



COMMUNITY SERVICES COMMITTEE AGENDA

Community Services Committee Meeting
Monday, July 10, 2017
Tom Davies Square

COUNCILLOR RENE LAPIERRE, CHAIR

Mike Jakubo, Vice-Chair

10:45 a.m. COMMUNITY SERVICES COMMITTEE MEETING
COUNCIL CHAMBER

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DECLARATIONS OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

PRESENTATIONS

Report dated June 28, 2017 from the General Manager of Community Development regarding Health and Housing Update.

4 - 28

(ELECTRONIC PRESENTATION) (RESOLUTION PREPARED)

- Kris Longston, Manager, Community and Strategic Planning

(This report provides an update by the Health and Housing Working Group to develop an affordable housing strategy targeting seniors and those with low incomes. This strategy will focus on innovative affordable housing options, the removal of barriers, the consideration of incentives, and the utilization of surplus municipal property.)

CONSENT AGENDA

(For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.)

CORRESPONDENCE FOR INFORMATION ONLY

- C-1. Report dated June 21, 2017 from the General Manager of Community Development regarding City of Greater Sudbury Housing and Homelessness Plan Update.

29 - 41

(FOR INFORMATION ONLY)

(This report provides the annual update required by the Ministry of Housing.)

- C-2. Report dated June 20, 2017 from the General Manager of Community Development regarding Update Regarding Housing Legislation Changes.

42 - 46

(FOR INFORMATION ONLY)

(This report provides information regarding the legislative changes to the Housing Services Act, 2011 and Service Manager Consents.)

- C-3. Report dated June 21, 2017 from the General Manager of Community Development regarding Ministry of Housing Home for Good Funding Expression of Interest.

47 - 52

(FOR INFORMATION ONLY)

(This report provides Council with information regarding the Ministry of Housing Home for Good funding Expression of Interest submitted.)

REGULAR AGENDA

REFERRED & DEFERRED MATTERS

- R-1. Report dated June 21, 2017 from the General Manager of Community Development regarding Docking Privileges at Ramsey Lake and Ella Lake For Water Access Only Residents. **53 - 58**
(RESOLUTION PREPARED)

(This report provides City of Greater Sudbury additional information regarding docking privileges at 322 McNaughton Terrace and docking matters at Ella Lake Park in Capreol.)

MANAGERS' REPORTS

- R-2. Report dated June 23, 2017 from the General Manager of Community Development regarding Discretionary Benefits Policy Review. **59 - 65**
(RESOLUTION PREPARED)

(This report provides Council with an update on the Discretionary Benefits Policy.)

ADDENDUM

CIVIC PETITIONS

QUESTION PERIOD AND ANNOUNCEMENTS

NOTICES OF MOTION

ADJOURNMENT

Request for Decision

Health and Housing Update

Presented To: Community Services Committee

Presented: Monday, Jul 10, 2017

Report Date: Wednesday, Jun 28, 2017

Type: Presentations

Resolution

THAT the City of Greater Sudbury further investigates and make recommendations regarding Action Items 1 through 5, as outlined in the report entitled "Health and Housing Update" from the General Manager of Community Development, dated June 28, 2017.

Relationship to the Strategic Plan / Health Impact Assessment

Council's Corporate Strategic Plan (2015-2018) identified the development of an affordable housing strategy, targeted to seniors and those who have low incomes, including policy review, removal of barriers and consideration of incentives as a key priority. The current work addresses gaps and builds on the strategies identified in the 2006 City of Greater Sudbury Affordable Housing Strategy.

Greater Sudbury is committed to promoting an appropriate range of housing types and densities, including affordable housing, to maintain and enhance a healthy and complete community. Housing is an important social determinant of physical and mental health and wellbeing. The proposed action items outlined in the report will promote the development of affordable housing which is an investment in good health for the community.

Report Summary

The purpose of the report is to present a suite of municipal tools for affordable housing along with City of Greater Sudbury current practices. This review of best practices will guide the investigation of additional actions that the City of Greater Sudbury could explore to facilitate the provision of affordable housing, including the development of an Affordable Housing Community Improvement Plan, amendments to the Parkland Disposal By-law, Zoning By-law and Development Charges By-law.

Signed By

Report Prepared By

Melissa Riou
Senior Planner
Digitally Signed Jun 28, 17

Health Impact Review

Melissa Riou
Senior Planner
Digitally Signed Jun 28, 17

Division Review

Cindi Briscoe
Manager, Housing Services
Digitally Signed Jun 28, 17

Recommended by the Department

Catherine Matheson
General Manager of Community Development
Digitally Signed Jun 28, 17

Financial Implications

Liisa Brule
Coordinator of Budgets
Digitally Signed Jun 28, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jun 28, 17

Financial Implications

There are no financial implications associated with this report. Should Council direct staff to investigate the items identified in this report, each will be brought forward for consideration of financial impact prior to proceeding with further development.

Background

Where you live impacts how you live. Having an appropriate, safe and affordable place to call home contributes to all aspects of individual health and well being. It supports strong educational and economic achievement, encourages social inclusion and helps to reduce poverty.

The provision of a full range and mix of housing options to meet the changing needs of the population is a fundamental component of Greater Sudbury's Healthy Community approach to growth and development. Diversity in the housing supply is achieved by providing a range of housing types, maintaining a balanced mix of ownership and rental housing, and addressing housing requirements for seniors, low income groups and people with special needs.

The report to the Community Services Committee, dated November 14, 2016 regarding the Health and Housing Report from the NELHIN, recommended through resolution CS2016-17 that a multi-disciplinary team, be struck for policy development related to housing and health and to review current programs offered by the City of Greater Sudbury and best practices from other municipalities on an affordable housing strategy and that a report and recommendations from staff be brought back to the Community Services Committee for consideration. One of the key priorities of the City of Greater Sudbury's (City) Corporate Strategic Plan (2015-2018) is to "develop an affordable housing strategy, targeted to seniors and those who have low incomes, including policy review, removal of barriers and consideration of incentives". Specific items listed under this action include amendments to the Official Plan and Zoning By-law to permit second suites, development of a surplus municipal property affordable housing strategy and partner with CMHC to explore innovative affordable housing options for Greater Sudbury. The purpose of this report is to first present a suite of municipal tools for affordable housing along with City current practices, as well as an analysis of other Ontario municipal best practices. Establishing a good understanding of the tools helps determine additional actions that the City of Greater Sudbury could explore to facilitate the provision of affordable housing.

In accordance with the direction provided in the Strategic Plan, the goal is to develop an affordable housing strategy targeting seniors and those with low incomes that will focus on innovative affordable housing options, the removal of barriers and consideration of incentives to their development and the utilization of surplus municipal property, with the goal of increasing the amount of affordable housing stock in the City of Greater Sudbury. Greater Sudbury's Housing and Homelessness Plan addresses policy and operational issues at the supportive end of the housing continuum (including homelessness), the items proposed for further investigation and development through the report address the creation of additional affordable housing units, both market and subsidized.

Executive Summary

- Direction was received through the Corporate Strategic Plan and the Health and Housing Report to create an affordable housing strategy that will focus on innovative affordable housing options, the removal of barriers and consideration of incentives, as well as the utilization of surplus municipal property.

- Five key Action Items are identified as playing a vital role in increasing affordable housing:
 - **Action Item 1.** Development of an Affordable Housing Community Improvement Plan, including: locational criteria, design criteria, financial incentives, provide the City the ability to acquire, prepare and dispose of property for affordable housing, requirements for units to meet the affordable housing definition, and use of the Social Housing Capital Reserve Fund;
 - **Action Item 2.** Investigate amendments to the Parkland Disposal By-law;
 - **Action Item 3.** Investigate amendments to the Zoning By-law to be more flexible and encourage affordable housing development across the continuum;
 - **Action Item 4.** To designate a single point of contact for affordable housing and develop a consolidated affordable housing webpage;
 - **Action Item 5.** Investigate changes to the Development Charges By-law to ensure that affordable housing criteria are in line with any Federal or Provincial funding programs as part of the scheduled review in 2018-2019;
- It is anticipated that the Action Items will be completed within the first half of 2018 in accordance with the timelines established in Council's Corporate Strategic Plan.

Options for Leveraging Capital Reserve Funds

In order to fund any proposed actions that may result from the Strategy, leveraging the existing Social Housing Capital Reserve Fund are a means of attaining results. The fund was originally created using approximately \$1 Million provided by the Ministry of Municipal Affairs and Housing at devolution for outstanding obligations. The Reserve Fund is designated to be used for social housing capital projects, which are Rent-Geared-to-Income (RGI) social housing projects. Housing Services was able to contribute monies to the Reserve for a number of years, taking advantage of additional one time program offerings from the Province. In recent years, contributions to the Reserve have been smaller.

The Reserve currently has a balance of approximately \$7.6 Million. According to the Reserve and Reserve Fund By-law, the Reserve fund is only allowed to rise to \$10 Million, if such contribution will not put the City in a deficit position or increase an existing deficit. Interest earned, which in 2016 was approximately \$140,000 remains in the Reserve rather than being transferred to the general levy. Expenditures from the Reserve Fund are required to be authorized by Council.

As a discretionary reserve, Council has the ability to amend the by-law to use the funds in an alternative manner, for example, to fund an Affordable Housing Community Improvement Plan. Given the importance of maintaining a balance in the Reserve for capital improvements to existing social housing, it would be recommended that any changes to the by-law permit only a specified amount or percentage be allocated for alternative use, to a maximum of \$1 Million.

Social, Economic and Environmental Benefits of Affordable Housing

The City of Greater Sudbury is committed to promoting an appropriate range of housing types and densities, including affordable housing, to maintain and enhance a healthy and complete community. Affordable housing is viewed across a full continuum of housing which includes non-market housing (e.g. social housing) and market housing (i.e. private market rental and home ownership).

The benefits of the creation of affordable housing are not limited to the direct impact on individuals trying to enter the housing market. There are also a number of social, economic and environmental benefits to be realized, including:

- Helping to ensure the availability of a local labour force for all types of commercial activity, particularly the growing range of service sector activities that depend on workers from all backgrounds;
- Establishing closer ties amongst all segments of the community and reducing disparity among various sectors;
- Bringing stability to the lives of families and individuals, thereby enhancing the social environment of the entire community and providing a greater opportunity for these individuals and families to become productive members of the community;
- Lowering the costs of the local social support system, such as reduced need for emergency shelters and social assistance programs; and
- Realizing the savings to the entire community from greater live/work ratios (e.g. an increased percentage of the labour force working within the community rather than commuting outside).

From a Planning perspective, affordable housing strategies support important community planning goals by promoting initiatives which curb urban sprawl and support intensification; promoting energy conservation both in urban settlement patterns and housing development itself. In addition, higher density housing can encourage nearby retail development, revitalize stagnant commercial districts and spur additional community investment. Communities can save taxpayers and new residents money when residential development occurs in existing communities where the infrastructure is already in place and is underutilized. Higher density means additional users of public transit making it more viable and encouraging additional routes and frequency.

What is Affordable Housing?

The housing continuum ranges from temporary shelter and permanent housing and includes every housing form in between. Temporary shelter consists of both services for the absolute homeless as well as shelters, hostels, and transitional beds and units. Permanent housing ranges from rental units to privately owned housing which may be mortgaged or debt free. While temporary shelter is generally provided by the non-profit sector, the supply of permanent housing is made available through a range of housing providers. Social housing provides an affordable alternative between the temporary part of the system and the fully self-sufficient independent living market component. Group homes, retirement homes and nursing homes also fall into the permanent portion of the housing continuum.

Cost of Affordable Housing in Greater Sudbury

There are numerous definitions of affordable housing. Traditionally within the housing industry and according to Canada Mortgage and Housing Corporation (CMHC), housing is affordable for a given household if it costs less than 30% of gross (before –tax) household income.

The Provincial Policy Statement, 2014 (PPS), defines “affordable” as it relates to housing in Ontario.

Affordable means:

a) in the case of ownership housing, the least expensive of:

housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or

a unit for which the rent is at or below the average market rent of a unit in the regional market area.

There are a wide variety of people who live in and require affordable housing. Young people entering the housing market, seniors who want to downsize, people in transition of one kind or another and others with low incomes. In 2015, an affordable home in Greater Sudbury cost \$217,350 or less. Families for which \$217,350 would be affordable have an annual household income of approximately \$56,000, which can be compared to the average resale house price of \$242,303 and the average price of a new house which is \$445,000 (CMHC Housing Market Outlook, Fall 2015). Affordable rental housing for the same time period was \$671 for a one bedroom unit, \$762 for a two bedroom unit and \$894 for a three bedroom unit.

Community Context

Population and Development Trends

In order to project future population growth in Greater Sudbury and the corresponding housing and employment needs, the City of Greater Sudbury conducted a study looking at projected growth to the year 2036. Two of the key findings of the study were that the demand for housing will continue and that the demand for housing will shift away from single detached dwellings towards higher density forms of development.

Given the recent rate of residential intensification, and the projected long-term shift in demand towards more intense forms of development and availability of vacant sites suitable for such forms of development, the residential intensification target is proposed to be revised from the current 10 percent to 20 percent as part of the Five Year Review of the Official Plan.

The availability of sites within designated settlement boundaries and taking advantage of existing serviced areas all affect the affordability of housing.

Housing across the Continuum in Greater Sudbury

As described above, the affordable housing continuum includes market (affordable rental housing, affordable home ownership), non-market (affordable rental housing, affordable home ownership), government subsidized housing (emergency shelters, transitional housing and social housing).

Homelessness

In the City of Greater Sudbury, 872 people accessed an emergency shelter in 2016. 440 people at any one time declare they are homeless. Lack of affordable housing, low income, poverty, family breakdown, mental health and addiction are all contributing factors. Homelessness contributes to high costs for emergency hospital visits, police, ambulance, and corrections.

Greater Sudbury has adopted a Housing First approach, that centers on providing homeless people with housing quickly and then providing support services as needed. What differentiates a Housing First approach from other strategies is that there is an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. A Housing First approach rests on the belief that helping people access and sustain permanent, affordable housing should be the central goal of Social Services work with people experiencing homelessness.

