



CANADIAN MENTAL
HEALTH ASSOCIATION

Winnipeg Region

Housing Think Tank Report

Background:

On October 25, 2006 the Winnipeg Region office of the Canadian Mental Health Association hosted a think tank on housing to discuss effective public policy measures that are needed to create integrated housing for people with a mental illness living in Winnipeg. Forty-three people participated in the Think Tank including housing developers, mental health service planners, city planners, academics working in the area of housing, Manitoba Health and Manitoba Family Services and Housing officials (see list - Appendix 1).

The issue of housing for people with a mental illness has been an area of interest for the organization for many years. Since 2001 the organization has been actively involved in advocacy for decent and affordable housing for people living with mental illness. Appendix 2 summarizes housing activity undertaken by both CMHA Winnipeg and the Provincial Government from 2001 to 2007.

The lack of decent, safe and affordable housing is one of the most significant barriers to full participation in community life for people with a mental illness. The organization was specifically interested in defining what public policy changes were needed to develop **supported housing**, a values and evidence-based approach that the organization actively promotes. This approach incorporates the use of generic housing dispersed widely in the community, the provision of flexible individualized supports that vary in intensity that are not linked to the particular housing setting and are available to the person regardless of whether he/she moves, choice in accommodation, assistance in choosing, getting and keeping housing and no restrictions on the length of time a person can remain in the housing.

The organization had identified three areas of public policy that needed to be addressed to improve housing for people with a mental illness. These were policies and programs to (1) increase the general supply of rental housing (2) increase income support for people with a mental illness and (3) increase access to quality community mental health services.

A decision was made by the Political Linkage Committee of the Board of Directors, a committee that leads the organization's social action work, to bring together experts that could assist in the articulation of policy and programs in these three areas. The organization was assisted in the organization of the think tank by Dr. Ian Skelton, Department of City Planning, University of Manitoba. A backgrounder was prepared by circulated to the invitees prior to the event. The backgrounder outlined CMHA's interest in housing, the scope of the problem, CMHA's approach to housing and support and current provincial housing policy.

Think Tank Activity

Because some of the participants did not have a background in mental health, it was decided to bring in a speaker that could provide context for the discussion. Dr. Tim Aubry from the Centre for Research on Community Services, University of Ottawa, was asked to present on research he and his colleagues had conducted. Dr. Aubry talked about work done in Ontario that included identification of values relevant to the field of housing for people with mental illness and a review of the current research evidence. The review indicated that the current system in Ontario does not reflect commonly held housing values important to people with a mental illness that include choice and control, quality, community integration, and affordability.

Think Tank participants were assigned to groups based on their area of expertise in the three areas of supply of housing, income support and mental health services. Each group was given a list of items to discuss (Appendix 3). The discussion was recorded.

Results

More than 200 suggestions and comments were made by participants. The notes for each group are included in Appendix 4.

Key policy recommendations:

Supply of Housing

- Encourage housing providers to set aside a percentage of units for people with mental illness in new or renovation housing projects
- Increase investment in social housing with ongoing subsidies
- Increase the available money for the Rent Supplement Program
- Increase federal funding
- Create incentives for private rental development
- Diversify the sources of funding for housing by exploring energy, health and foundation sources
- Offer information and training to landlords to address stigma and myths about mental illness

Income Support

- Increase provincial income assistance
- Increase rental supplements
- Modernize income security for people with disabilities
- Increase employment opportunities
- Link housing development with training and employment for people with a mental illness
- Provide guaranteed annual income for people with disabilities

Access to Support Services

- Develop new funding models – individualized support tied to the person not program
- Provide more financial resources for community support services
- Better inter-departmental collaboration between Manitoba Health and Manitoba Family Services and Housing
- Link landlords to supports services

Summary

The Think Tank discussion confirmed that improvement in housing outcomes for people with mental illness will require a multi-sector and coordinated approach. It is recognized that no one group or level of government is capable of solving the multi-faceted issues that impact access to decent, affordable housing for people with a mental illness. A comprehensive, integrated plan is needed.

Key issues such as the mental health system's lack of attention to housing issues, problems with the public housing system, shortage of support services, the erosion of affordable housing, stigma and poverty issues contribute to the situation of many people with mental illness living in seriously substandard housing.

Next Steps

CMHA Winnipeg Region calls on all levels of government for a comprehensive action plan to address issues of housing affordability, stock and support services. It will call on the provincial government to initiate such a plan involving the three levels of government and the other sectors that need to be involved in the strategy.

