

## **Community Housing and Renewal Strategy 2024-2025 and Housing Services Program Updates**

Presented To:	City Council
Meeting Date:	May 28, 2024
Type:	Managers' Reports
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Recommended by:	General Manager of Community Development

### **Report Summary**

This report provides a recommendation regarding the disbursement of the Canada/Ontario Community Housing Initiative (COCHI), Ontario Priorities Housing Initiative (OPHI), and Canada/Ontario Housing Benefit (COHB) funding and outlines the Community Housing Renewal Strategy 2024-2025 planned allocation received from the Ministry of Municipal Affairs and Housing (MMAH).

### **Resolution**

THAT the City of Greater Sudbury approves the Investment Plan for COCHI, OPHI and COHB planned allocations as outlined in the report entitled “Community Housing Renewal Strategy 2024-2025”, from the General Manager of Community Development, presented at City Council meeting on May 28, 2024.

### **Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans**

Council endorsed Housing as one of its action plans to improve access for all citizens, especially vulnerable populations, to safe, affordable, attainable, and suitable housing options. Housing was also selected as a priority for Population Health, Community Safety & Well-Being. Greater Sudbury’s Community Energy and Emissions Plan (CEEP) sector of Efficient Buildings would align with the work being completed through the Community Housing Renewal Strategy funding, to retrofit existing building stock to increase the energy efficiency, as well as the capital projects being undertaken on Lorraine Street and Sparks Street.

### **Financial Implications**

If approved, the Investment Plan will be submitted to the Ministry of Municipal Affairs and Housing for their review and approval. There is no impact to the tax levy as all funds are being provided by senior levels of government.

### **Background**

On April 17, 2019, the Ministry of Municipal Affairs and Housing (MMAH) announced the launch of the Community Housing Renewal Strategy, a multi-year plan to sustain and grow the community housing system. Greater Sudbury was provided with a three (3) year funding allocation to support the strategy, leveraging federal investments under the bilateral agreement between MMAH and Canada Mortgage and Housing Corporation (CMHC).

Housing Services was notified by the MMAH that year five funding was being provided to Service Managers across the province. Greater Sudbury has been allocated \$4,261,400 for 2024-2025 to support Greater Sudbury's Housing and Homelessness Plan (the Plan). This report provides a summary of the recommendations as to how the funding will be used to support existing long-term commitments and to continue to advance the Plan.

The Investment Plan that will be forwarded to MMAH for approval was developed based on program guidelines as well as on data provided through the Amaresco Asset Planner and the Community Housing Non-Profit housing provider's audited financial statements.

The Investment Plan will utilize the Capital Expenditures Stream of the Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) to address the shortfalls in capital needs for the existing Urban Native Housing Program, provincial reform non-profit program, and Housing Operations for the municipal stock. These allocations will also be used to offer rent supplement funding to the Urban Native Housing Program as their federal operating agreements have expired. This envelope will also assist with necessary capital repairs within the City of Greater Sudbury's Community Housing portfolio through the Repair Stream.

The Canada-Ontario Housing Benefit (COHB) will continue to be offered to applicant households on the centralized wait list who are interested in residing in the private rental market as a portable benefit.

In 2013, City Council passed By-Law 2013-180 which had provided delegated authority to Housing Services for establishing local rules in which the *Housing Services Act, 2011* provides this power to local Service Managers. In its capacity as Service Manager, the City of Greater Sudbury Housing Services Section conducts research related to legislation & provincial service standards when local rules are established to ensure compliance with Provincial legislation and best practices are exercised to meet the needs of residents living in community housing.

In September 2023, a report was presented to City Council on recent legislative updates that were announced by the Ministry of Municipal Affairs and Housing. The purpose of this report is to also provide an update on Housing Services' implementation of these new legislative amendments and funding from upper levels of government.