Social Housing

The City of Greater Sudbury provides social housing through the Greater Sudbury Housing Corporation and is the Service Manager for a number of provincial non-profits, co-ops and federal non-profit housing providers. As of December 31, 2016 there were 1804 households on the City of Greater Sudbury's centralized wait list. Of those, 654 are registered as Senior households, 468 qualify for subsidy while the remaining 186 are on the wait list for market rent units within the service area. In 2016, 591 households were housed with subsidy, and a further 15 households into market rent units. Of those 61 were seniors with subsidy, 9 were market rent units. The City of Greater Sudbury's portfolio consists of 4448 units that are comprised of 40 non-profit housing providers operating 84 projects. Housing Services is responsible for the funding and administration of the portfolio. The largest provider is Greater Sudbury Housing Corporation (GSHC) which owns and operates 1848 of these units within 30 projects.

The proposed actions, when combined with existing programs and incentives are intended to increase affordable housing across the housing continuum, including a reduction to Greater Sudbury's centralized waitlist.

Affordable Housing

Market affordable housing, as discussed above, generally refers to housing that costs less than 30% of gross annual household income for low and moderate income households. Through the Province of Ontario's Affordable Housing Program, five projects have been funded to date with a total of 281 affordable housing units being built. In 2017, there were two Requests for Proposal's released under the same program with two priority populations, low income seniors and persons with disabilities. The new funded developments will assist in achieving the City's goal for the mix of affordable housing units created.

Housing Needs in Greater Sudbury and Surrounding Area

Over the last number of years, the City of Greater Sudbury and local agencies have completed more than six studies addressing the state of housing. The studies have each identified a number of gaps, recommendations and action items to improve housing opportunities across the spectrum (see Appendix B – Housing Study Key Themes). Gaps and recommendations from the studies can be summarized under four key themes:

Housing Stock: the development of a diversified housing stock needs to be promoted to increase housing options across the continuum recognizing a growing seniors population, persons with disabilities, those with low incomes, and those with multiple barriers. There is also a need to monitor and maintain the existing housing stock and maintain a supply of suitably zoned land.

Coordination of Support Services: There is a demand for more support services (supportive housing, transitional housing) and in particular to have these services coupled with housing.

Collaboration among Stakeholders: There is a need to further develop and share a support agency inventory.

Communication: There is a need to continue to advocate for funding from other levels of government.

Provincial and Federal Funding

The federal government is investing \$11.2 Billion over 11 years in affordable housing. A new National Housing Fund, with about \$5 Billion over 11 years, will expand lending for new rental housing construction, provide temporary funding to social housing providers, and help social housing providers transition to “more efficient and financially sustainable operating models.” \$2.1 Billion is aimed at reducing homelessness, \$5 Billion is allotted to encourage housing providers to pool resources with private partners and to allow the Canada Mortgage and Housing Corporation to provide more direct loans to cities. Over the next 11 years, \$202 Million is to be used to free up more federal land for affordable housing projects, \$300 Million for housing in the North and \$225 Million to support programs that provide units to indigenous people off reserve.

The Provincial government has introduced a Fair Housing Plan, which contains a set of 16 comprehensive measures which would help more people find an affordable place to call home, while bringing stability to the real estate market and protecting the investment of homeowners. Measures include, imposing a higher tax on vacant land which has been approved and serviced for new housing, freezing property taxes on multi-residential properties in communities where these taxes are high, a rebate program for a portion of development charges for eligible new multi-residential projects and increasing the maximum refund of the Land Transfer Tax for first-time homebuyers.

The Investment in Affordable Housing for Ontario (2014 Extension) program provides more than \$800 Million in federal and provincial funding to improve access to affordable housing to March 31, 2020. Program components include rental housing, homeownership, Ontario Renovates and an operating component with three streams: rent supplement, housing allowance direct delivery and housing allowance shared delivery. The Social Infrastructure Fund (SIF) doubled the funding to the IAH program, with new money to build, renovate and provide affordable housing around the province.

The actions for which direction is requested through this report will ensure that Greater Sudbury is well positioned to take advantage of funding that becomes available through the above programs such as those mentioned above offered by senior levels of government.

Existing Greater Sudbury Affordable Housing Policies, Programs and Incentives

The City of Greater Sudbury has a number of programs and incentives in place that are available to assist in the development of affordable housing projects.

New Multi-Residential Tax Class

In 2003, Greater Sudbury established a new multi-residential tax class. Under By-law 2003-102F, land used for residential purposes that has seven or more self-contained units, vacant land principally zoned for multi-residential redevelopment is eligible to be classified under the new multi-residential tax class. Properties are eligible to remain under that tax class for 35 years. Since the inception of the new multi-residential property tax class in 2003, 31 developments have qualified for this new tax class, which provides a reduction of approximately half the tax rate of multiple residential developments not within that class.

Downtown Community Improvement Plan

The City of Greater Sudbury established a Community Improvement Plan (CIP) for the Downtown in 2003. Incentives include fees rebate for planning applications, building and demo permits, and other items such as legal agreements; a grant for the completion of feasibility studies including structural analysis, soil studies, evaluation of mechanical systems, concept or design plans and market analysis, building renovation design, business plans; a façade improvement program; and building improvement loans. Tax Increment Financing (TIF) component is a rebate program for downtown businesses who rehabilitate or redevelop their property in accordance with the goals and objectives of the Plan. The maximum years of benefit was 10, in which the year one grant covers 100% of the tax increment and decreases by 10% per year thereafter. The application had to be received prior to the rehabilitation and the financing couldn't exceed the costs of the rehabilitation. The 2003 Downtown CIP was replaced in 2016 with the current Downtown CIP.

Brownfield Strategy and Community Improvement Plan

The Brownfield Strategy and CIP was adopted by Council on October 12, 2011 and amended by By-law 2013-193 on August 13, 2013. It was designed to help overcome barriers to development of Brownfields such as tax arrears, absentee property owners, real or perceived contamination and capital intensive remediation costs. Four financial incentive programs are available to help reduce upfront costs: a tax assistance program which cancels all or a portion of property taxes during the rehabilitation period; a landfill tipping fee rebate program; a planning and building fee rebate program and tax increment equivalent grants.

Town Centre Community Improvement Plan

The 2011 Town Centre CIP aims to address challenges facing Town Centres by introducing strategies to further their economic development, physical improvement and to promote private sector investment. Town Centres are as follows: Capreol, Chelmsford, Levack, Flour Mill BIA, Lively, Copper Cliff and Kathleen Street. Incentives offered under this CIP include a Tax Increment Financing Program, a planning and building fees rebate program, a feasibility study grant, a façade improvement grant program and building improvement loan program.

Development Charges

The Development Charges By-law 2014-151, as amended by by-law 2016-120, exempts affordable housing projects, provided they remain affordable in perpetuity. Second units within or attached to an existing single detached dwelling, semi-detached dwelling, row or street townhouse are exempt unless the unit exceeds the gross floor area of the existing dwelling. Currently, within an accessory structure, development charges apply at the single rate of \$16,150. Within a new residential building, they apply at the multiple rate of \$9,784 plus the consumer price index increase. At present, development charge exemptions only apply to those affordable housing projects that commit to remaining affordable in perpetuity. Potential amendments to the Development Charges By-law could ensure that its requirements are in line with the requirements of any Federal or Provincial funding programs.

Municipal Capital Facilities for Municipal Housing Projects

By-law 2015-113 allows the City of Greater Sudbury to provide financial or other assistance at less than fair market value for the provision of municipal housing project facilities. Criteria that must be met are: must meet the definition of affordable must be available to households on the waitlist first it is not available if income increases above levels established by the Housing Manager housing provider must be a non-profit the term cannot be less than 20 years, and the agreement is binding on the housing provider's heirs, successors and permitted assigns.

Second Unit Policies

In 2016, Greater Sudbury implemented policies to allow second units as of right, subject to certain criteria. Second units are self-contained residential units with a kitchen and bathroom located in a dwelling or within structures accessory to dwellings. They provide opportunity for additional income for the homeowner, can provide options for extended families or caregivers, maximize densities to make more efficient use of infrastructure, and provide more options for affordable housing. The Zoning By-law and Official Plan have been amended to provide criteria for the development of second units, including restrictions of one per lot, availability of adequate servicing, no exterior alterations that would change the character of the neighbourhood, minimum of one parking space per unit and cannot be located on or adjacent to hazard lands. The City has also enacted a by-law requiring the registration of second units. The registration process will ensure that the unit meets Ontario Building Code and Fire Code requirements and provides clear title to owners of secondary units when selling properties or arranging financing. This will allow the City of Greater Sudbury to maintain an inventory of dwellings that contain secondary dwelling units to be shared through a public registry.

New Downtown Community Improvement Plan

A new Downtown CIP was adopted in December 2016. The purpose of the CIP is to revitalize Downtown Sudbury, increase the residential population in the downtown, create and retain employment opportunities, grow the municipal assessment base, grow the municipal property tax revenue, repair and intensify the existing urban fabric with compatible projects. The Downtown CIP will take advantage of existing infrastructure and enhance the quality of the public realm. There are six programs under the CIP, a Tax Increment Equivalent Grant Program, a Façade Improvement Program, a Planning and Building Fee Program, a Residential Incentive Program (per-door grant); a Feasibility Grant Program and a Downtown Sudbury Multi-Residential Interest-Free Loan Program. Under the Residential Incentive Program, a grant of \$10 per square foot of newly created habitable residential space, or \$20,000 per dwelling unit, whichever is lesser, is available. The maximum amount of incentive provided under the program to any approved eligible property will not exceed \$200,000. The Multi-Residential Interest-Free Loan will provide interest-free loans of up to 25% of the project costs, to a maximum of \$250,000 to property owners who undertake the creation of a new multiple dwelling upon vacant land or parking areas; and/or, a building addition containing at least four new dwelling units; and/or the conversion of existing commercial, industrial, institutional space into a multiple dwelling.

Development Charge Review

Development Charges generally apply to all new construction at the time a building permit is issued to help pay for the cost of infrastructure required to provide municipal services to the new development, such as roads, transit, water, sewer, community centres, fire and police facilities. Bill 7, which received royal assent, proposes to exempt municipalities from imposing development charges when a second unit is created in a new residential building. The changes to the *Development Charges Act* will come into effect at a later date. Planning Services is in the process of reviewing development charges for second units in accessory structures with Hemson Consulting and will be reporting back to Council in late 2017 with findings and recommendations to be considered in the next by-law.

Official Plan Policies

Phase 1 of the five year review of the City of Greater Sudbury's Official Plan (OP) is scheduled to go before Council for adoption in the third quarter of 2017. A new Section is proposed to be added to the Official Plan as part of the Phase 1 amendment, which speaks to planning for an aging population. The proposed policies help ensure that Greater Sudbury is an elder-friendly community that facilitates "aging" in place by supporting the creation of age-friendly housing options, providing accessible, affordable and convenient public transportation; and supporting an active lifestyle for an aging population. A new Section is proposed which recognizes the vital role rental housing plays in the housing continuum and limits the conversion of rental units to condominium ownership. The OP suggests a mix of housing types comprised of 50 to 60% single detached dwellings, 15% semi-detached and row housing, and 25-30% apartment dwellings. In order to maintain a balance of ownership and rental housing, a tenure mix of 70% ownership and 30% rental is also proposed. Rental conversion policies are also proposed to be revised in the updated Official Plan and are applicable when converting rental units to condominium ownership. Adopting such policies helps ensure an adequate supply of rental housing to meet the needs in the community. It also helps to ensure an organized process for the conversion of residential rental units to condominium ownership when conditions are suitable while providing measures to mitigate hardship for tenants of rental properties that are the subject of conversion applications.

Affordable Housing Strategy Work Completed So Far

Council's Strategic Plan directs Housing Services, Social Services and Planning Services to "develop an affordable housing strategy, targeted to seniors and those who have low incomes, including policy review, removal of barriers and consideration of incentives". Additionally, the Innovative Housing with Health Supports in Northeastern Ontario Strategic Plan completed by the North East LHIN makes a number of recommendations including reviewing housing options across the north east, building on current best practices and leveraging non-traditional and informal support options. A report to the Community Services Committee recommended a team be struck for policy development and that recommendations be brought back to the Committee for consideration. To date Planning, Housing and Social Services have undertaken a number of initiatives to assist in the development of a strategy including a review of the existing legislative and policy framework (Appendix A – Existing Legislative and Policy Framework), synthesis of work completed in the Greater Sudbury area to date (Appendix B – Housing Study Key Themes), review of municipal best practices (Appendix C – Municipal Practices), meetings with stakeholder groups, surveys and GIS analysis of municipal lands.

Service Providers Partnership Consultation was held on February 8, 2017 (attended by staff from Canadian Mental Health Association (CMHA), Canada Mortgage and Housing Corporation (CMHC), North East Local Health Integration Network (NELHN), Greater Sudbury Housing Corporation (GSHC), Sudbury and District Health Unit (SDHU), Native People of Sudbury Development Corporation (NPSDC), Health Sciences North (HSN), United Way, Ministry of Housing which represent a cross section of the service providers within the City). The goal of the meeting was to seek the groups' perspectives on barriers to the provision of affordable housing and opportunities for the creation of more affordable housing, the integration of support services and innovative models of development.

The Development Liaison Advisory Committee (DLAC) Meeting held on March 31, 2017 (attended by representatives from various consulting firms, members of the Sudbury & District Homebuilders Association, Conservation Sudbury, staff members from Planning Services, Building Services, Engineering Services, Housing Services, Social Services, and the Service Providers represented by CMHA, SDHU, and HSN). The meeting brought two groups (the development community and the service providers) together, with the goal of seeking the development community's perspective on barriers and opportunities for affordable housing, but also to allow both groups to hear each other's perspective.

Affordable Housing Survey – Two surveys were developed, one tailored to the service provider group and one tailored to the development community. The survey was made available two weeks prior to the DLAC meeting and remained open for one week after the meeting. The survey provided both groups the opportunity to provide opinions in a more confidential format and offer further insight into affordable housing perspectives in Greater Sudbury.