CMHA Winnipeg Region, in partnership with the University of Manitoba and, through funding from United Way and the Canadian Centre for Policy Alternatives, will undertake a research project to outline a plan of action for supported housing in Winnipeg that is evidence based and built on the experiences of people living with mental health issues involved with our organization. This study will take place from January to August 2008.

Appendix 1

Invited Organizations

Think Tank
October 25, 2006

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| A.S.H. Management Group |
| Canada Mortgage and Housing Corporation |
| Canadian Center for Policy Alternatives |
| Canadian Centre on Disability Studies |
| City of Winnipeg – City Planning |
| Community Education Development Association |
| Cooperative Housing Federation of Canada, Manitoba Office |
| Disabilities Issues Office, Province of Manitoba |
| Housing Opportunity Partnership |
| Kinew Housing Corporation |
| Kinkora Development Ltd. |
| Manitoba Health – Mental Health Division |
| Manitoba Home Builders Association |
| Prospex Strategic Engagement and Development |
| S.A.M. Properties |
| Social Planning Council of Winnipeg |
| Spence Neighbourhood Association |
| The Manitoba Housing and Renewal Corporation |
| The University of Winnipeg – Institute of Urban Studies |
| United Way of Winnipeg |
| University of Manitoba – Faculty of Psychology |
| University of Manitoba – Faculty of Social Work |
| West Broadway Development Corporation |
| Westminster Housing Society |
| Winnipeg Housing and Homelessness Initiative |
| Winnipeg Housing Rehabilitation Corporation |
| Winnipeg Regional Health Authority – Mental Health |

Appendix 2

HOUSING ADVOCACY INITIATIVES REVIEW 2001-2007

2001 Inception

- CMHA Winnipeg Board decided to get involved in advocating around the issue of housing.
- A consultant was hired for a 3 month period.
- A Steering Committee was established. Membership included Board Members, consumers and staff from Manitoba Division, Westman and Winnipeg Region.
- The Committee wanted to address the lack of decent, affordable housing available to people with mental illness in Winnipeg.
- Research on funding sources for housing as well as the implications of the impending federal/provincial housing agreements was gathered.

Winter 2002

- A position paper was developed that outlined the issues and recommended actions to address the lack of decent affordable housing, income for housing and support services. As well there was a recommendation for the government to develop a Task Force on Housing and Disabilities.
- Meetings were held with the Minister of Family Services and Housing and the Minister of Health to discuss the impact the housing crisis had on the lives of people with mental illness.
- A postcard campaign called HOMES was initiated and distributed throughout the province.
- The postcards were addressed to the Premier and highlighted the housing crisis.
- Individual stories depicting negative housing experiences and the positive aspects of living in decent affordable housing were distributed to the media.
- Meetings were held with Opposition Critics to raise concerns and request action from the government.
- Media were cultivated to cover stories on the topic and raise public awareness. (i.e. Lindor Reynolds Free Press – 3 part series)
- Meetings were held with housing development corporations to discuss how to incorporate the needs of people with mental illness in their current and future initiatives.

April 2002

- A Press Conference and presentation of the postcards to the Premier (800 postcards presented).

January 2003

- Province announced the formation of the Working Group on Housing for Individuals with a Disability. CMHA Winnipeg was invited to be a member of the Working Group.

February 2005

- Working Group Report submitted to government.
Recommendations
 - Increased supply of housing including private market development.
 - Enhanced shelter benefit program.
 - Increased support services/increased flexibility in funding support services.
 - Improvement to Manitoba Housing.
 - Central housing registry for people with disabilities.

June 2005

- Political Linkage Committee met with Family Services and Housing Minister, Christine Melnick.
- There was discussion of the governments current housing initiatives and an invitation to CMHA to submit a housing development proposal.
- Committee members told the Minister that CMHA was not interested in doing “bricks and mortar” but saw a need for integrated housing that in effect was universal design from a mental health perspective.

October 2005

- Members of the Political Linkage Committee met with Family Services and Housing Service Policy Analysts with regards to a proposed shelter benefit for people with disabilities.
- A letter was sent to the minister of Family Services and Housing and the Minister of Finance expressing concern that people with disabilities and receiving social assistance were not eligible for the shelter benefit.

April 2006

- Family Services and Housing announced that people with disabilities on social assistance would be entitled to receive a \$35.00 monthly benefit.