## Funding Allocations

The Planned allocation for Greater Sudbury is as follows:

<b>Program</b>	<b>2024-2025 Planning Allocation</b>
<b>Canada-Ontario Community Housing Initiative (COCHI)</b>	\$3,387,300
<b>Ontario Priorities Housing Initiative (OPHI)</b>	\$874,100
<b>Canada-Ontario Housing Benefit (COHB)</b>	N/A

All planned allocations must be utilized within the program year. Funding cannot be transferred from one

year to the next if underspending occurs. This year's funding allocation for COHB has not been confirmed yet by the MMAH.

## Summary of Housing Services Updates

### Funding Assistance from Upper Levels of Government

As indicated above, since 2019 Housing Services has received funding assistance from the Federal and Provincial government through COCHI, OPHI, and COHB to assist community housing providers with capital building needs. This is a nine-year cost-shared Federal Provincial funding initiative from the National Housing Strategy. There have been several community housing providers who have received this funding to help ensure vital community housing assets are maintained in a good state of repair. Funding from these initiatives have also been used to fund capital repairs with the Native People of Sudbury Development Corporation, utilized for expansion of federal housing agreements, rent supplement units, and assist with the capital costs of the Lorraine Street and Sparks Street housing developments. The unmet capital needs for the non-profit and co-operative community housing providers at the end of 2023 is approximately \$41,726,704. Greater Sudbury Housing Corporation's unmet capital needs at the end of 2023 is approximately \$80 million dollars.

Since 2019, the CGS has received the following funding allocations from the National Housing Strategy:

Program	Funding Received Since 2019
Canada-Ontario Community Housing Initiative (COCHI)	\$14,315,782.00
Ontario Priorities Housing Initiative (OPHI)	\$5,134,700.00
Canada-Ontario Housing Benefit (COHB)	\$1,483,512.00

**Update:** In March 2024, Service Managers across Ontario received notification from the provincial Minister of Municipal Affairs and Housing indicating that the Federal government is cutting \$355 million in National Housing Strategy Funding in Ontario. The Federal government has disagreed with the amount of housing units Ontario has claimed to have created since the launch of the National Housing Strategy in 2019. Issues include how capital repairs are counted towards existing housing units and local housing corporations. It is still unknown what the funding implications will be on the CGS housing stock portfolio.

### Service/Exit Agreements

Provincial legislation related to service agreements has been amended whereas now community housing providers approaching their end of mortgage and/or operating agreement may enter into a new service agreement with their Service Manager.

**Update:** In 2023, there were five community housing providers who reached their end of mortgage date. Housing Services is in the process of negotiating service agreements with these housing providers. In partnership with the Housing Services Corporation, a service agreement template was created and is being used to formulate new agreements with community housing providers. In addition, Housing Services has created a Financial Plan template for community housing providers to develop a five-year financial forecast. To date, Housing Services has completed one service agreement with the Ukrainian Senior Citizens Complex.

### Lorraine Street and Sparks Street Projects

In 2021, Housing Services received approximately \$6 million from the Canada Mortgage and Housing Corporation (CMHC) in capital funding for a new 40-unit modular building located on Lorraine Street. On

August 17, 2021, City Council had approved the Lorraine Street site as the location of this new modular build.

**Update:** To date, substantial progress has been made towards both the Lorraine and Sparks Street Progress. Most recently, the modules for both Lorraine and Sparks have been shipped and have been installed on-site. Internal and external completions are underway.

### **Community Housing Provider Training**

In 2023 and 2024, staff from Housing Services have planned/delivered training to community housing provider staff and Boards of Directors of non-profit housing corporations and co-operatives as it relates to areas of regulatory compliance under the *Housing Services Act*, 2011. These topics include but are not limited to: rent-geared-to-income calculations and administration, Board governance, YARDI Rent Café software, AssetPlanner software and legislative updates.

### **Next Steps**

Housing Services continue to work with community housing providers to ensure that they are in compliance with legislation and to ensure that community housing provider assets are maintained in good state of repair as identified through By-Law 2013-180.

### **Resources Cited**

*Housing Services Act, 2011*

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

City of Greater Sudbury, City Council, September 12, 2023, Community Housing Renewal Strategy 2023-2024 and Housing Services Program Updates

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=51643>