What We Heard From the Service Providers

Barriers

- limited capital funding and incentives
- high operating costs
- limited revenue from low end market rents
- lack of ongoing operating funding
- NIMBY attitudes
- lack of suitable land for development

- high development fees and charges
- cumbersome property tax and assessment process
- low return on investment
- provincial programs structure and regulatory requirements too restrictive

Opportunities

- municipality matching funding from senior levels of government
- simplified Investment in Affordable Housing (IAH) requirements
- marketing suitable city-owned lands
- municipal policy framework for establishing social housing
- strategic asset management of current housing stock
- introduce new by-laws to make things more accessible
- reduced fees for permits etc.,
- better working relationships with non-profits and private contractors

What We Heard From the Development Community

Barriers

- value too low for new builds
- the economics are difficult to make work
- need more cooperation from city officials
- cost of development and construction

Opportunities

- additional incentives

Review of existing vacant/surplus municipal land – Council's Strategic Plan directed Housing Services, Social Services and Planning Services to develop a surplus municipal property affordable housing strategy. The assessment completed evaluated only those properties large enough for multiple residential development. Planning Services established criteria to evaluate the suitability of vacant/surplus municipal land for potential development of future affordable housing projects. Criteria was developed based on best practices utilized by other municipalities and includes locational criteria to ensure close proximity and access to public transit, public services and facilities, medical facilities, pharmacies and commercial areas. Lands which are located within the flood plain, smaller than one acre, or subject to other development constraints such as limited availability of municipal services or terrain unsuitable for development were removed from the inventory.

A preliminary review indicates that there are a limited number of municipally owned lands that meet all of the criteria identified above. Approximately 50 properties were identified through the preliminary review based on the above criteria. The properties were further screened for development constraints such as rocky terrain which would make development of the sites more costly, which eliminated approximately 20 additional sites. The typical zoning of properties identified through the review process is Park or Open Space. In order to transfer those properties zoned Park for affordable housing development, the City would be required to follow the process and criteria outlined in the Parkland Disposal By-law and discussed further in the following section.

Implementation Recommendations and Monitoring Outcomes

A three pronged approach to the affordable housing strategy: regulatory, policy-based and operational is recommended.

I. Building Healthy, Inclusive, Sustainable Communities: Regulatory

Direction to further investigate amendments to the zoning By-law to allow more flexibility

Amending the Zoning By-law will serve to encourage affordable housing across the spectrum, including permitting a broader range of housing types in various zones and permitting service integration within housing development. Ontario's Community Hubs Strategic Framework and Action Plan will focus IAH funding to provincial priority areas, including affordable housing as part of community hubs to allow people to have greater access to supports, including education, social and health care services. Consideration should be given to how best to accommodate such mixed use hubs through zoning provisions. Consideration of lot sizes should also be given as smaller minimum lot sizes increase the density of development. Reduced parking requirements should also be reviewed to determine where reduction in the number of required spaces may be appropriate.

II. Promoting and Preserving Affordable Housing: Policy

Direction to develop an Affordable Housing Community Improvement Plan.

An Affordable Housing Community Improvement Plan is intended to incentivize the development of affordable housing in the City by both the public and private sectors. In accordance with Section 28 of the *Planning Act*, an Affordable Housing CIP will encourage investment by providing financial incentives and other tools that may be applied to eligible properties for purposes that conform to the goals, objectives and policies of the CIP.

Programs that can be implemented as part of an Affordable Housing CIP include, waiving of municipal fees normally required for planning approvals (eg. Zoning by-law amendments, minor variances, severances, site plan control, etc) provided a project remains affordable for a specified period of time; Tax Increment Grant programs; grants to cover all or part of studies that may be required as part of the development and per door grant programs which provide a grant on a square footage or per dwelling unit created basis.

Direction to Investigate Amendments to the Parkland Disposal By-law

In support of Council's priority of developing a strategy for the use of surplus municipal lands for affordable housing, a review of potential properties found that the majority of surplus properties consisted of parkland. At present, the City's parkland disposal by-law contains criteria that are to be considered prior to determining whether park land property should be declared surplus and sold by the City. Disposal can be considered if the site is non-essential for current or future use, if there is ample supply based on the adopted classification system and service area standards, the site protects significant municipal assets, where there are opportunities to add or link to existing green space and the proposed site has low or limited recreation potential, conservation potential, or attractiveness/sense of place. Amendments to the By-law could be tailored to facilitate the creation of affordable housing.

As discussed above, an evaluation of all municipal lands was undertaken to determine where there may be suitable locations for the development of multi-unit affordable housing project within the City of Greater Sudbury. Use of surplus municipal land for housing can have two aspects, the physical use of the surplus land for an affordable housing development or the dedication of funds received through the sale of surplus lands for future affordable housing projects. Design criteria needs to ensure neighbourhood compatibility, urban design, accessibility, flexibility, energy efficiency, durability of construction materials, provision of common spaces and areas for service provision that will also form an important element of an Affordable Housing CIP. An additional criterion for eligible projects would be a requirement that a certain number of units meet the CMHC definition of affordable housing.

III. Meeting the Needs to Support Affordable Housing: Operational

Direction to have a designated Affordable Housing point of contact and website.

A key theme from both the service providers and the development community was that they often have difficulty determining who the appropriate staff member is to discuss affordable housing projects, and often they are passed along to various staff members who each deal with different aspects of the process. A single point of contact who would be knowledgeable on all components of and roles associated with affordable housing both at the City and external agencies. This person would be able to guide members of the public, development community and/or service providers through the process or to the appropriate people. A consolidated affordable housing web page, including all available resources for service providers, clients, and developers would also assist in achieving a streamlined affordable housing information service.

Next Steps

A detailed review of best practices has been completed with respect to affordable housing strategies as well as consultation with the local service providers and development community. Five key Action Items have been identified as playing a vital role in increasing the amount of affordable housing in the City of Greater Sudbury and are outlined below. It is anticipated that the Action Items will be completed within the first half of 2018 in accordance with the timelines established in Council's Corporate Strategic Plan.

Action Item 1.

The Health and Housing Working Group be directed to develop an Affordable Housing Community Improvement Plan that includes:

- a) Locational criteria to ensure close proximity and access to public transit, public services and facilities, medical facilities, pharmacies, and commercial areas;
- b) Design criteria to ensure urban design that is compatible with surrounding uses, accessibility, flexibility, energy efficiency, durability of construction materials, provision of common spaces and areas for service provision;
- c) Financial incentives;
- d) The ability for the City of Greater Sudbury to acquire, prepare and dispose of property for the purpose of creating affordable housing;
- e) Requirements for units to meet the definition of affordable housing;

- f) The Health and Housing Working Group be directed to fund up to \$1 Million from the Social Housing Capital Reserve Fund to fund an Affordable Housing Community Improvement Plan;

Action Item 2.

The Health and Housing Working Group be directed to investigate and propose amendments to the Parkland Disposal By-law for the purpose of facilitating the creation of affordable housing;

Action Item 3.

The Health and Housing Working Group be directed to investigate and recommend amendments to the Zoning By-law to be more flexible and encourage affordable housing development across the housing continuum;

Action Item 4.

The Health and Housing Working Group be directed to designate a single point of contact for affordable housing and develop a consolidated affordable housing webpage; and

Action Item 5.

The Health and Housing Working Group be directed to investigate changes to the Development Charges By-law to ensure that affordable housing criteria are in line with the requirements of any Federal or Provincial funding programs as part of the scheduled review in 2018-2019.

Each action will be brought back by way of report for consideration by Council, Community Service Committee or Planning Committee, as appropriate, prior to the implementation of any changes.

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Ministry of Municipal Affairs and Housing, Provincial Policy Statement, 2014, <http://www.mah.gov.on.ca/page10679.aspx>

Ontario Professional Planners Institute, 2001, The Municipal Role in Meeting Ontario's Affordable Housing Needs: A Handbook for Preparing a Community Strategy for Affordable Housing, <http://ontarioplanners.ca/getattachment/1c3ced5d-3581-4528-ac51-66dc8e853b07/The-Municipal-Role-in-Meeting-Ontario-s-Afford-1.aspx>

Province of Ontario, 2016, One-Year Progress Update on Community Hubs in Ontario: A Strategic Framework and Action Plan, <https://www.ontario.ca/page/one-year-progress-update-community-hubs-ontario-strategic-framework-and-action-plan>

National Housing Act

Enabling legislation that sets out the Federal Government's roles, responsibilities and powers with respect to housing.

<http://laws.justice.gc.ca/eng/acts/N-11/page-1.html>

National Housing Strategy

The National Housing Strategy is currently under development and may have program and policy implications that make housing more affordable for Canadians in both urban and rural communities.

<https://www.letstalkhousing.ca/>

Homelessness Partnering Strategy

The Homelessness Partnership Strategy (HPS) was enacted by the Government of Canada as a community based approach that provides direct support which promotes self sufficiency and participation in the community. The HPS relies on communities, provinces, governments and not-for-profit organizations to determine community needs and administer associated projects and policies geared towards reducing threats of homelessness, and promoting the provision of affordable housing. The key objectives of HPS are as follows: housing first approach with emphasis on transitional and supportive housing; recognizes needs of immigrants and aboriginals; integration of residential, commercial, employment and services to provide services near housing supply; focus and funding for urban, rural and northern communities with needs and objectives specific to each area; and recognize links between homelessness and mental health, disability and accessibility.

<https://www.canada.ca/en/employment-social-development/services/funding/homeless/homeless-terms-conditions.html>

Housing Services Act

Purpose is to provide for community based planning and delivery of housing and homelessness services with general provincial oversight and policy directions. To provide flexibility to Service Managers and housing providers while retaining requirements with respect to housing programs that predate the Act and housing projects that are subject to those programs.

<https://www.ontario.ca/laws/statute/11h06>

Ontario Planning Act

Requires municipalities to permit second dwelling units as of January 1, 2012. Section 33 – demolition control – allows municipalities to identify areas where demolition of residential property will be controlled. Section 37 – Height and Density Bonusing – sets out process to allow buildings to exceed height and density that would otherwise not be permitted in exchange for community benefits.

<https://www.ontario.ca/laws/statute/90p13>

Strong Communities Through Affordable Housing Act, 2011 (Promoting Affordable Housing Act, 2016)

- The *Strong Communities Through Affordable Housing Act* is the foundation for Ontario's long-term commitment to affordable housing. Amendments to the *Planning Act* include, specifically identifying affordable housing as a provincial interest, enhancing provisions for garden suites and enhanced provisions for second units. The Strategy was updated in 2016 to the *Promoting Affordable Housing Act* which amends the *Planning Act*, the *Development Charges Act* and *Housing Services Act* and the *Residential Tenancies Act*. The following legislative measures support the updated strategy elements: [proposed legislation for inclusionary zoning](#) that would allow municipalities to mandate that affordable housing units be provided within development projects
- [a framework for a portable housing benefit](#) that would give people more flexibility to choose where they want to live
- [a modernized framework for social housing](#) that will be developed with partners to align with our focus on poverty reduction and better manage legacy social housing programs
- [a Supportive Housing Policy Framework](#) to guide program improvements and support coordination across sectors to improve client outcomes
- an Indigenous Housing Strategy that will be developed in partnership with Indigenous communities
- next steps toward ending homelessness, reflecting recommendations made by the Expert Advisory Panel on Homelessness report [released in late 2015](#)
- proposed changes to the *Residential Tenancies Act*, 2006 to [encourage small landlords to provide rental housing](#), and to [facilitate transitional housing](#)

<https://www.ontario.ca/laws/statute/s11006>

<http://www.mah.gov.on.ca/Page9575.aspx>

http://www.ontla.on.ca/web/bills/bills_detail.do?locale=en&BillID=4025

<http://www.mah.gov.on.ca/Page9181.aspx>

Ontario Municipal Act

Section 99.1 provides the power to pass a by-law to prohibit and regulate the demolition of residential rental properties that contain six units or more and to prohibit and regulate the conversion of rental properties to a purpose other than a residential rental property including condominium conversion.

<https://www.ontario.ca/laws/statute/01m25>

Ontario Development Charges Act

Provides for the payment of fees for new development to the City and School Boards. The intent is to provide municipalities and school boards with the ability to generate revenue for new growth without placing an undue burden on current tax payers. By-law passed under the Act can provide for exemptions or deferrals of payment of development charges fees related to affordable housing projects until the development is completed in order to assist with cash flow and financing.

http://www.ontla.on.ca/web/bills/bills_detail.do?locale=en&BillID=1484&ParlSessionID=36:1&isCurrent=false

City of Greater Sudbury, Housing Background Study, 2005

- a) Need to address housing requirements for growing seniors population;
- b) Despite number of affordable resale homes on the market, number of factors pointing to strong demand for affordable housing;
- c) Some segments of population require rental subsidies to meet housing needs;
- d) Need to promote a mix of housing types in order to develop diversified housing stock and affordable to range of household incomes;
- e) Need to monitor the condition of housing stock, esp rental stock;
- f) Need to maintain supply of lands suitably zoned and available for rental housing development;
- g) There is a lack of transitional housing in the City;
- h) Demand for more accessible units and supportive housing throughout Greater Sudbury;
- i) Need to monitor increased pressure from out-of-town students on local housing market;
- j) Affordable Housing and services for Indigenous persons is concern given their over-representation as part of the homeless population.

<https://www.greatersudbury.ca/linkservid/3F48B41A-BA57-410A-2F37F97D134F3867/showMeta/0/>

City of Greater Sudbury, Affordable Housing Strategy, 2006

Identifies Actions to date, service gaps, and city strategies under each sector of the continuum.

Sub-sector – Rental Market

GAPS

- a) Private sector hasn't stepped forward to increase supply despite low vacancy rate;
- b) Cost of developing new private or non-profit housing may be such that rents would exceed affordable;
- c) Possible condo conversions reducing supply;
- d) Low vacancy rate makes more difficult for municipality to use Rent Supplement Programs;
- e) Preference for singles, negative image of multi-residential, uncertain return on investment dampening development of new projects;
- f) Non-profit housing provider capital reserves are insufficient to cover anticipated costs.

STRATEGIES

- a) Encourage developers/landlords to provide a wide range of housing types and forms;
- b) Encourage production of smaller 1 and 2 bedroom units;
- c) Prohibit condo conversion if vacancy below 3%;
- d) Discourage downzoning;
- e) Encourage intensification where appropriate;
- f) Disseminate information to help reduce NIMBY;

- g) Continue to oversee both the short and long term viability of the local social housing portfolio;
- h) Through CGS Housing Registry – ensure rent-geared-to income given appropriate priority;
- i) Continue to engage and encourage the private and non-profit housing sector to participate in Rent Supplement programs;
- j) Establish a policy where surplus municipal properties are made available to the provision of affordable rental housing;
- k) Offer incentives where appropriate, etc.