September 2006

- CMHA Board undertook a process of issue prioritization for advocacy.
 - 3 priority issues:
 - Housing
 - Prevention and Promotion
 - Income Supports

October 2006

- CMHA held a ½ day Think Tank on Housing and Mental Illness bringing together approximately 35 housing experts.

December 2006

- Meeting with newly appointed Minister of Healthy Living, Kerri Irvin-Ross. Members of the Political Linkage Committee pushed for an overall mental health promotion plan that incorporated a population health approach. CMHA offered to be part of that process.

January 2007

- Members met with or contacted Federal Members of Parliament in relation to the development of the Mental Health Commission.

March 2007

- Letters to the Premier and the CEO of the WRHA on CMHA's position as opposed to a proposal for a housing project that houses only people with mental illness and provides on site support.

April 2007

- Letter to the Minister of Health in relation to emergency room incidents and CMHA's support of a Crisis Response Centre.
- Letters sent to all Winnipeg candidates in the provincial election. Letters sent to party leaders with specific questions about a mental health plan and financial investments in community services.

September 2007

- Letters sent to the recently elected Ministers of Healthy Living, Health and Family Services and Housing as well as the opposition critics calling for strategic plan for mental

health as well as strategies to improve housing, income and community services. These letters also requested meetings between the Ministers and CMHA.

- First meeting of new Provincial Advisory Committee on Mental Health Housing and Related Support Services. This committee's goal is "To develop a provincial framework that will guide the development of housing related support services for individuals living with mental illness". Membership includes a Board member and the Executive Director from CMHA Winnipeg.

October 2007

- Response received regarding the above letters from the Acting Director of Housing Services through The Manitoba Housing and Renewal Corporation. Response highlights four pillars under *Homeworks* program which will enable community driven construction or renovation of affordable homes, in addition to continued investigation of housing options with supports. Also highlights creation of previously mentioned committee of which CMHA is a member, and its mandate to create a framework for housing for people with mental health issues.

Appendix 3

Housing Think Tank Discussion Groups

Participants have been placed in break out groups following the dimensions identified in the Senate Standing Committee report *Out of the Shadows at Last*. In this document please find your group, as well as some ground rules and discussion items that we hope will help you prepare for the Think Tank.

Ground Rules

We know that participants will appreciate the importance of sharing time and attention around the group. While not much is needed in setting ground rules to guide the discussion, we would like to identify two starting points that we feel don't need to take up much time at the Think Tank:

- We know that there's not enough money currently going into low-cost housing. There is little need to make this point.
- We know that the system isn't working for many people with mental illness. There's no point in either repeating this, or pretending it does.

The following perspective might be helpful:

- We anticipate some funding coming into low-cost housing. We need to devise new arrangements for putting this money to use, and for making sure that some of it works for people with mental illness.

Discussion Items

Groups 1 and 2: Supply

- Is your organization currently involved in supplying low-cost housing?
- Thinking about the processes of developing and maintaining low-cost housing, what obstacles can you identify?
- What can be done to remove these obstacles?
- What would it take to set aside ___% of units in new development for low-cost housing?
- Assuming that funding were not a constraint, and including both new building and renovation: What would be a reasonable annual target for the production of low-cost housing in the Winnipeg region?
 - What would it take to achieve this target?
- Are there particular obstacles for supplying low-cost housing to people with mental illness?

Group 3: Income support

- What resources that could support people with low incomes are currently under-utilized?

- What can be done to diminish poor people's costs for housing?
- How can expenditures for low-cost housing be made more effective?
- What opportunities exist for alternative employment?
- What arguments could be used to increase levels of government support?
- What partnerships and alliances could be made to build support for resources?

Group 4: Connecting people to housing and supports

- Is your organization currently involved in connecting people with housing or supports?
- How could linkages of people to housing and people to services be made in ways that empower residents?
- What kinds of housing should be developed for people with low incomes?
- What kinds of services should be provided for people with low incomes?
- What kinds of services should be provided for people with mental illness living in the community?

Thank you for your participation in the Housing Think Tank!

