

MIZIWE BIIK DEVELOPMENT CORPORATION

GTA Indigenous Housing
Program



Presentation
November 2018



MIZIWE BIIK DEVELOPMENT CORPORATION :

Our Mission

To deliver affordable housing access to the Indigenous community in the Greater Toronto Area

Our Vision

To strengthen our Indigenous community by providing opportunities that enable economic advancement in an environment supportive of Indigenous culture and identity



GTA Indigenous Housing Program

INTRODUCTION

- Miziwe Biik Development Corporation (MBDC) was established in 2004 by Miziwe Biik Aboriginal Employment & Training (MBAET)
- MBDC serves as a forefront for the economic advancement and self-sufficiency of the Indigenous community in the Greater Toronto Area (GTA)
- MBDC provides affordable housing opportunities that improve the quality of life for the members of the GTA Indigenous community



Presented by:

Nancy Martin,
President and founding member of
Miziwe Biik Development
Corporation (MBDC) in Toronto,
Ontario



Background - Greater Toronto Area Aboriginal Housing Consultation (2008)

MBAET, in partnership with other Indigenous groups, undertook an extensive consultation process to determine how best to utilize funds for the off-reserve Indigenous community. A final report of findings confirmed the support for an Indigenous-controlled institution, therefore, Miziwe Biik Development Corporation was confirmed to be an effective and efficient agency to deliver the off-reserve Aboriginal Housing Trust (AHT).

Strategic
Direction 1

- Increase the resources of affordable housing for the Indigenous population

Strategic
Direction 2

- Enhance quality of life to provide affordable housing to Indigenous peoples in the community

Strategic
Direction 3

- Provide strong leadership and support our community partners in order to improve housing stability



A Historical Overview

The Legacy

- The legacy of colonialism including residential schools has forced communities to heal and rebuild.

The Renaissance

- With renaissance, community agencies have developed programs and services to address the social and economic needs of Indigenous people throughout Canada.

The Agreement

- Miziwe Biik Development Corporation, signed a 20 million dollar agreement with the Ontario Ministry of Housing to administer funding for the development of affordable housing in the GTA. The AHT and subsequent funding streams have established MBDC as a viable administrator of government housing dollars for the GTA Indigenous community.

A Historical Overview (continued)

Loans and Housing Developments

- Under the AHT agreement, MBDC provided funding for affordable housing developments and down payment loan assistance.

Ending Chronic Homelessness

- Indigenous people continue to be over-represented in the GTA's homelessness and inadequate housing statistics. In 2017, the Indigenous Supportive Housing Investment was launched with a focus on housing retention and ending chronic homelessness by 2025.

The Initiative

- The new initiative combines housing assistance with support services to address previous obstacles in obtaining and remaining stably housed. Being in receipt of ongoing support services is key to positive housing outcomes for our vulnerable community members.



Summary of Funding Streams

- **Aboriginal Housing Trust (AHT)**
- **The Investment in Affordable Housing for Ontario (IAH) Program and;**
- **The Investment in Affordable Housing for Ontario (IAH-E) Extension**
- **Social Infrastructure Fund (SIF)**
- **The Indigenous Supportive Housing Program (ISHP)**



The Investment in Affordable Housing for Ontario (IAH-E) Program Extension

- In August 2014, the province announced a 6 year extension to the previous Investment in Affordable Housing for Ontario (IAH) Program
- The IAH and the IAH Extension is a joint initiative between federal and provincial governments which provides funding for the creation and repair of affordable housing within Ontario.
- MBDC administers a portion of the IAH and IAH-E, which assists with addressing the housing needs of Indigenous people living off-reserve in the GTA.



IAH and IAH-E Affordable Rental Programs

- The Indigenous Rental Program provides capital funding, in the form of interest-free, forgivable loans to non-profit Indigenous Service Providers for the purpose of creating new, affordable rental accommodations within the GTA.
- Proponents must meet program criteria and proposals are chosen through a bidding process.
- Selection is based on key elements including:
 - meeting specific housing needs of the community
 - housing provider experience
 - development experience
 - and proponent equity
- Project rents must be set at 80% or less of the Average Market Rent (AMR) for the community or region.