Subsector – Home Ownership

GAPS

- a) Cost of developing new ownership housing may not be affordable to low income households;
- b) PPS does not provide the mechanisms through which the municipality or development community can fully achieve the affordable housing targets;
- c) Location preferences of buyers continues to favour areas requiring new infrastructure services;
- d) Residential intensification targets difficult to achieve.

STRATEGIES

- a) Encourage developers to provide wide range of housing types and forms ;
- b) Encourage production of smaller 1 and 2 bed units;
- c) Encourage intensification where appropriate;
- d) Establish policy where surplus municipal properties made available;
- e) Offer incentives where appropriate.

SHS Consulting, Manitoulin-Sudbury DSSAB, Housing Needs and Affordability Study, 2009 **17 recommendations under the following themes:**

- a) Expanding options for seniors and persons with disabilities
- b) Rationalizing social housing stock – best use of each site, suitable locations
- c) Upgrading existing housing stock
- d) Collaboration and communication – stakeholders, advocacy with other levels of government, other agencies

http://www.msdsb.net/images/ADMIN/docs/local_reports/Manitoulin-Sudbury-DSSAB-Phase-One-Report---Revised-Sept-23-2009.pdf

NOSDA & Housing Services Corporation, Moving Forward on Affordable Housing and Homelessness in Northern Ontario, 2012.

Study reviews the changing demographic, market and policy environment, widespread needs in affordable housing and homelessness, challenges in strategy planning and priority setting, best practices and recommendations to the provincial and federal governments.

http://share.hscorp.ca/files/28-moving_forward_affordable-housing-and-homelessness-in-northern-ontario_2012/

City of Greater Sudbury, Housing and Homelessness Background Study, 2013

Priority Areas:

- a) Need to improve the housing options across the continuum
- b) Need to improve housing access and affordability for low income individuals and families
- c) Need to strengthen approaches to preventing homelessness, increase diversity of emergency shelter options and support individuals in obtaining and maintaining housing
- d) Need for additional supportive services coupled with permanent housing options
- e) Need to improve coordination, collaboration and partnerships among a broad range of stakeholders to address local need

<https://www.greatersudbury.ca/?LinkServID=15A85CA0%2DB842%2D07CA%2D974BE1C689A0A396>

NE LHIN, Innovative Housing with Health Supports in Northeastern Ontario, Strategic Plan: 2016-2019

- a) Develop coordinated service delivery model for persons living in social housing
- b) Conduct review of housing options across the NE LHIN
- c) Share and further develop support agency inventory
- d) Build on current best practices
- e) Leverage non-traditional and informal support options (e.g. SMILE program with post-secondary institutions)
- f) Engage tenants (important for implementation and evaluation)

<http://www.nelhin.on.ca/housing.aspx>

A review of existing strategies, policies, by-laws, programs and incentives utilized by other municipalities, with a particular focus on Ontario, was completed in order to assess opportunities for Greater Sudbury to introduce additional practices, whether they be process related tools, policy or financial.

INTERNAL/PROCESS TOOLS

Expansion potential on current sites

- Evaluate existing affordable housing sites to determine whether they could accommodate expansions to existing or the addition of new structures
- Maintain an inventory of available resources and assets

CMHC: https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/tore/tore_003.cfm

Lambton County:

[https://www.lambtononline.ca/home/residents/planninganddevelopment/Documents/OP%20Update%20Background%20Report%2011%20-%20Affordable%20Housing%20\(2015\).pdf](https://www.lambtononline.ca/home/residents/planninganddevelopment/Documents/OP%20Update%20Background%20Report%2011%20-%20Affordable%20Housing%20(2015).pdf)

Evaluation criteria to direct projects to appropriate sites and building criteria

- ensuring that when funding is available that proposals are evaluated in accordance with location and design criteria that ensure the long term viability of the project
- proximity to public transportation. A general principle is that it be located within 400 metres of a bus stop, which represents a five minute walk
- proximity to community services, including citizen service centres, libraries, schools, medical facilities and pharmacies, as well as commercial areas for grocery stores and other household needs
- Other criteria include adequate servicing, physical suitability for development, appropriate zoning and existing concentration of affordable housing units
- building criteria can be used to evaluate proposals and to ensure flexibility and viability of the units. Criteria include accessible (ODA compliance), energy efficiency, durability of construction materials, design to be indistinguishable from market rent housing in the area, and the inclusion of common areas and areas for service provision

Austin Texas:

https://www.austintexas.gov/sites/default/files/files/Housing/Application_Center/SMART_Housing/smart_guide_0708.pdf

Niagara Region: <https://www.niagararegion.ca/business/tenders/2016-RFP-08.pdf>

Communications

- Promoting what incentives and programs a municipality has to offer from a single access point
- An information guide can be created targeting developers, service providers, landlords and tenants

Peel Region: <https://www.peelregion.ca/housing/>

Guelph-Wellington: <http://cwsocialjustice.ca/wp-content/uploads/2014/01/Housing-Access-Guide-2014.pdf>

Land availability registry/Surplus Municipal Land

- Evaluate lands that become available for disposal for suitability for affordable housing
- Where not suitable, funds from sale can be dedicated to future projects
- Allocation of money to secure strategic sites

City of Kingston: <https://www.cityofkingston.ca/residents/community-services/housing>

City of Mississauga:

<https://www7.mississauga.ca/documents/pb/main/2016/PublicLandHousingFirst.pdf>

POLICY TOOLS

Inclusionary zoning

- Option to require affordable housing units as part of any residential development
- Province's discussion guide looks at program targets that include price and rent, unit set-asides, affordability periods, threshold sizes, measures and incentives, requirements and standards, agreements, administration, monitoring and reporting. Inclusionary zoning, if utilized, is a requirement rather than an incentive and many municipalities are cautious about this approach

MMA: <http://www.mah.gov.on.ca/Page14875.aspx>

Zoning for diversity of housing needs

- Open up zone provisions to permit boarding houses or similar forms of development in a broader range of land-use classifications
- Permit housing combined with support services
- Reduce requirements for parking, and minimum lot sizes
- Pre-zone appropriate sites for medium and high density uses

City of Markham:

<https://www.markham.ca/wps/wcm/connect/markhampublic/1ddb3ad5-44ae-4852-8a01-ff4308269206/Task-13A-Affordable-and-Shared-Housing-Appendix-C.pdf?MOD=AJPERES&CACHEID=1ddb3ad5-44ae-4852-8a01-ff4308269206>

Peel Region: <http://www.peelregion.ca/health/resources/healthbydesign/pdf/CDI-0560.pdf>

Height and density bonusing

- Under Section 37 of the Planning Act
- Additional height and density provided in exchange for benefits
- Requires official plan policies
- Negotiated between developer and municipality

Ministry of Municipal Affairs: <http://www.mah.gov.on.ca/Page6845.aspx>

City of Barrie:

<http://www.barrie.ca/Doing%20Business/PlanningandDevelopment/Policies-Strategies/Documents/Affordable-Housing-Strategy.pdf>

Requirement for planning justification

- Component of affordable housing strategy
- For multi-residential planning applications, a planning justification report must be submitted justifying why affordable housing can or cannot be included in the project

Barrie: <http://www.barrie.ca/Doing%20Business/PlanningandDevelopment/Policies-Strategies/Documents/Affordable-Housing-Strategy.pdf>

FINANCIAL AND OTHER TOOLS

Down payment loans

- Eligibility criteria include maximum purchase price, and net worth of individual
- No repayment is required if no triggering event occurs within the 20 year term of the agreement, such as selling

Bruce County: <http://www.brucecounty.on.ca/services-health/social-housing/housing-programs.php>

City of Hamilton: <https://www.hamilton.ca/social-services/housing/homeownership-down-payment-assistance-program>

Combine with economic development

- Feasibility of economic development opportunities must be investigated which can be operated by tenant to offset operating costs
- New development greater than three storeys and on arterial

City of London: <https://www.london.ca/residents/Housing/Housing-Programs/Pages/ProposedHousingDevelopmentCorporationInitiative.aspx>

Second unit pilot program

- Funding for the creation of second units
- Establishes eligibility criteria
- Sets maximum funding amounts per unit

Halton Region:

http://www.halton.ca/living_in_halton/housing/halton_second_unit_pilot_program/

Bruce County:

<https://www.brucecounty.on.ca/assets/departments/housing/files/Secondary%20Suites/Program%20Guideline%202016-17.pdf>

For Information Only

City of Greater Sudbury Housing and Homelessness Plan Update

Presented To: Community Services Committee

Presented: Monday, Jul 10, 2017

Report Date: Wednesday, Jun 21, 2017

Type: Correspondence for Information Only

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

As noted in the Corporate Strategic Plan the City of Greater Sudbury 10 year Housing and Homelessness Plan is supported by this initiative.

Report Summary

The Housing Services Act (HSA), 2011 and the Long Term Affordable Housing Strategy Update require the Service Manager to create comprehensive, multi-year plans for local housing and homelessness services. A yearly update is sent to the Ministry of Housing for their review and approval.

Financial Implications

The financial implications are provided within approved annual budgetary allocations for Planning, Housing, and Social Services respective areas.

Signed By

Report Prepared By

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Digitally Signed Jun 21, 17

Health Impact Review

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Manager Review

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Division Review

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Recommended by the Department

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Financial Implications

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Recommended by the C.A.O.

Ed Archer
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Background

The Long Term Affordable Housing Strategy developed by the Ministry of Municipal Affairs and Housing recognized that local Service Managers across the Province are best positioned to understand and respond to the changing housing and homelessness needs of their respective communities. The Housing Services Act (HSA), 2011 and the Long Term Affordable Housing Strategy Update required Service Managers to create comprehensive, multi-year plans for local housing and homelessness services and for them to be in place by January 1, 2014.

The Housing and Homelessness Plan (the Plan) is intended to address areas of provincial interest while guiding municipalities in creating a flexible, community centred housing and homelessness system. City of Greater Sudbury Council approved Greater Sudbury's original Housing and Homelessness Plan via resolution CS2013-53 on November 18, 2013. A copy of the Plan was reviewed by the Minister of Municipal Affairs and Housing to ensure that it met all legislated requirements.

Planning, Housing, and Social Services have been working together over a number of years to coordinate and harmonize local housing and homelessness programs, and have already established a community network to deliver services. These sections will continue to collaborate with their partners and stakeholders while moving the housing and homelessness system to a more coordinated, people centred system.

The goal of the City of Greater Sudbury's Housing and Homelessness Plan is to ensure systems are in place along the full housing continuum which facilitates citizen access to affordable housing. The Plan's guiding principle is to continue to support community based delivery of housing and homelessness services.

Priorities

The City of Greater Sudbury's Housing and Homelessness Plan identified six (6) priority areas:

- Improve housing options across the housing continuum.
- Improve housing access and affordability for low income households.
- Strengthen approaches to preventing homelessness, increase the diversity of emergency shelter options and support individuals with multiple barriers in obtaining and maintaining their housing.
- Additional supportive services coupled with permanent housing (both supportive housing and supports in private homes).

- Improve coordination, collaboration, and partnerships among a broad range of stakeholders.
- Monitor and report on progress towards meeting the Housing and Homelessness Plan objectives and targets.

Planning, Housing, and Social Services along with community partners have been developing actions and objectives to address the priorities. Appendix A – Housing and Homelessness Priorities update 2016 provides detail on each priority, including the objectives, actions taken, and actions planned.

Reporting

As part of the Long Term Affordable Housing Strategy Update, the government made several commitments related to performance measures and reporting. One of the commitments requires the Service Managers to report annually to the public on the progress of their Plans based on the previous year's activities. Creating an annual reporting progress requirement is intended to enhance local transparency and accountability, while ensuring the local communities remain engaged in the Plan through regular progress updates.

Next Steps

Planning, Housing, and Social Services will continue to work in partnership with the community to meet the objectives within the priority areas identified in the Plan and will report back to the Community Services Committee annually on the measures taken and the progress made.

References

City of Greater Sudbury, Community Services Committee, November 18, 2013, Housing and Homelessness Plan,

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<http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=1017>

City of Greater Sudbury, Community Services Committee, July 11, 2016, 2015 Report Card on Homelessness,
<http://agendasonline.greatersudbury.ca/?pg=agenda&action=navigator&lang=en&id=1015>

#	Priority	Objectives	Completed in 2016	Planned for 2017
1	There is a need to improve housing options across the housing continuum.	<p>Improve and maintain the existing housing stock.</p> <p>Improve the accessibility of new housing and full utilization of existing housing stock.</p> <p>Increase the diversity of affordable housing options.</p> <p>Increase community acceptance of and provide consistent support for multi-residential housing.</p>	<p>Second Unit policies were adopted into the Official Plan and Zoning By-law in 2016.</p> <p>CGS participated in the Green infrastructure Funding Program. A grant was secured to retrofit a social housing complex on Bruce Avenue. The conservation measures that were completed on the property were: installation of new heating control system to regulate power input to electric baseboard heaters; installation of new windows, balcony doors and balcony storm doors; and replacement of T8 fluorescent bulbs in corridors and common areas with LED lighting.</p> <p>57% of all new dwelling units created were single detached, 31% were semi-detached, duplex, row house, and townhouses.</p> <p>CGS approved 6 temporary zoning applications for Garden Suites.</p> <p>CGS approved 1 application for a second unit in a single detached home.</p> <p>CGS processed 3 Site Plan applications for Multi-Residential Buildings with a total of 56 residential units.</p> <p>CGS processed 1 Site Plan application for senior's housing, with a total of 23 additional units to a retirement home.</p>	<p>Phase 1 of the five year review of the City's Official Plan is scheduled to go before Council for adoption in the third quarter of 2017.</p> <p>A new Section is proposed to be added to the Official Plan as part of the Phase 1 amendment, which speaks to planning for an aging population. The proposed policies help ensure that Greater Sudbury is an elder-friendly community that facilitates "aging in place" by supporting the creation of age-friendly housing options, providing accessible, affordable and convenient public transportation; and supporting an active lifestyle for an aging population.</p> <p>A new Section is proposed to be added to the Official Plan as part of the Phase 1 amendment, which recognizes the vital role rental housing plays in the housing continuum and limits the conversion of rental units to condominium ownership.</p> <p>The new Downtown Community Improvement Plan (CIP) has been approved which aims to address challenges facing Downtown Sudbury by using financial mechanisms (grants and loans) to reduce the cost of development and redevelopment in the Downtown, including an incentive to increase the residential population of the downtown through a per door grant.</p> <p>Affordable housing projects are exempt from paying Development Charges, provided they remain affordable in perpetuity. Second units are exempt from Development Charges unless the unit is within an accessory structure or within a new residential building. Options for exempting all second units will be explored in 2017.</p>