If your organization would like to discuss increasing its involvement in low-cost housing, or if you wish to make any additional comments please contact:

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Appendix 4

CMHA Housing Forum, October 25, 2006

Groups 1 and 2: Supply

- When considering the different specialized groups in the city, what housing is needed in Winnipeg?
- Precise data and statistics are needed regarding the precise number of people in need and how many units are needed
- Systems planning
- Examine the disparities
- Look at how is housing being evaluated
- For example, where are people living (hotels, rooming houses)
- Geographically gain a sense of where people are living
- Better connection to services in the area where people live
- Initiative programs
- Training for managers, caretakers, hotel owners as a means of connecting to resources
- How to get political 'buy-in' on public policy realm
- Out of sight, out of mind mentality
- There are no regular inspections for the buildings where these people are living in
- Politicians need a sense of enlightenment and education
- Enlightenment to public on issues of people living with mental illness
- We need a gimmick to convince politicians that this is important
- Establish program where politicians can be convinced that it is in their best interest
- Should CMHA become involved in housing provision?
- Sustainability: Will CMHA be able to sustain housing provision (should they take on the role of housing owners)
- Buying condo or signing head lease to gain control over allocation of space
- Example: 120 Kennedy condos
- Buy a condo and rent to any one you want
- Recognize need and inability of non profit to meet that need
- The hardest to house fall through the cracks
- There is some debate as to the validity of the number presented (2000) regarding how many people are in need of housing
- Supply side: existing units: if landlords get support, they would make units available to specific clients (innovative programs to support tenants)
- Work with what we have (recognize what is available)
- Then think of new building construction

- Lack of organizational/collaborative efforts between groups (non-profits)
- Collaborations:
 - o Supports to people
 - o Collaborations to identify which groups will take lead in certain kinds of supports
- We need a strategy in place to make this public policy (it will not happen unless there is a strategy that guides powers that be in the process)
- How do we profile and establish individuals conditions' to make it public policy
- Housing issues cannot be looked at in isolation
- How to address one issue (housing) that is bigger than itself (requires a look at education, services, financial stability etc.)
- Politicians have their own agenda
- We need a lobby group for people living with mental illness; community groups coming together to ensure continuity
- Selling the housing issue: politicians are in business of being re-elected
- Talk about providing wrap around services
- No money in the pot to ensure a roof over people's heads
- Public sector: fewer and fewer resources available to public sector for housing provision
- How to leverage public funds
- Does the private sector have a role (or be induced into playing a role) to maximize or leverage the scant resources that politicians offer
- Sell it to the politicians first and to do this you must first make third sector housing programs sustainable (i.e. the provision of housing) so that you don't have to seek out public funding continually
- Create contingent liabilities
- What are the social connections, networks?
- Caretakers have the control over individuals' lives
- We need a provincial or made in Manitoba solution
- Does the private sector have a role to play? Only if the government provides incentives
- We can't reach the poorest of the poor: it has to start with government leadership
- Develop a strategy for the private sector and government to buy in
- CMHA should be entering into dialogue with the government to specify how much money will be needed
- The numbers must be accurate to determine how much funding is needed
- CMHA is too overloaded with too many issues
- Needs the private sector intervention and public sector intervention
- Facts: how many people need help

- Awareness: educate public and politicians on housing issues, and the necessary connections with education, reducing stigma, and support services
- Identify a platform on which politicians can address the public on these issues
- CMHA needs two separate arms: one for housing provision and one for support
- Limited funding: so rather than jumping into ownership, the private sector can provide more sustainable leverage over available funding
- It is not about convincing the politicians of need, they know there is a need, but they don't have the answers (that is the problem)
- Must present politicians with needs, accurate numbers of people in need, what is available, and the strategy to enhance housing for least amount of 'tug' on the available funding
- CMHA is a social service provider but is concerned with housing, so they must be more acquainted with housing issues
- A comprehensive strategy: collaboration among housing providers, support providers, funding
- Accountability is necessary: private sector (trained in service provision basis)
- How to leverage funding: tenant landlord cooperation programs; the roles currently are not defined but we must work together to leverage funds creatively
- Strategic plan to contribute to government
- Removing barriers that are in place:
 - o Units used by people living with mental illness are not monitored for quality standards
 - o Some emphasis on relating to existing situation and look at community scale
 - o Dispel myths and stigma
 - o Informing decision makers on inclusion and realities of issues
- How should the plan be produced?
 - o Politicians to justify expenditure
 - o Need data, better information
 - o Number of units in place, and number of units needed
 - o Communicate the stories of people
 - o Identify both supply and demand
- Must have facts
- CMHA must be clear about their strategy
- Timeline must be tight to get money
- Divide and conquer mentality: many needs are presented to government
- Needs must therefore be identified collaboratively (For example, United Way sponsoring an all groups' needs and need for supply)
- An umbrella strategy to encompass all needs
- We need a long term plan to bring agencies together

