

## For Information Only

### City of Greater Sudbury Housing and Homelessness Plan Annual Update

Presented To: Community Services Committee

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Type: Correspondence for Information Only

#### Resolution

For Information Only

#### Relationship to the Strategic Plan / Health Impact Assessment

This report supports Council's Strategic Plan in the area of Quality of Life and Place as it aligns with the Population Health Priorities of Families, Resiliency and Housing. The Housing and Homelessness Plan Update provides actions that address homelessness, and subsidized / affordable housing as well as planning initiatives that have taken place in 2018 in the community.

#### Report Summary

This report provides an update on actions taken in 2018 as they relate to Homelessness, Planning and Social Housing within the Housing and Homelessness Annual Update.

#### Financial Implications

There are no financial implications associated with this update report.

#### Signed By

**Report Prepared By**

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**Health Impact Review**

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**Manager Review**

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**Division Review**

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**Financial Implications**

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**Recommended by the Department**

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**Recommended by the C.A.O.**

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## **Purpose**

The Long Term Affordable Housing Strategy developed by the Ministry of Municipal Affairs and Ministry of 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 to be in place by January 1, 2014, and updated on an annual basis.

## **Executive Summary**

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 at the Community Services Committee Meeting. A copy of the Plan was reviewed by the Minister of Municipal Affairs and Housing to ensure that it met all legislated requirements. Each year an update of the Plan must be reviewed by Council and submitted to the Minister.

## **Background**

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 established a community network to deliver services. These Divisions 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 to facilitate 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 developed actions and objectives to address the priorities. Appendix A – Housing and Homelessness Priorities Update 2018 provides details on each priority, including the objectives, actions taken, and actions planned.

### **Analysis**

As part of the Long Term Affordable Housing Strategy Update, the provincial 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. The five (5) year annual update will be presented to committee in Q4 of 2019.

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Appendix A – City of Greater Sudbury Housing and Homeless Priorities Update 2018

#	Priority	Objectives	Completed in 2018	Planned for 2019
1	<b>There is a need to improve housing options across the housing continuum.</b>	<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>Housing Services participated in the Social Housing Apartment Improvement Program (SHAIP), a program which invests carbon market proceeds to fund eligible greenhouse gas reduction retrofits in social housing apartment buildings of 150 units or more. Funding was secured to retrofit an apartment building at 1960 Paris Street. The conservation measures completed include replacement of 2 make-up air units, LED lighting retrofit, underground garage heating retrofit &amp; insulation, replacement of DHW booster pumps and new doors and windows.</p> <p>64.9% of all new dwelling units created were single detached, 35.1 % were semi-detached, duplex, row house, and townhouses.</p> <p>Building Permits were issued for 6 multi-residential developments.</p> <p>CGS approved 4 temporary zoning applications for Garden Suites.</p> <p>CGS processed 1 Site Plan application, with a total of 137 units added to a retirement home.</p> <p>CGS processed 1 Site Plan application for a long term care facility, with a total of 256 beds.</p>	<p>One of the strategic objectives and goals of City Council is Housing. The goal reflects Council’s desire to ensure all citizens, especially vulnerable populations, feel welcome and supported, have access to safe, affordable, and suitable housing options in the community. Council’s goals are to:</p> <ul style="list-style-type: none"> <li>• Expand affordable housing options</li> <li>• Revitalize and improve existing housing stock</li> <li>• Develop innovative solutions to support a range of housing choices, and</li> <li>• Foster supportive infrastructure that encourages community housing’s goals.</li> </ul> <p>Phase 1 of the five year review of the City’s Official Plan was approved by the Ministry of Municipal Affairs and Housing on April 26, 2019.</p> <p>A new Section has been added to the Official Plan as part of the Phase 1 amendment, which speaks to planning for an aging population. The 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 has also been added to the Official Plan as part of the Phase I amendment,</p>



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			<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. 23 have been registered as of December 2018.</p> <p>The new Downtown Community Improvement Plan (CIP) was 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>The Town Centre Community Improvement Plan (CIP) has been updated. The CIP aims to address challenges facing the town centres by using financial mechanisms (grants and loans) to reduce the cost of development and redevelopment in the town centres of Capreol, Chelmsford, Levack, Flour Mill, Lively, Copper Cliff and Kathleen Street, including an incentive to increase the residential population in these centres through a per door grant.</p> <p>An affordable housing rental project for seniors received Provincial and Federal Funding through the Investment in Affordable Housing – extension 2014 with an expected completion date of July 2019.</p>	<p>which recognizes the vital role rental housing plays in the housing continuum and limits the conversion of rental units to condominium ownership.</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. Exempting all second units from DCs will be considered by Council as part of the Development Charges Background study in 2019.</p> <p>The Social Housing Revitalization Project Phase 2 is in the Plan Development Stage of the project and will provide options for revitalization of the GSHC social housing stock. Recommendations for revitalization include sale of scattered units at turnover, sale of scattered units to market tenants through the Home Ownership Down Payment Assistance Program, an annual contribution to the Social Housing Capital Reserve Fund, the development of both a redevelopment plan and a strategic Capital Plan, as well as continuing to work with senior levels of government to ensure that any funding available has been considered.</p> <p>Housing Services will complete an investment plan through the Community Housing Renewal</p>