#	Priority	Objectives	Completed in 2016	Planned for 2017
			<p>Building Services has established a Second Unit Registry to track second units which are now permitted as of right, provided they meet certain criteria. To date, one second unit has been registered.</p> <p>Housing Services participated in the Social Housing Improvement Program funded by the Federal Government through the Social Infrastructure Fund (SIF). 9 Social Housing Providers as well as the LHC (Greater Sudbury Housing Corporation) were able to complete renovations related to energy efficiencies within their projects to ensure sustainability of the project.</p>	<p>Two RFP’s will be released in the Spring of 2017 in order to increase the supply of affordable rental housing. Provincial and Federal Government funding has been provided through the Investment in Affordable Housing – extension 2014 and the Social Infrastructure Fund. The rental housing component of both funds will ensure that safe, adequate, and affordable rental housing is available to households within the community. Units must be modest in size and amenities relative to other housing in the community. Units are expected to be self-contained. Provincial average size requirements will be used for new construction projects.</p> <p>87 households will have the ability to participate in the ON Renovates Program. This program assists low to moderate income homeowner households to repair their home to bring it to an acceptable standard while improving the energy efficiency of the unit and/or increase accessibility through modifications or adaptations. The funding provided will be in the form of a forgivable 10 year loan of up to \$20,000. The loan would be repayable (prorated) should the home be sold prior to the 10 year term. The Household is required to have a total income below \$85,200, and the value of the home cannot exceed \$250,000.</p> <p>An expression of interest was submitted to the Ministry of Housing in May 2017 to the Innovation, Evidence and Capacity Building (IEC) Fund that aims to increase local sector capacity, encourage an evidence -based orientation, and support sustainability of the social housing system under the key themes of the Long Term Affordable Housing Strategy update. The IEC fund will provide grants of varying amounts up to a maximum of \$100,000. This fund gives Service Managers the ability to support local system transformation</p>

#	Priority	Objectives	Completed in 2016	Planned for 2017
				<p>regarding social housing modernization. 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. The proposal should support capacity of the system in relation to at least one of the key themes of the Long Term Affordable Housing Strategy Update which includes a sustainable supply of housing stock, a fair system of housing assistance, coordinated and accessible support services, goal of ending homelessness, indigenous housing strategy, and effective use of evidence and best practices to inform policy and program development, and to define and measure outcomes.</p> <p>The funding requested will assist with the cost of a Community Social Housing portfolio revitalization plan. The goal is to have a practical and comprehensive plan that will enable the Community to move forward with revitalization of the social housing portfolio in a fiscally prudent manner. The plan will assist in meeting the goals and objectives outlined in the CGS Corporate Strategic Plan, the Greater Sudbury Housing Corporation Strategic Plan, and the CGS Housing and Homelessness Plan. Revitalization plans are well recognized as excellent capital asset management plans in the social housing industry. Currently the social housing stock does not meet the demographic need reflected in the Social housing wait list now or as projected in the future. There is a significant mismatch between available social housing stock and the wait list demand. This fund would assist with the cost of the consultant to complete the revitalization plan.</p>

#	Priority	Objectives	Completed in 2016	Planned for 2017
2	There is a need to improve housing access and affordability for low income households.	Improve housing access and affordability for low income households.	<p>Information about subsidized housing, affordable housing and housing allowance programs was communicated to low income households through CGS Social Services staff, Housing Services staff, homelessness service providers, non-profit and cooperative housing providers, and community agencies.</p> <p>27 households were assisted through the Housing Allowance Program operated by the City of Greater Sudbury Housing Services.</p> <p>57 households were assisted through the shared delivery of the Sudbury Housing Assistance Rent Program (SHARP). CGS Investment in Affordable Housing for Ontario (IAH-E) funding was allocated to the shared delivery of the Sudbury Housing Assistance Rent Program (SHARP). We are currently in Year 3 of a five year program. CGS partners in this venture include the Ministry of Finance and the Ministry of Housing households.</p> <p>591 households were housed through the CGS Housing Registry (61 Seniors (60 yrs +)). Of these, 24 households were designated Special Priority Placement status, and 73 households received Urgent Status.</p>	<p>In 2017 the City will be working with community partners to develop an affordable housing strategy targeting seniors and those with low incomes. It will focus on innovative affordable housing options, the removal of barriers, and consideration of incentives to their development and the utilization of surplus municipal property.</p> <p>Ministry of Housing has introduced amendments to ON Reg. 367/11 to provide a framework for a Portable Housing Benefit (PHB). The concept of a PHB as a valuable tool could provide tenants greater choice and give Service Managers greater flexibility in meeting the diverse needs of the community. The PHB would be Service Manager funded. This fund could provide more timely access to housing assistance, provide incentives to earn income, relieve pressure on existing RGI stock, reduce wait lists, and allow for mixed income communities that address unique local needs. A portable housing benefit could empower vulnerable tenants. Service Managers have found that when a benefit is tied to a tenant instead of a unit, tenants have more choice and landlords are more likely to better maintain their properties to attract and retain tenants. A portable housing benefit may help tenants avoid unnecessary moves, allowing them to stay in their communities, close to family and places familiar to them.</p> <p>CGS Housing staff will maintain contact with both Provincial and Federal government to ensure the community is apprised of all future program and funding opportunities.</p>

#	Priority	Objectives	Completed in 2016	Planned for 2017
			People who utilized the services of the Off The Street Low Barrier Emergency Shelter were assisted in completing applications for urgent status with the CGS Housing Registry and partnerships were developed between CMHA, Ontario Works, and Housing Services to maintain communication with these applicants.	
3	There is a need to strengthen approaches to preventing homelessness, increase the diversity of emergency shelter options and support individuals with multiple barriers in obtaining and maintaining their housing.	<p>Ensure emergency accommodation is available when needed, but focus on transitioning to permanent housing.</p> <p>Address the needs of the most vulnerable populations of homeless.</p> <p>Address the need for additional education and awareness of social housing providers and landlords of available crisis services and supports for tenants with special needs.</p>	<p>The Harm Reduction Home is a day program for alcohol dependent individuals who are homeless or at risk of homelessness and offers access to meals, primary care, skills development, social supports and a managed alcohol program.</p> <p>The Harm Reduction Home has demonstrated success for the participants in:</p> <ul style="list-style-type: none"> • Reduced emergency department visits, hospitalization, police involvement and EMS use • Improved health and well being • Transition to more stable, supportive housing <p>For the third full winter CGS opened a Low Barrier Emergency Shelter Program, called "Off the Street" which provided up to 30 additional cots per night for persons who were homeless, under the influence of drugs or alcohol, or otherwise disengaged from mainstream shelter programs.</p>	Continue to work with community partners on meeting the priorities within the Harm Reduction Strategy that will address the needs of persons who are chronically homeless with active addictions, including locating a facility that will house a full time residential program.

#	Priority	Objectives	Completed in 2016	Planned for 2017
			<p>The program was open from November 28th 2016 to April 30th 2017. During this time 291 uniquely identified individuals stayed in a bed, and an average of 30 persons per night utilized the program for sleeping. Additional persons used the program as a drop in service.</p> <p>Two Intensive case managers were added to the Homelessness Network. They will work with people who are homeless and have been identified as having the highest need using the Service Prioritization Decision Assistance Tool (SPDAT).</p> <p>Evaluation and learning following the completion of the Client Navigator Program helped to understand best practices in working with people experiencing chronic homelessness. Existing services within the Community Outreach team, the Homelessness Network and the Off The Street Low Barrier shelter were amended and coordinated to provide better supports directly to meet people where they were located and improve access to housing support.</p> <p>In 2016, with support of funding received from the Provincial Community Homelessness Prevention Initiative (CHPI):</p>	

#	Priority	Objectives	Completed in 2016	Planned for 2017
			<p>295 households who were homeless moved to permanent housing.</p> <p>122 households moved from emergency shelter to long term housing.</p> <p>848 households who were at risk of homelessness remained housed.</p>	
4	There is a need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes).	<p>Ensure the supports are available for individuals to achieve and maintain housing stability.</p> <p>Ensure adequate permanent housing linked with supports.</p> <p>Reduce barriers to accessing housing, services and supports.</p>	<p>The North East Local Health Integration Network (NELHIN) formed an expert panel to create the <i>Innovative Housing with Health Supports Strategic Plan for Northeastern Ontario, 2016-2019</i>.</p> <p>Several housing programs linked with supports operate in the community. In 2016, 373 individuals were assisted through supportive housing.</p>	<p>As part of the affordable housing strategy update, a workshop was held in March 2017 during a Development Liaison Advisory Committee meeting to discuss and receive feedback from the development community regarding barriers and opportunities to the development of affordable housing and potential collaboration with service providers.</p> <p>Planning Services is working with local developers to increase affordable housing options.</p> <p>Ministry of Housing invited Service Managers to submit an expression of interest to define the supportive housing needs in the community; to inform the Ministry about the Service Manager's ability to deliver housing assistance and support services, and identify potential community partners to deliver supportive housing services. Housing Services partnered with Canadian Mental Health Association (CMHA), Health Sciences North (HSN) and North East Local Health Integration Network (NELHIN) to complete a Home for Good application. The Ministry has indicated an interest in supporting Service Managers across the Province 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</p>

#	Priority	Objectives	Completed in 2016	Planned for 2017
				retain safe, affordable, and adequate housing with the appropriate level and type of support services. This program has a direct link to the Province's Long Term Affordable Housing Strategy Update issued in 2016 and supports the Ministry's goal to end chronic homelessness by 2025. Funding will be provided to Service Managers to assist recipients who fall within one or more of the provincial priority homelessness areas: chronic homelessness, youth homelessness, indigenous homelessness, and homelessness following transitions from provincially-funded institutions and service systems (i.e. hospitals and prisons). This is the first funding opportunity provided by the Ministry of Housing that includes both capital and operating funding.
5	There is a need to improve co-ordination, collaboration and partnerships among a broad range of stakeholders.	Improve effectiveness of the local housing system by increasing coordination, collaboration and partnerships among a broad range of stakeholders involved in housing.	<p>CGS Staff participated in an Expert panel formed by the NE LHIN to develop an innovative Housing and Health Strategy for Northeastern Ontario.</p> <p>The 2015 Report Card on Homelessness was released in July 2016. The Report Card on Homelessness is intended to inform, monitor and evaluate the system we have in place to address homelessness within CGS and is released widely to the public, including direct mailings to the business sector and faith based groups.</p> <p>The CGS Coordinator of Shelters and Homelessness met with a Downtown Churches committee to provide information about homelessness initiatives within the City of Greater Sudbury and discuss opportunities for their congregations to</p>	<p>CGS Staff are developing an Affordable Housing Strategy, targeted to seniors and those who have low incomes, that will focus on innovative affordable housing options, the removal of barriers and consideration of incentives to their development and the utilization of surplus municipal property. To date Planning, Social and Housing Services have held two stakeholder meetings and undertaken surveys targeting both the service providers and the development community.</p> <p>As indicated in #4, Housing Services has partnered with several key stakeholders regarding the Ministry of Housing Home for Good expression of interest to be completed in Spring 2017.</p> <p>In 2017 The Canadian Alliance to End Homelessness will provide three days of Housing First Training to the Sudbury Community. Sessions will be held with front line staff, community partners and stakeholders to develop an integrated system of support. As well an open public meeting</p>

#	Priority	Objectives	Completed in 2016	Planned for 2017
			play a role in meeting the needs of the homeless.	will be held to broaden the community understanding of Housing First.
6	There is a need to monitor and report on progress towards meeting the Housing and Homelessness Plan objectives and targets.	Monitor, analyze and respond to information about the local housing and homelessness situation	<p>Second unit policies were adopted as part of the Official Plan and Zoning By-law by Council in the third quarter of 2016.</p> <p>CGS receives funding through the Provincial Community Homelessness Prevention Initiative (CHPI) and Federal Homelessness Partnering Strategy (HPS) and reports back to both levels of government on the required measures. The goals of these funding agreements are aligned with the priorities identified in the Plan.</p>	<p>Housing Services is a member of the Ministry of Housing - Housing and Homelessness Data Forum to collaborate with the Ministry and 47 Service Managers on the data strategy and identify a shared vision among the group to make housing and homelessness data more useful and meaningful. The Ministry has committed to building an evidence-informed system that has the capacity to respond effectively to changing needs. The Ministry has developed a Housing and Homelessness Data Strategy that seeks to guide the collection, management and use of relevant data, facilitate the collection of outcome-based data, enable strategic partnerships, and encourage an open culture of data collection, sharing and research.</p> <p>City of Greater Sudbury Social Services will be participating in Municipal Benchmarking Network of Canada and will be reporting on Emergency Hostels measures. Housing Services is also participating and reporting on number of persons who were placed annually from the Social Housing Registry Wait List, number of social housing units per 1,000 households, the social housing administration operating cost per social housing unit, the social housing subsidy per social housing unit, the social housing operating cost (administration), the total number of households receiving housing allowance, and the total number of rent supplement units within the service area.</p>

For Information Only

Update Regarding Housing Legislation Changes

Presented To: Community Services Committee

Presented: Monday, Jul 10, 2017

Report Date: Tuesday, Jun 20, 2017

Type: Correspondence for Information Only

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

The changes to the Housing Services Act, 2011 provide the flexibility for Service Managers to respond to local social housing needs in a timely and effective manner and will support the action plans for housing identified in the City's strategic plan under Quality of Life and Place.

The legislative changes will have a positive health impact assessment, as Service Managers have been delegated the authority to make timely decisions regarding their local housing needs.

Report Summary

This report provides the Community Services Committee with an update on the legislative changes to the Social Housing Services Act 2011, and the implications of the changes to the City of Greater Sudbury as Service Manager.

Financial Implications

There are no financial implications.