Strategy:

- Get foot in door
- Education and training to family services and housing
- Estimating needs
- Existing units
- Diversity of programming
- Optimizing leverage
- CMHA is facilitator: needs to have their own clearly identified mission
- Explore what is working and branch off
- Family services and housing: allocation of trust funds
- Use strategy as a tool to present (to leverage) support from private sector and community organizations
- Collaborations among CMHA's

HOUSING THINK TANK

Groups 1 and 2: Supply

- There is an assumption that more money is coming from the federal government.
- The money is in the form of a trust and includes money for off reserve aboriginals and is for the entire province.
- 29 million for three years from the feds to be matched by the province.
- To develop housing for 2000 people in Winnipeg is extremely daunting.
- Westminster Housing – 20% of their units are designated for mental health.
- The cost of developing new housing is almost prohibitive.
- The very low vacancy rate is an issue.
- Rent Supplements – private landlords are not getting new rent supplements.
- New projects are using these funds.

Obstacles

- Shelter allowance through social assistance is \$285 for a single person.
- This rate has not been increased since the early 1990's.
- There is some relief as people on disability social assistance are eligible for \$35 per month if they are in private housing.
- This is the Manitoba Shelter Benefit that started this year.
- This gives \$320 for housing which is still very low.
- There is an issue where social housing will no longer receive subsidies.
- There are some this year and next and more down the line.
- Federal government has not been willing to make a large investment in housing even with the large surplus.
- The commitment over the next three years is paltry.

Increasing Supply

- There needs to be a broader integrated approach.
- A need to look at other pots of money.
- In Ontario the Ministry of Health provides money for housing.
- Need to look at branching out for money supply.
- We do have some head lease examples in Winnipeg but the money is not coming from Health.
- WRHA and Westminster Housing have developed a working relationship where WRHA is providing support services.
- Review.
- New units are difficult to develop because of the high cost.
- There is a need to be more creative and involve more departments. For example, accessing energy related money.
- Manitoba Hydro is involved in some pilot projects. This may be an area to pursue.
- Worthwhile to think about ways to set aside units for mental health.
- In England there is legislation where landlords are required to set aside a certain percentage for targeted groups.
- The new federal trust monies can be used in a more flexible way.
- Can it be earmarked for the mental health sector?
- In the old programs there is the example where 5% of the units needed to be accessible.
- This may be worth pursuing as a reasonable percentage.
- Rent supplements could be targeted to the mental health sector.
- Support services are very important to make sure people can live successfully.
- Probably a need to engage people with mental health problems and assist in empowerment.

Other Sources for Funding

- In other countries banks are required to put monies back into community renewal.
- Could this be done here?
- Looking at ways to expand the Rent Supplement Program would be worthwhile.
- Currently our toolbox is not extensive.

Other Large Obstacles

- Housing is not an issue with the general public in Winnipeg.
- It was not an issue during the current Civic Election campaign.
- There is no federal social housing program.

Main Issues Review

1. Federal government lacks a social housing program and provides limited funding.
2. Need for local housing awareness to make the issue known.
Coalitions need to be re-established.
They have worked in the past.
There is a need to broaden the lobby.
3. Need for private landlords to tap into the Rent Supplement Program.
Supports are very important and must be available for private landlords and the social housing sector.
A concern about what is happening to those who may need a lot of support.

Final Review of Ideas

1. Funding pockets need to be explored.
 - foundations
 - health
 - energy departments
2. Private market connections needed (education and support).
3. Local organizing needs impetus and more energy.
4. Target a percentage of new housing to the mental health sector.
5. Develop more head leases/set aside arrangements.
6. RRAP funding needs to continue.
7. Issues of community acceptance need to be addressed.

