HOUSING

Toronto Housing Connections maintains a centralized waiting list for all of the subsidized housing in the City. The number of households on the list **increased steadily over the 4 years** up to 2014. The Access list for supportive housing is, for the most part, over and above these numbers.



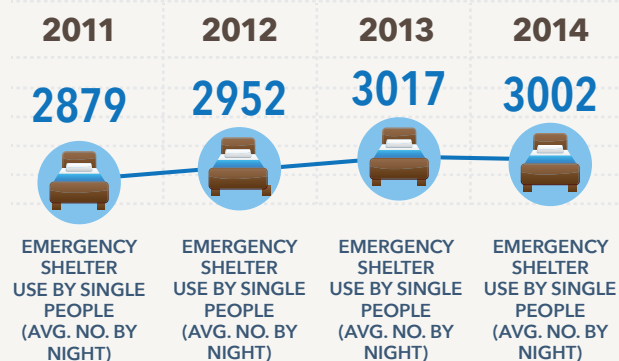
VACANCY RATE FOR BACHELOR APARTMENTS IN TORONTO

Every October Canada Mortgage and Housing Corporation does a survey of all rental housing in buildings with over 3 units to identify the proportion of units vacant on that date. The lower the vacancy rate, the more difficult it is for a person to find a place to rent. Experts suggest that **a 4% vacancy rate is needed** to ensure that people have the opportunity to find the housing they need.



EMERGENCY SHELTER USE BY SINGLE PEOPLE

Emergency shelter use is an indicator of the rate of homelessness and the lack of affordable housing. The numbers shown are for single people and do not include couples or families with children. About **45% of the individuals** on the waiting list for supportive housing report that they **are homeless or at risk of homelessness**.



LIST OF MEMBERS MENTAL HEALTH AND ADDICTION SUPPORTIVE HOUSING NETWORK

The Toronto Mental Health and Addictions Supportive Housing Network is a network of 29 supportive housing organizations and affiliated members who share a common desire to improve both the availability and quality of supportive housing options for Torontonians living with serious mental health and addictions challenges.

Accommodation, Information and Support Inc. ("AIS")	John Howard Society Toronto
Bayview Community Services	Loft Community Services
CAMH	Madison Community Services
Chai Tikvah Foundation	Mainstay Housing
CMHA-Toronto	Margaret's Housing and Community Support Services Inc.
Cota	PARC
Eden Community Homes	Pilot Place Society
Fife House	Progress Place Services
Fred Victor	Regeneration Community Services
George Herman House	St Jude Community Homes
Good Shepherd Non-Profit Homes Inc.	St. Stephen's Community House
Habitat Services	Street Haven at the Crossroads
Hong Fook Mental Health Association	Woodgreen Community
House of Compassion	YWCA
Houselink Community Homes	