Signed By

Report Prepared By

Barbara Dubois
Coordinator of Housing Programs
Digitally Signed Jun 20, 17

Health Impact Review

Barbara Dubois
Coordinator of Housing Programs
Digitally Signed Jun 20, 17

Manager Review

Cindi Briscoe
Manager, Housing Services
Digitally Signed Jun 21, 17

Division Review

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Financial Implications

Liisa Brule
Coordinator of Budgets
Digitally Signed Jun 22, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jun 21, 17

Background

The City of Greater Sudbury is designated as the Service Manager for the administration of Federal and Provincial programs transferred from the Province.

In November 2010, the Province introduced its Long Term Affordable Housing Strategy (LTAHS) with a view of setting out the Province's vision for housing in Ontario. A main focus of the Strategy is to transform the way housing and homelessness services are delivered in order to achieve better outcomes for people. In addition, the LTAHS reaffirmed the Province's devolution of housing and homelessness programs to the municipal sector.

As a means of implementing LTAHS, the Province introduced the Housing Services Act, 2011 (HSA). It was felt that legislative changes were needed to the Social Housing Reform Act 2000 in order to address complexities associated with the funding and administration of social housing, streamline administrative requirements and ensure appropriate accountability measures were in place.

The Housing Services Act, 2011 (HSA) is the legislation that governs the roles and responsibilities of the Province and Municipalities with respect to housing and homelessness planning and programs. In general, the purpose of the Housing Services Act is:

- to provide for community based planning and delivery of housing and homelessness services with general provincial oversight and policy direction: and
- to provide flexibility for municipalities and housing providers while retaining provincial requirements with respect to housing programs that predate the Act and to housing projects that are subject to these programs.

The HSA defines the funding and administrative responsibilities conveyed by the Province, including the ongoing Provincial reporting, program requirements and standards. The HSA legislation delegated Service Managers certain decision powers to establish local rules and standards that their housing providers must follow and required the development of a 10 year Housing and Homelessness Plan.

The HSA defines the role of the City of Greater Sudbury as Service Manager as follows: A service manager shall, in accordance with its housing and homelessness plan, carry out measures to meet the objectives and targets relating to housing needs within the service manager's service area.

Consent Changes in the Housing Services Act, 2011

The Ministry of Housing has approved amendments to the Housing Services Act, 2011 effective January 1, 2017 which delegate the authority to Service Managers to make

some consent decisions which were formerly the responsibility of the Minister. The legislative amendments are intended to enhance the ability of Service Managers to make decisions to better meet local housing needs in a timely and efficient manner and achieve better people centered results.

The amendments to the HSA legislation include changes to Local Housing Corporations (LHC) under section 32 (a), 33(a), 34 (a) and 35(a). These sections deal with the ability of the LHC to: issue shares, transfer or encumber shares, amalgamate with another corporation or voluntarily be wound up and dissolved. The legislation was amended to allow the written consent of the Service Manager instead of the written consent of the Minister. Service Managers are required to notify the Ministry in writing within 30 business days of granting consent for any corporate changes to its LHC. The City's LHC is the Greater Sudbury Housing Corporation.

The other area where consent was delegated to the Service Manager is under Sections 161(2) and 162(2) which are the regulations regarding the transfer or mortgage of social housing properties. While the Service Manager has been granted consent to approve potential transfers, a Ministerial Directive has been issued outlining conditions for any transfers. The Service Manager must notify the Ministry within 10 business days of any consent decisions under these sections and outline how the Ministerial Directive has been satisfied.

These expanded consent authorities for both project transfers and changes to Local Housing Corporations are in keeping with the evolving role of Service Managers in social housing matters.

Ministerial Directive Regarding Transfers of Housing Properties

On December 20, 2016, the Minister of Housing issued the following Ministerial Directive and is in effect for January 1, 2017:

Pursuant to s. 19(1) of the Housing Services Act, 2011 (the "Act"), the Minister of Housing hereby directs that, in considering whether to grant consent under s. 161(2) or 162(2) of the Act for the transfer of a housing project or land where it is located:

1. The Service Manager shall ensure that:

- (a) residents of the housing project are advised of, and consulted on, the proposed transfer, and*
- (b) any identified adverse impacts on residents are appropriately mitigated.*

2. The Service Manager shall ensure that net financial proceeds generated from the transfer will be used to support the delivery of a transferred housing program or in furtherance of another housing-related purpose contemplated in the Service Manager's housing and homelessness plan.

Items to Consider Regarding Potential Transfer of Properties

Other considerations that may require provincial assistance in support of the Service Managers consent for the transfer or sale of a social housing property include:

- Restrictions related to Mortgages and Charges on Title - Service Managers need to review the title of a property to determine if any legacy title restrictions exist that could impact or restrict recommended actions,
- Repayment of current and past Social Housing Renovation Programs such as Social Housing Renovation and Retrofit Funding, Social Housing Energy Efficiency Funding, Social Housing Apartment Renovation Program and Social Housing Improvement Program. These programs included repayment conditions if projects ceased to meet their 20 year affordability requirements. Repayments to the Ministry or CMHC would be calculated on a prorated basis.
- Land Transfer Tax exemptions – Transfers of property that are to remain as social housing may be exempted from land transfer tax by the Lieutenant Governor in Council. Requests of exemptions require 180 days notice in order to schedule Cabinet consideration of the request and cannot be done retroactively.
- CMHC net share of Gains – Once CMHC is notified of any Federal/Provincial housing property transfers if any CMHC loans are still in place. Many of the outstanding loans have already matured and this liability greatly reduced however Service Managers should be prepared for this possibility.
- Delisting Properties from HSA - When a project is transferred it will continue to be subject to the requirements of the HSA as long as it is listed in the Ontario Regulation 368/11 as a “designated housing project”. If a project is transferred and no longer intended to be operated as social housing the Service Manager may request the Ministry to delist the project from the HSA.
- Environmental Remediation Risk – in the event that environmental contamination is discovered on any transferred public housing property there is a potential risk of liability on the part of former owners, therefore reporting rules have been developed to communicate review and remediation of any contamination

Summary

The legislative changes are providing Service Managers the necessary tools to review local social housing needs and respond in a timely and efficient manner. Through the creation of Service Manager consents, the Ministry of Housing is encouraging Service Managers to strategically assess their social housing portfolios and ensure the legacy supply of housing meets their current and future community needs. The assessment process may identify that some of the social housing portfolio may no longer meet community demand, is physically obsolete or financially unsustainable. Potential

disposition or redevelopment can enhance long term viability or create a source of funding for new affordable housing developments.

The sale or transfer of social housing can be challenging and difficult for affected residents. Consultation with the affected residents is essential to alleviate their concerns and uncertainties regarding their homes. Any net proceed generated from the sale of social housing assets must be reinvested in housing programs or initiatives.

Next Steps

The City of Greater Sudbury in partnership with the Greater Sudbury Housing Corporation is undertaking a review of the City's social housing portfolio with the intent of producing a social housing portfolio revitalization and capital financing plan. A report regarding the Plan was presented to Community Services Committee on June 19th.

<https://agendasonline.greatersudbury.ca/admin/index.cfm?pg=agendaItems&action=view&id=13212>

For Information Only

Ministry of Housing Home for Good Funding Expression of Interest

Presented To: Community Services
Committee

Presented: Monday, Jul 10, 2017

Report Date Wednesday, Jun 21,
2017

Type: Correspondence for
Information Only

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

This report supports the Quality of Life and Place pillar priority #2
- Participate in senior government housing initiatives / programs
to develop seniors' affordable housing and provide funding for
low-income households making their housing more affordable.

Home for Good funding will assist the chronically homeless
population transition to affordable housing with the most
appropriate level of type of support services based on their
changing needs.

Report Summary

The City of Greater Sudbury has a lack of supportive housing
available to meet the demand of the community. The Ministry of
Housing has indicated an interest in supporting Service
Managers across the Province to collaborate with other sector
organizations to develop a coordinated supportive housing
system with flexible approaches to meet resident's changing
needs, and to assist individuals to obtain and retain safe,
affordable and adequate housing with the appropriate level and
type of support services. This report provides information on the
Home for Good Expression of Interest that was submitted to the
Ministry of Housing in May 2017.

Financial Implications

The proposal submitted is for \$7,950,000, Capital + \$2,256,794 operating. There is no impact on the levy

Signed By

Report Prepared By

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Digitally Signed Jun 21, 17

Health Impact Review

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Manager Review

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Recommended by the Department

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Financial Implications

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Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
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as it is provincially funded.

Background

In March 2017, Chris Ballard, Minister of Housing announced that \$100 Million over the next two years for housing and support services would be available. The Ministry of Housing invited Service Managers across the Province to submit an expression of interest to define the supportive housing needs in their community, to inform the Ministry about the Service Manager's ability to deliver housing assistance and support services, and to identify potential community partners to deliver supportive housing services. Operating costs can be used for either housing assistance such as rent supplement or support services such as counseling, case management, life skills training, etc. Additionally, there will be capital funding for a total of 400 units in each of the two (2) years (same funding formula as Affordable Housing Program). It is the province's intention to provide operating funding on an ongoing basis, beyond 2018-19.

Eligible capital projects must be one of the following: new construction, including additions and extension; acquisition and/or rehabilitation of existing residential buildings to maintain or increase the affordable rental housing stock; or conversion of non-residential buildings or units to purpose-built rental buildings/units. Capital funding is to be used to increase the supply of physical supportive housing units, which can be in either transitional or long term supportive housing projects. Units must also be linked to housing assistance and support services, funded through program operating dollars.

Approved capital projects must remain affordable for a minimum period of twenty (20) years. Affordability is defined as having rents for the project that are at or below 80% of Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) at the time of occupancy. Capital funding will be provided based on affordability payments. This involves the Ministry of Housing advancing payments over a twenty (20) year period.

The Ministry of Housing has indicated an interest in supporting Service Managers across the Province 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 resident's changing needs, and to assist individuals to obtain and retain safe, affordable, and adequate housing with the appropriate level and type of support services. The Home for Good program has a direct link to the Province's Long Term Affordable Housing Strategy Update issued in 2016 and supports the Ministry's goal to end chronic homelessness by 2025.

Funding will be provided to Service Managers to assist recipients who fall within one or more of the four (4) targeted provincial priority homelessness areas: chronic homelessness, youth homelessness, indigenous homelessness, and homelessness following transitions from provincially-funded institutions and service systems (i.e. hospitals and prisons).

As the Home for Good Program strives to ensure that recipients with complex needs avoid homelessness and remain stably housed over time, the Province is open to funds being used for a variety of housing models.

The expression of interest must demonstrate capacity to deliver all aspects of the proposal (housing assistance, support services, and capital projects (as applicable)), including a list of potential partners. Preference will be given to submissions that can successfully highlight key partnerships that would be leveraged to maximize the benefits

of the proposal and provide stronger service integration, and include a variety of new and enhanced arrangements that cover areas such as financial or in-kind contributions, capacity building, or training in addition to service delivery.

The proposals will be assessed based on how it best meets the guidelines and desired outcomes of the program. The following criteria will be used: alignment and rationale; program design and sustainability; implementation; organizational capacity and partnerships; and feasibility.

Expression of Interest

A proposal was submitted on May 19, 2017 requesting a combination of capital and operating funds to support locally relevant and community-driven solutions to chronic homelessness in Sudbury. The goal of this proposal is to ensure the provision of assistance along a continuum of housing support from the greatest level of need (congregate care) to decreasing levels of assistance through supportive housing and rent supplements; each level is dependent on the abilities and choice of individual clients.

The Government of Ontario's *Realizing Our Potential* strategy recognizes that moving clients from homelessness to housing must include a continuum of supports. Greater Sudbury has adopted a Housing First philosophy for the delivery of homelessness programming, which aligns directly with the goals of the province. The proposed projects within the expression of interest close the gap of the service continuum by providing safe, affordable and supportive options for people either living or discharged into homelessness. The proposed services included in the expression of interest do not duplicate, compete or replace existing assistance in the community.

The target populations identified for services include three (3) provincial priorities: chronic homelessness, homelessness following transitions from provincially-funded institutions, and Indigenous homelessness. All programs and services will be available in both official languages to adults over the age of eighteen (18). It is expected, based on past experience that participants assessed as chronically homeless will also have a host of serious issues, which the services are prepared to address.

The expression of interest is divided into two components, Year 1 and Year 2 funding.

Year 1 funding

Funding focuses on 200 Larch Street and the renovations required to renovate the building and set up a Community Hub model of services.

The proposed partnership is between the City of Greater Sudbury, the Canadian Mental Health Association Sudbury/Manitoulin, North East Local Health Integration Network (NE LHIN) and Health Sciences North. This collaborative/co-location model is being developed in order to share current resources to provide comprehensive client care to those most in need. It is the goal of the partnership to effectively utilize opportunities created in order to provide a higher quality of service to each of the respective target populations while not only maintaining the state of current services offered, but also by enhancing services through a collaborative model that is ultimately taking a more holistic approach to all of the client's needs.

The goal of this partnership is to share a location that provides high quality, familiar services to those that are homeless or living in poverty that may have mental health or substance abuse issues.

Community Hub Model

Consolidating the partners within one location will achieve several functional program and operational objectives that are currently lacking. The goal of the community hub program is to keep clients safe, stabilize and improve their overall health status and support the clients to transition to other services and affordable housing within the community.

Programs such as the Canadian Mental Health Association (CMHA) Harm Reduction Home Program, the City of Greater Sudbury "Off the Street" Low Barrier Emergency Shelter Program, Primary Health Care, and an Indigenous Healing Space are types of programming that could operate at 200 Larch Street. These programs will run out of the main floor. The second floor will host a fifteen (15) bed congregate care residential managed alcohol program. This section will be considered transitional housing. Residents will have the capacity to access support services that are offered on the main floor. Once the residents are stabilized, CMHA will assist residents to access permanent affordable housing. There will also be office space located on the second floor.

The goal of the Year 1 proposal is to ensure the provision of assistance along a continuum of housing support from the greatest level of need (congregate care) to decreasing levels of assistance through supportive housing and rent supplements; each level is dependent on the abilities and choice of individual clients.

Operational funding requested includes housing allowances, tenancy support, and support services incorporated into the community hub model. Capital funding requested includes the conversion of a non residential building into 15 congregate care units.