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Group 3: Income support

- Can't disconnect supply and income support
- Supply should be expanded before income support is increased
- Concern of government that with low vacancy rates, pressure on public housing that if we increase social assistance rates the effect will be to increase rents with no change to quality
- Therefore initial investment should be improving the supply
- By increasing rental supplements right away
- Question re rent controls – it is time to look at removing rent controls – comment that in other provinces without rent controls there is still the same problem of lack of low cost housing
- Quality of existing housing has gone down
- No one will build at the low end of the market
- Tax incentives may be a way to encourage more development at low end of market
- Need for many mechanisms: improving current stock, reasonable incentives to private developers, encourage cooperatives, voluntary sector
- Recommendation from Toronto City Summit Alliance to modernize income security for working-age adults – that federal government provide and administer a national disability income support program for people with disabilities (MISWAA – Modernizing Income Security for Working-Age Adults)
- People may not be aware of current benefits – may need some assistance to understand entitlements
- On provincial side – push for increased social assistance rates – don't attach increase to housing
- Increase employment opportunities through:
 - o community economic development initiatives – consider linking employment and development of housing
- Get levels of government to work together
- Will take investment of public money
- How do we make public understand it is in their best interest to support income security measures – broaden understanding
- In U.S. – ticket to work – pay could stay on assistance for 2 years until established in labour market
- People need safety net until established
- Need to ensure people are not stuck on low end job ghettos
- More career oriented routes
- Look at problems with government employment programs

- People need support – more supported employment services
- Use employment subsidies that can be provided to employers
- Need more opportunity for casual work
- More opportunities for consumer run businesses
- People need more options
- Finding arguments to use to increase levels of government support – dilemma – can we demonstrate short term savings – are there opportunities – e.g. discharge delays from hospital due to lack of housing – can form basis of argument to government
- Need to increase support along side of housing
- 2004 Roundtable – Persons with Disabilities highlighted problems to become homeowners. Need to develop mechanisms to assist people to own their own homes – work with financial institutions
- There are home ownership resources under the Affordable Housing Initiative

Top 4 recommendations

1. Increase people's income

Examples:

- . Recommendation of Toronto City Summit Alliance for a new Federally funded and administered adult benefit program
- . Provincially – increase social allowance rates

2. Increase employment opportunities

Examples:

- . Community Economic Development approaches that link incentives to housing supply development with training and employment of mental health consumers
- . Support for consumer run business
- . Look at “ticket to work” model – includes safety net for persons starting back to work until established (example benefits)

3. Asset Building/Home Ownership

- . Increase opportunities to build assets
e.g. Individual development funds – where individual savings are matched to assist people to attain certain goals work with financial institutions such as credit unions in to encourage home ownership

4. Non Profit Ownership

- . Encourage non profits to invest in housing that can be made available to low income people – e.g. Purchase condos – example of CMHA in Ottawa.
- . Will support long term commitment to accessibility and affordability

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Group 4: Connecting people to housing and supports

How could linkages of people to housing and people to services be made in ways that promote community inclusion?

- Housing people and service people need to talk
- Written agreements between housing people and service people – more formal, intentional, broader
- Minister of health and minister of housing need to be on board – together – also more funding from both
- Develop self management mental health services
- Private rental landlords need more education to help identify problems and how to deal with
- Unless policy direction from the top it won't work – must be joint (health and housing) common value framework
- It works for seniors (policy direction)
- Advocacy needs to happen by many – CMHA, housing, health
- Link landlords to support services – people might not have to be evicted
- Leasing to new directions – referral to new directions

What are the current obstacles to providing people with community supports?

- Lack of resources
- Lack of knowledge – landlords and mental health issues
- Lack of knowledge to tenants
- Lack of knowledge how to support people
- Not enough community supports
- Not speaking to consumers to find out the problems/barriers for isolation
- Painting all consumers as the same
- Lack of consumer representation at decision making level and lack of support for ongoing consumer capacity building
- Don't assume reducing psychiatric symptoms will lead to social integration – they may need skills
- Creating communities that are welcoming
- Resources to communities for mental health (imbalance as compared to other funding models, e.g. Community living, seniors housing and supports)
- Elevate mental health community supports compared to physical health
- Engagement of both housing and health

- Housing lack of adequate supply

How do we deal with the stigma and discrimination that users of mental health services face when they apply for housing?

- Housing people with mental health problems in groups does not work good for landlords to know when tenant has a mental health problem – can direct to services (integrated supportive program) – public housing
- Talking to private landlords – educating
- Promote use of individual rent subsidy that is portable
- Having folks all over the city lessens stigma
- Early problem detection – saves homes and perception
- Support communities – education and information on mental illness. Persistent – broad scale mental health literacy combined with and imbedded in housing/ health policy development
- Educate media as a priority.

What new funding models could be used?

- Guaranteed annual income
- Individual rent subsidy being portable
- Individualized support models – tied to person not program (basket of funding)
- Affordable housing models to encourage buildings
- Self managed care
- Policy initiatives tied to providing financial incentives to developers