Social Infrastructure Fund (SIF)

- The 2016 federal budget announced the federal government's Social Infrastructure Fund (2016 SIF) that included the following investments in housing:
 - An increase to the funding commitment under the current Investment in Affordable Housing (IAH) programs
 - Funding for the construction and renovation of affordable housing for seniors
 - Funding for the renovation and retrofit of social housing
 - Funding for the construction and renovation of shelters and transitional housing for survivors of domestic violence
- Currently MBDC delivers SIF to the community through funded capital projects. Proponents and projects must meet the same criteria as the Indigenous Rental Program.



Housing Units funded within the GTA



Nishnawbe Homes Inc.

A 3 storey, 22-unit acquisition rehabilitation, this project provides affordable housing for families, seniors and singles.



Wigwamen Inc.

A 3 storey, 22-unit dwelling containing single, senior and family apartments. Close to the transit system and amenities.



Housing Units funded within the GTA



NA-ME-RES Native Men's Residence

A 22-Unit residence that provides affordable housing and cultural supports for Indigenous men in Toronto. It is located in the Parkdale neighborhood and close to all amenities.



Wigwamen Inc.

This 9-unit affordable housing project consists of bachelor, 1 and 2 bedroom units. Developed by Wigwamen Inc. it is located near major bus routes, amenities and great green spaces.



Affordable Home Ownership Program (AHOP)

- Provides forgivable downpayment loans of up to \$50,000.00 to eligible applicants, to assist with the purchase of a home within the GTA.
- Homeownership supports Indigenous households with the opportunity to gain equity and establish stable housing.
- Eligible homes to be funded include new or resale, detached, semi-detached, townhouses and condominiums.



AHOP Program Success Testimonial:

“We are counting down the days! There is a sense of hope now, it is almost surreal. Hello to the planned garden and the large backyard.

Words can never express our thanks to the Affordable Home Ownership Program. We have been blessed with a miracle, we have been blessed with our own home. Miigwetch, Thank you, and Merci”.

*-Family of 6
Toronto, Ontario*



Indigenous Supportive Housing Program (ISHP)



- The Indigenous Supportive Housing Program (ISHP) is a component of the Supportive Housing Investment, provided by the Ministry of Housing (MHO)
- The ISHP is designed to provide individuals who are experiencing homelessness and are in need of affordable housing and support services, to assist in remaining housed



- The Housing Retention Program is a pilot project developed by MBDC in partnership with, and administered by Anishnawbe Health Toronto
- It is a successful collaboration between community partners
- It focuses on providing support services along with housing assistance in order for community members to obtain and remain stably housed
- The program provides housing assistance to households facing eviction due to short-term financial difficulties, and those experiencing homelessness

An Overview of the Housing Retention Program

Providing support services in conjunction with housing assistance.

Administered by:



**Anishnawbe Health Toronto,
179 Gerrard Street East,
Toronto, Ontario M5A 2E5**

In Partnership with:



**Miziwe Biik Development Corporation
167 Gerrard Street East
Toronto, Ontario M5A 2E4**

Progress of The Housing Retention Program

HOMELESSNESS INITIATIVE

Households served are composed of priority groups which include those who are Indigenous homeless, chronically homeless, youth homeless, and transitioning from a hospital, corrections facility, or other provincially-funded institution.

Support services focus on addressing issues and barriers in securing stable housing. Case management plans can include some of the following supports:

- Counselling, crisis intervention/prevention, mental health and addictions, access to traditional medicines/healers, assistance with employment/education, etc.

The Housing Retention Program is proving to be successful at closing gaps within the housing continuum.

With continued partnerships, together, we can prevent, reduce and end Indigenous chronic homelessness.



FROM THIS POINT FORWARD

Objectives

- We recognize the need to build capacity within our Indigenous communities especially in the area of project development, which is necessary for self-sufficiency.
- We recognize that building relationships among the “housing” community is critical in order to form partnerships and develop expertise.
- Key Areas of development focus:
 - Municipalities for variances
 - Governments for surplus lands on which to build
 - Innovations such as tiny homes, housing from shipping containers
 - General contractors with a social conscience



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