Year 2 funding

Year 2 funding moves the housing continuum forward by consolidating the partners to achieve permanent housing for graduates of the programs instituted at 200 Larch Street.

The goal of the proposed Supportive Home for Good apartment building is to decrease hospitalization, and assist individuals in finding permanent housing; increase supportive housing options for individuals returning/remaining in the community, and maintain stabilized affordable housing.

A four storey 38 unit supportive housing apartment building is being proposed. The target population for this building will be the chronically homeless, indigenous homeless and homeless following transitions from provincially-funded institutions and service systems. A community consultation process including Council approval will be required to determine site selection for this project.

The first floor will host a common space for residents to utilize for social gatherings, a 6 bedroom pod congregate care dorm style supportive housing program and office

space. The second floor will host an additional two 6 bedroom pod congregate care transitional housing for individuals who want to be housed from the shelter, correctional facility, or chronically homeless. Floors three and four will be a mix of 20 one bedroom and bachelor apartments providing permanent housing. Support will be minimal however if individuals require support they can access services through floors one and two. All residents will be eighteen (18) years of age or older.

Operational funding requested is for support services to run the necessary programs within the building and capital funding for the construction of 38 housing units.

Greater Sudbury is a community with a network of agencies that work cooperatively. As such, the priorities within the proposal are those most important to the community – they are the gaps in the service continuum. With the inclusion of the proposed supports, clients will be able to move seamlessly from homelessness to affordable housing with the most appropriate level and type of support services based on their changing needs over time.

Next Steps

If the Home for Good Funding Expression of Interest is approved, a report to Community Services will be brought forward to indicate the work being completed with the community partners to ensure the project meets all of the Province's funding criteria to begin Year 1 renovations. The report will also contain information regarding community consultations and potential site locations for Year 2 funding for Council's review.

References

Ministry of Housing, A Stronger Supportive Housing System for Ontario,
<http://www.mah.gov.on.ca/Page13793.aspx>

Request for Decision

Docking Privileges at Ramsey Lake and Ella Lake For Water Access Only Residents

Presented To: Community Services Committee

Presented: Monday, Jul 10, 2017

Report Date Wednesday, Jun 21, 2017

Type: Referred & Deferred Matters

Resolution

THAT the City of Greater Sudbury approves docking privileges for water access only residents at Ramsey Lake and Ella Lake and negotiate required agreements as outlined in the report entitled "Docking Privileges at Ramsey Lake and Ella Lake For Water Access Only Residents", from the General Manager of Community Development, dated June 21, 2017.

Relationship to the Strategic Plan / Health Impact Assessment

The 2015-2018 Corporate Strategic Plan identifies quality of life and place as a priority and the need to maintain great public spaces and facilities to provide opportunities for everyone to enjoy. This report seeks to ensure equitable access to city lakes while balancing the needs of those individuals with water access only at Ramsey and Ella Lakes. The report also indicates the importance of water based leisure activities which contribute to a positive quality of life.

Report Summary

This report provides City of Greater Sudbury additional information regarding docking privileges at 322 McNaughton Terrace as per the direction given at the City Council meeting of April 25, 2017 to refer the matter to the Community Services Committee.

The report also provides additional information regarding docking matters at Ella Lake Park in Capreol.

This report seeks Council's direction on establishing criteria on conditions where docking privileges at

Signed By

Report Prepared By

Jeff Pafford
Director of Leisure Services
Digitally Signed Jun 21, 17

Health Impact Review

Jeff Pafford
Director of Leisure Services
Digitally Signed Jun 21, 17

Division Review

Jeff Pafford
Director of Leisure Services
Digitally Signed Jun 21, 17

Recommended by the Department

Catherine Matheson
General Manager of Community Development
Digitally Signed Jun 21, 17

Financial Implications

Liisa Brule
Coordinator of Budgets
Digitally Signed Jun 22, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Jun 28, 17

Ramsey Lake and Ella Lake will be granted.

Financial Implications

There are no financial implications contained within the report.

Background

Ramsey Lake Docking Privileges at 322 McNaughton Terrace

In August 2011, City of Greater Sudbury (City) passed a resolution approving the purchase of 322 McNaughton Terrace. This purchase enabled the completion of the waterfront walkway from Bell Park main beach to McNaughton Terrace. The demolition of the building formerly on the site was completed in March of 2012.

In May 2012, the City scheduled a meeting with boat owners who had been permitted docking privileges with the previous owner of the building. The boat owners wished to continue docking at the site which was now public parkland. Four individuals were identified in a letter to the City of Greater Sudbury Real Estate Department from the Solicitor of the previous owner, indicating they had been docking at that property in the past. There was no written agreement regarding any docking arrangements between the former owner and the boat owners. Only one boat owner has property on Ramsey Lake which is water access only.

In June 2012, City of Greater Sudbury authorized that a docking lease agreement be negotiated with the four individuals who had docking privileges with the previous owner of 322 McNaughton Terrace. The existing permanent dock was removed from the site as it was unsafe for use and the boat owners paid for the installation of their own docks, which met the requirements provided by the City. A letter from the City was sent to the four individuals, indicating that they were responsible to maintain and insure the docks.

A report was presented at the April 3, 2017 Community Services Committee meeting entitled "Ramsey Lake Docking Privileges". The report identified issues with restricting docking at the 322 McNaughton Terrace site to the four individuals with authorized privileges. The report also noted the opportunity to complete the walkway along the shoreline from Bell Park main beach to McNaughton Terrace now that the Rowing and Canoe Clubs have moved to the Northern Water Sports Centre.

The following resolution was passed at the April 3, 2017 Community Service Committee meeting:

WHEREAS the City of Greater Sudbury purchased the property at 322 McNaughton Terrace in 2011 to complete the waterfront parkland between Bell Park main beach and McNaughton Terrace green space, and;

WHEREAS docking privileges have been continued for four private boat owners at this site, and;

WHEREAS the City of Greater Sudbury operates the Ramsey Lake boat launch to enable boat owners public access to Ramsey Lake in close proximity to this site, and;

WHEREAS one of the boat owners currently docking at McNaughton Terrace owns water access only property on Ramsey Lake, and;

WHEREAS the continuation of the public walkway between Bell Park main beach and McNaughton Terrace supports the principles and values for management of the waterfront identified within the Bell Park Master Plan (1999);

THEREFORE be it resolved that the docking privilege be relocated to the Ramsey Lake boat launch and the boat owners be required to make use of the launching facilities located there for public use.

At the City Council meeting of April 25, 2017 the matter was referred back to the Community Services Committee as additional information was presented to the City.

The water access only property owner submitted a letter to the City providing additional information regarding docking at Ramsey Lake. The individual stated that they had complied with all the requirements and expectations as set out by the City regarding docking including obtaining necessary liability insurance and maintenance of the docks. The individual stated that the City had not made any contact to develop a legal agreement outside a letter sent on October 16, 2012 outlining expectations.

Docking at Ella Lake (Capreol)

The former Town of Capreol had permitted private docks to be built abutting the City owned land known as Ella Lake Park. Parking privileges were also granted to camp/cottage owners on Ella Lake. This practice has continued since amalgamation with a seasonal parking fee charged to known residents.

In October 2015, the City hosted a meeting at the Capreol Community Centre with respect to docking and parking at Ella Lake Park. The purpose of the meeting was for the City to identify individuals currently docking off the City owned Ella Lake Park. The meeting was also an opportunity to discuss issues regarding docking, the public boat launch and seasonal parking at Ella Lake Park.

At the meeting it was determined that there were nine water access only camp/cottage owners with a dock abutting Ella Lake Park. There was also a resident with a dock not living on the lake, but rather lived nearby. There was also an additional resident with water access only that was inquiring about installing a dock abutting Ella Lake Park property.

The following issues were discussed during the October 2015 meeting:

- The public boat launch area required repairs.
- Signage required identifying public boat launch and private docks.
- The City would not be responsible for preventing public use of private docks.
- Agreements were deemed necessary with individuals with private docks which would outline responsibilities for maintenance and responsibilities.
- Dock owners were not to promote docking privileges as part of any sale of property. New agreements relating to docking privileges would be required with new owners.

- It was requested that the City review parking fees and to investigate providing additional parking spots for camp/cottage visitors.
- It was suggested that a boat wash station be installed at the public boat launch.

More recently, the City has received other inquiries to install floating docks off the public beach area at Ella Lake Park. The inquiries have come from residents who have property abutting the Ella Lake Park.

Analysis

The City is home to 330 lakes, more lakes than any other municipality in Canada. Boating and other water based activities are important leisure and recreational opportunities for residents and visitors. As such, the City maintains a number of public boat launch areas, including public boat launches at Ramsey Lake and Ella Lake.

Granting docking privileges abutting public parkland to a select few residents for leisure and recreational purposes only is difficult to justify. With respect to docking at 322 McNaughton Terrace, there are three individuals who do not live on the lake but had these privileges initially through the former Sudbury Boat and Canoe business and subsequently granted through the City. There is one individual with docking privileges at Ella Lake Park who is not a water access only resident. At the time of the report this individual was in the process of selling their property. It is recommended docking privileges for these individuals cease at the end of the 2017 season and they be required to use public boat launching facilities starting next year.

At both locations, there are water access only residents who have had docking privileges; one at McNaughton and nine identified at Ella Lake Park. These individuals have camps/cottages on Ramsey or Ella Lake with no access by road. These residents have relied on docking privileges as a way to access their camps and cottages. It is recommended that docking privileges be granted to only those individuals owning property on either Ramsey or Ella Lake, with no alternate access.

Should the City of Greater Sudbury approve/maintain docking privileges, appropriate legal agreements will be required for both locations. As has been previously indicated, agreements were not issued by the City for docking privileges at 322 McNaughton Terrace. Only a letter outlining terms and conditions was sent by the City. The City had also committed to a formal agreement with those docking at Ella Lake Park, but nothing has been issued to date.

The docking agreements will include the following:

- Insurance requirements
- Docks subject to approval of other governing bodies (Ministry of Natural Resources, Fisheries and Oceans Canada, Conservation Sudbury, etc.)
- Docks to be built and maintained as per City of Greater Sudbury standards
- Responsibilities for maintenance and capital costs associated with the docks will be of the private dock owner.

Parking implications also require further investigation. By-Law 2013-54, the bylaw regulating parks in the City of Greater Sudbury, states that no vehicle is to be parked in a public parking area when the park is closed except where authorized by use of a permit. Should City of Greater Sudbury approve/maintain docking privileges, a separate facility agreement for parking will be required, along with applicable fees (in the case of Ella Lake Park).

Next Steps

If direction is given by the City of Greater Sudbury to maintain/approve docking privileges for water access only residents identified at Ramsey and Ella Lake, appropriate agreements will be issued. Appropriate parking permits will also be required.

Those individuals who currently have docking privileges at McNaughton Terrace and the Ella Lake Park with no water access only property will be advised that docking privileges will cease at the end of the 2017 season. These individuals will be required to remove docks at the end of the season, and will be required to use public boat launch facilities in future years.

Resources Cited

Docking Privileges at 322 McNaughton Terrace, Community Services Committee (June 25, 2012)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=17067.pdf>

Docking at McNaughton Terrace, Community Services Committee (November 5, 2012)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=565&itemid=6431&lang=en>

Ramsey Lake Docking Privileges, Community Services Committee (April 3, 2017)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1151&itemid=12291&lang=en>

By-Law 2013-54, A Bylaw of the City of Greater Sudbury to Regulate Parks Under the Jurisdiction of the City

<https://www.greatersudbury.ca/linkservid/841B298C-A1F8-9D80-2CDAFF89B672FB0B/showMeta/0/>

Request for Decision

Discretionary Benefits Policy Review

Presented To: Community Services Committee

Presented: Monday, Jul 10, 2017

Report Date: Friday, Jun 23, 2017

Type: Managers' Reports

Resolution

WHEREAS The Province has implemented more stringent financial reporting, the over expenditures for Ontario Work and Ontario Disability Support Program clients will reach a projected deficit of \$350,000 for 2017;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury approves option ____ for implementation.

Option One: THAT the City of Greater Sudbury approves an increase in the Social Services Discretionary Benefits Budget in the amount of \$350,000, effective January 1, 2018, to match the current costs set out by the Council approved service standard established in 2014, as outlined in this report entitled "Discretionary Benefits Policy Review" from the General Manager of Community Development, dated June 23, 2017.

Option Two: THAT the City of Greater Sudbury directs a review of the discretionary benefits policy including rates, items and frequency in order to fit within the Provincially capped formula, as outlined in the report entitled "Discretionary Benefits Policy Review" from the General Manager of Community Development, dated June 23, 2017.

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to a review of an operational policy.

Any potential reduction in the discretionary benefit rates, as outlined in option 2, will have a negative impact on the well-being of individuals in the community as they will have less access to supports for basic needs.

Report Summary

This report outlines a review of discretionary benefits that are paid through Social Services to Ontario Works (OW) and Ontario Disability Support Program (ODSP) clients. This budget is being administered as

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Report Prepared By

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Health Impact Review

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Division Review

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Recommended by the Department

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General Manager of Community Development
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Financial Implications

Liisa Brule
Coordinator of Budgets
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Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
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per a Council approved services standard which was outlined in a 2014 report and is currently projected to run a deficit to year end. The report provides two options to Council, one which increases and adjusts the Municipal budget for the program starting in 2018 and the other to direct a review of the policy and report back to Council with changes to keep the discretionary benefits within the total budget allocation for the 2018 budget.

Financial Implications

Should option one be approved, the 2018 base operating budget will be increased by \$350,000 in order to maintain the existing Council approved service level.

Should option two be approved, staff will review the discretionary benefit policy and make recommendations to Council in order to match the service level with the Provincial funding cap to remain within existing operating budgets for future years. This option has no financial implications; however it will reduce service levels below those originally approved by Council.

Background

The Ministry of Community and Social Services (MCSS) as part of the Provincial Ontario Works Program, defines in Regulation, or as authorized by the Provincial Director of Ontario Works, the special services, items or payments that are considered "Discretionary Benefits" for Ontario Works.

The following discretionary benefits are some examples that are eligible for recipients but not limited to (A full rate chart is attached in Appendix 1- Discretionary Rate Chart):

- beds, appliances
- infant crib, car seat
- prosthetic appliances
- funerals and burials
- travel and transportation
- moving expenses
- any other special service, item or payment authorized by the Director (*Directive 7.1- Summary of Benefits*)

Currently, the benefit is cost shared with the Province (97.2/2.8) and will continue to be uploaded to 100% provincial funding by 2018 up to a maximum capped amount. The capped amount fluctuates based on the Provincial formula with the main cost driver being OW and ODSP caseloads. Any spending over the capped amount is the responsibility of the Municipality. Currently there is no additional Municipal allocation identified in the budget for any spending over the capped amount.

Service Standard

As a result of the discontinuation of the Community Maintenance and Start Up Benefit (CSUMB) and the introduction of the new Community Homelessness Prevention Initiative (CHPI) program, a report was prepared for Council in 2014 to revise the discretionary rates. A copy of the 2014 report can be found here:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=5&id=727>

Since the increase in the rates in 2014, the discretionary expenditures have been monitored on a monthly basis. The annual discretionary budget for Social Services is approximately \$1.2 million which fluctuates with caseloads. Since 2014, actual discretionary benefit costs have ranged from \$1.4 million to \$1.6 million. Social Services has been able to absorb any over expenditures within its existing budget by allocating eligible items to other program funding and recognizing one time funding from the Province.

With the implementation of the Social Assistance Management System (SAMS), uploading and changes to provincial reporting, the province has advised that they are

reviewing the discretionary expenditures and will no longer be funding any amount over the prescribed funding parameters.

In consultation with other Municipalities, each office has developed their own internal policy to administer discretionary benefits. There are variances in rates and frequencies across the Province, and some offices do not fund any further benefits once the Provincial cap is reached.

Mitigation

Provincial uploading of Ontario Works Benefits began in 2008 and will be fully completed by 2018. This uploading has produced annual tax levy savings for the Municipality. The 2018 expected reduction in the Municipal share of benefit costs is approximately \$800,000.

In 2017, several new administrative practices have been put in place in an attempt to curb discretionary rate spending. Examples of changes include further follow up of OW and ODSP cases (ODSP is administered by the Province), additional verification and sign offs by landlords, along with additional checklists for funerals.

One benefit area that has been consistently under pressure is the area of medically necessary orthodontic coverage for children. This area alone consumed approximately \$121,000 of the discretionary budget in 2016 and is on pace to exceed the 2017 total budget expenditure for this category. As a onetime measure for 2017, \$50,000 that was reallocated through a 2017 budget option for the Social Assistance Restructuring budget will be used to mitigate the funding pressure.

Given that there is no mechanism for in year increases to the budget; Social Services will begin further mitigation measures for the 2017 discretionary budget. These measures will include prioritizing benefit approvals for immediate health and safety needs and holding approvals for lower priority items.

Options for Consideration

In light of the Provincial direction, there are two options for consideration by Council

- 1) Adjust the 2018 budget to reflect the actual costs of the existing Council approved service level regarding discretionary rates by reinvesting \$350,000 of the provincial uploading savings rather than reducing the municipal tax levy, or
- 2) Direct Social Services to review the discretionary policy including rates, items and frequency that have been historically covered and revise the policy in order to remain within the Provincial budget allocation for future years.

Next Steps

Based on the Council decided option from the report, additional Municipal budget dollars will be added to fund the discretionary budget starting in 2018 or a review of the discretionary policy will be undertaken with recommendations to be brought back to the Community Services Committee in the early fall.

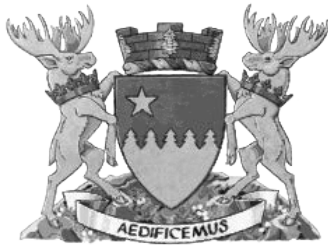
Social Services will continue mitigation strategies and implement any administrative procedures that are required to further mitigate the funding pressure including prioritizing benefit approvals for the most immediate health and safety needs.

Appendix 1 – Discretionary Rate Chart

Item	Previous		Revised (Effective 2014)	
	Amount (up to)	Frequency	Amount (up to)	Frequency
Blood Pressure Machines/Kits/Monitors	\$250	One time purchase only	\$250	One time purchase only
Car Seat	\$140	Once / dependent child	\$175	Once / dependent child
Booster Seat	\$50	Once / dependent child	\$75	Once / dependent child
Layette and Baby Supplies	\$150	7 months pregnant to birth	\$150	7 months pregnant to birth
	\$150	New born up to 12 months	\$150	New born up to 12 months
Pre-natal Vitamins	\$15 / three months	Duration of pregnancy	\$30 / month	Duration of pregnancy
Folic Acid	\$10 / three months	Duration of pregnancy	\$20 / month	Duration of pregnancy
Pest Control-Fumigation (home owners)	\$250	In a 12 month period	\$500	In a 12 month period
Pest Control-Cleaning			\$150	In a 12 month period
Tub/Shower/Bathroom Grab Bars			\$100	In a 12 month period
Misc Household Items (Singles/Couples) To support clients who are establishing a new principle residence and do not meet the CHPI guidelines.			\$100	Every 2 years
Misc Household Items (Families with children) To support clients who are establishing a new principle residence and do not meet the CHPI guidelines.			\$200	Every 2 years
Misc Household Items (Singles/Couples) To support clients with health related needs.			\$100	Every 2 years
Misc Household Items (Families with children) To support clients with health related needs.			\$200	Every 2 years
Prosthetic Appliances				
Alerting Systems (hearing impaired)	As per estimate	As required	As per estimate	As required
Aerochamber	\$60	Every 2 years	\$60	Every 2 years
Batteries (hearing aids and mobility devices)	\$250	In a 12 month period	\$250	In a 12 month period
Braces for Mobility and/or Support Ankle Brace, Knee Brace, Elbow Brace, Wrist Brace, Leg Brace, Back Lumbar Sacral Support, Patella Stabilizer, Corest Back Brace, Internal Elevation to Custom Brace, Air Brace	\$500	Every 3 years	\$500	Every 3 years
Breast pumps	\$200	Per child, onetime	\$200	Per child, onetime
Canes	\$100	Every 3 years	\$100	Every 3 years
Casts Fiberglass, Air Cast or Air Splint	As per estimate	As required	As per estimate	As required
Crutches	\$60	Every 5 years	\$75	Every 5 years
Compressors (i.e. Sleep apnea & asthmatics)	\$500	Every 5 years	\$500	Every 5 years

Appendix 1 – Discretionary Rate Chart

Item	Previous		Revised (Effective 2014)	
	Amount (up to)	Frequency	Amount (up to)	Frequency
Hearing Aids & Personal FM Systems	\$900 per ear	Every 5 years	\$1,000 per ear	Every 5 years
Mastectomy Supplies			\$300	As required
Orthopedic (Orthotics)	\$400	Every 3 years	\$500	Every 3 years
Mobility Device Repairs	\$500	Every 2 years	\$500	Every 2 years
Splints - specialized splints not covered by OHIP	As per estimate	As required	As per estimate	As required
Support/Compression Stockings	\$250	In a 12 month period	\$250	In a 12 month period
Lice Treatments	As per estimate	As required	As per estimate	As required
Moving & Storage				
Moving (Singles/Couples)	\$200	Every 2 years	\$200	Every 2 years
Moving (Families with Children)	\$400	Every 2 years	\$400	Every 2 years
Storage	\$200	Every 12 months	\$200	Every 12 months
Appliances				
Refrigerator	\$300	Every 5 years	\$450	Every 5 years
Stove	\$200	Every 5 years	\$400	Every 5 years
Washer	\$300	Every 5 years	\$400	Every 5 years
Dryer			\$400	Every 5 years
Appliance Repairs For Refrigerator, Stove, Washer or Dryer	\$200	Once in a 12 month period/appliance	\$200	Once in a 12 month period/appliance
Repair Estimate (for above items)	\$30	Once in a 12 month period/appliance	\$30	Once in a 12 month period/appliance
Beds				
Twin Complete Bed	\$300	Every 5 years	\$350	Every 5 years
Twin Mattress Only	\$200	Every 5 years	\$250	Every 5 years
Twin Boxspring	\$100	Every 5 years	\$100	Every 5 years
Double Complete Bed	\$300	Every 5 years	\$400	Every 5 years
Double Mattress Only	\$200	Every 5 years	\$300	Every 5 years
Double Boxspring	\$100	Every 5 years	\$100	Every 5 years
Bunkbeds	\$320	Every 5 years	\$700	Every 5 years
Sofa bed/futon (in lieu of bed)	\$200	Every 5 years	\$300	Every 5 years
Bed Bug Mattress Cover	\$150	Every 5 years	\$150	Every 5 years
Cribs				
Complete Crib Set (New and CSA Safety Approved)	\$188	Once per child	\$350	Once per child
Crib Only (New and CSA Safety Approved)	\$109	Once per child	\$250	Once per child
Mattress Only	\$79	Once per child	\$100	Once per child



City of Greater Sudbury Charter

WHEREAS Municipalities are governed by the Ontario Municipal Act, 2001;

AND WHEREAS the City of Greater Sudbury has established Vision, Mission and Values that give direction to staff and City Councillors;

AND WHEREAS City Council and its associated boards are guided by a Code of Ethics, as outlined in Appendix B of the City of Greater Sudbury's Procedure Bylaw, most recently updated in 2011;

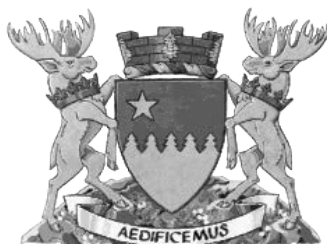
AND WHEREAS the City of Greater Sudbury official motto is "Come, Let Us Build Together," and was chosen to celebrate our city's diversity and inspire collective effort and inclusion;

THEREFORE BE IT RESOLVED THAT Council for the City of Greater Sudbury approves, adopts and signs the following City of Greater Sudbury Charter to complement these guiding principles:

As Members of Council, we hereby acknowledge the privilege to be elected to the City of Greater Sudbury Council for the 2014-2018 term of office. During this time, we pledge to always represent the citizens and to work together always in the interest of the City of Greater Sudbury.

Accordingly, we commit to:

- Perform our roles, as defined in the Ontario Municipal Act (2001), the City's bylaws and City policies;
- Act with transparency, openness, accountability and dedication to our citizens, consistent with the City's Vision, Mission and Values and the City official motto;
- Follow the Code of Ethical Conduct for Members of Council, and all City policies that apply to Members of Council;
- Act today in the interest of tomorrow, by being responsible stewards of the City, including its finances, assets, services, public places, and the natural environment;
- Manage the resources in our trust efficiently, prudently, responsibly and to the best of our ability;
- Build a climate of trust, openness and transparency that sets a standard for all the City's goals and objectives;
- Always act with respect for all Council and for all persons who come before us;
- Ensure citizen engagement is encouraged and promoted;
- Advocate for economic development, encouraging innovation, productivity and job creation;
- Inspire cultural growth by promoting sports, film, the arts, music, theatre and architectural excellence;
- Respect our historical and natural heritage by protecting and preserving important buildings, landmarks, landscapes, lakes and water bodies;
- Promote unity through diversity as a characteristic of Greater Sudbury citizenship;
- Become civic and regional leaders by encouraging the sharing of ideas, knowledge and experience;
- Work towards achieving the best possible quality of life and standard of living for all Greater Sudbury residents;



Charte de la Ville du Grand Sudbury

ATTENDU QUE les municipalités sont régies par la Loi de 2001 sur les municipalités (Ontario);

ATTENDU QUE la Ville du Grand Sudbury a élaboré une vision, une mission et des valeurs qui guident le personnel et les conseillers municipaux;

ATTENDU QUE le Conseil municipal et ses conseils sont guidés par un code d'éthique, comme l'indique l'annexe B du Règlement de procédure de la Ville du Grand Sudbury dont la dernière version date de 2011;

ATTENDU QUE la devise officielle de la Ville du Grand Sudbury, « Ensemble, bâtissons notre avenir », a été choisie afin de célébrer la diversité de notre municipalité ainsi que d'inspirer un effort collectif et l'inclusion;

QU'IL SOIT RÉSOLU QUE le Conseil de la Ville du Grand Sudbury approuve et adopte la charte suivante de la Ville du Grand Sudbury, qui sert de complément à ces principes directeurs, et qu'il y appose sa signature:

À titre de membres du Conseil, nous reconnaissons par la présente le privilège d'être élus au Conseil du Grand Sudbury pour le mandat de 2014-2018. Durant cette période, nous promettons de toujours représenter les citoyens et de travailler ensemble, sans cesse dans l'intérêt de la Ville du Grand Sudbury.

Par conséquent, nous nous engageons à :

- assumer nos rôles tels qu'ils sont définis dans la Loi de 2001 sur les municipalités, les règlements et les politiques de la Ville;
- faire preuve de transparence, d'ouverture, de responsabilité et de dévouement envers les citoyens, conformément à la vision, à la mission et aux valeurs ainsi qu'à la devise officielle de la municipalité;
- suivre le Code d'éthique des membres du Conseil et toutes les politiques de la municipalité qui s'appliquent à eux;
- agir aujourd'hui pour demain en étant des intendants responsables de la municipalité, y compris de ses finances, biens, services, endroits publics et du milieu naturel;
- gérer les ressources qui nous sont confiées de façon efficiente, prudente, responsable et de notre mieux;
- créer un climat de confiance, d'ouverture et de transparence qui établit une norme pour tous les objectifs de la municipalité;
- agir sans cesse en respectant tous les membres du Conseil et les gens se présentant devant eux;
- veiller à ce qu'on encourage et favorise l'engagement des citoyens;
- plaider pour le développement économique, à encourager l'innovation, la productivité et la création d'emplois;
- être une source d'inspiration pour la croissance culturelle en faisant la promotion de l'excellence dans les domaines du sport, du cinéma, des arts, de la musique, du théâtre et de l'architecture;
- respecter notre patrimoine historique et naturel en protégeant et en préservant les édifices, les lieux d'intérêt, les paysages, les lacs et les plans d'eau d'importance;
- favoriser l'unité par la diversité en tant que caractéristique de la citoyenneté au Grand Sudbury;
- devenir des chefs de file municipaux et régionaux en favorisant les échanges d'idées, de connaissances et concernant l'expérience;
- viser l'atteinte de la meilleure qualité et du meilleur niveau de vie possible pour tous les résidents du Grand Sudbury.