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			<p>Funding through the Social Infrastructure Fund was awarded for a supportive affordable housing project for persons with acquired brain injuries. Construction is in progress with an estimated completion date of December 2019.</p> <p>87 households received funding through 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 home and/or increase accessibility through modifications or adaptations. The funding provided was in the form of a forgivable 10 year loan of up to \$20,000. The unforgiven portion of the loan is repayable should the home be sold prior to the 10 year term. The Household was required to have a total income below \$85,200, and the value of the home could not exceed \$253,068.</p> <p>Asset Planner software training was provided to Housing Services as well as non-profit and co-operative housing providers. This software will assist Housing Services in determining capital investment priorities across the social housing portfolio and will assist housing providers develop long-term capital plans. This will help ensure the long-term viability of the social housing stock.</p> <p>The Social Housing Revitalization Project</p>	<p>Strategy outlining how federal and provincial funding being provided will be utilized to address the shortfalls in capital needs for the existing Urban Native Housing Programs as well as the balance of CGS’s social housing portfolio through the Repair Stream. It is also being recommended that the Provincial Homeownership Down Payment Assistance funding be used to assist low income households, who are currently residing in rental units, the opportunity to become homeowners.</p>

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			<p>Phase 1 included the development of a Strategic Asset Management Framework which was broken down into tasks including the following: Supply and Demand Analysis, Stakeholder Consultation, Portfolio Real Estate Analysis, Case Study Analysis and Best Practices, Portfolio Rationalization Analysis, Preparation of the Base Case and then Final Report. Phase 2 of this project which is the Plan Development stage is scheduled to begin towards the end of 2018 and project completion expected in Q4 of 2019.</p>	

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2	<b>There is a need to improve housing access and affordability for low income households.</b>	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, Housing Services, homelessness service providers, non-profit and cooperative housing providers, and community agencies.</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). Housing Services is currently in the final year of the five (5) year program. CGS partners in this program included the Ministry of Finance and the Ministry of Municipal Affairs and Housing.</p> <p>560 households were housed through the CGS Housing Registry. Of these, 74 were Seniors (60+), 51 households were designated Special Priority Placement status, 140 households received Urgent Status and 63 households were refugees.</p> <p>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</p>	<p>Housing Services is preparing to implement new social housing registry software to improve efficiency, and overall customer experience including an online portal to households to apply and for social housing providers to access the wait lists.</p> <p>63 households will receive assistance through the shared delivery of the Sudbury Housing Assistance Rent Program (SHARP). Investment in Affordable Housing for Ontario (IAH-E) funding was allocated to the shared delivery of the Program. The agreement with the Ministry of Finance and the Ministry of Municipal Affairs &amp; Housing was renewed for an additional five (5) year term.</p> <p>Ministry of Municipal Affairs &amp; Housing 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, 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. Service Managers have found that when a benefit is tied to a tenant instead of a unit, tenants have more choice and landlords</p>

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			<p>CMHA, Ontario Works, and Housing Services to maintain communication with these applicants.</p> <p>The Health and Housing Working Group has updated the Affordable Housing Strategy which includes 5 action items: development of an Affordable Housing Community Improvement Plan, investigating amendments to the Zoning By-law to be more flexible and encourage affordable housing development across the continuum, investigate the use of surplus municipal land and development of a land banking strategy, designate a single point of contact for affordable housing and develop a consolidated affordable housing webpage and investigate changes to the Development Charges By-law to ensure that affordable housing criteria are in line with any Federal or Provincial funding programs. The Affordable Housing Strategy was adopted in July 2018.</p> <p>The Affordable Housing Community Improvement Plan includes a series of financial incentive programs to encourage the creation of affordable housing within the built boundary.</p> <p>Amendments were made to the Zoning By-law which permit shared housing along certain arterial roads, reduce parking</p>	<p>are more likely to better maintain their properties to attract and retain tenants. A portable housing benefit may assist tenants avoid unnecessary moves, allowing them to stay in their communities, close to family and places familiar to them.</p> <p>Housing Services will maintain contact with both Provincial and Federal governments to ensure the community is apprised of all future program and funding opportunities.</p> <p>The Health and Housing Working Group will undertake a review of surplus municipal land and develop a land banking strategy which aligns with the outcomes of the Social Housing Revitalization Plan and the updated Housing and Homelessness Plan.</p>

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			requirements for certain affordable housing projects and introduce a zone category which permits smaller lot area and frontage.	

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3	<p><b>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.</b></p>	<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>In January 2018 Council approved additional funding to Centre de Sante Communautaire du grand Sudbury to add additional staffing to the Housing First program under the Homelessness Network. The Housing First program provides ongoing housing case management to persons who have experienced chronic homelessness and have multiple barriers to obtaining and maintaining their housing.</p> <p>Policy changes were completed to the local Community Homelessness Prevention Initiative (CHPI) program to expand program eligibility which would strengthen the ability to prevent homelessness.</p> <p>In 2018, with support of funding received from the Provincial Community Homelessness Prevention Initiative (CHPI):</p> <ul style="list-style-type: none"> <li>• 390 households who were homeless moved to permanent housing.</li> <li>• 188 households moved from emergency shelter to long term housing.</li> <li>• 1,044 households who were at risk of homelessness remained house</li> </ul> <p>A consultant was retained in May 2018 to complete a review of the emergency shelter system in Sudbury. The goal of the program review was to receive recommendations towards establishing a modernized shelter system with equitable funding models and</p>	<p>A consultant was retained in May 2018 to complete a review of the emergency shelter system in Greater Sudbury. The goal of the program review is to receive recommendations towards establishing a modernized shelter system with equitable funding models and core service levels that fits well with other community services within a Housing First integrated system approach to addressing homelessness. A final report with recommendations was brought to Council in March 2019. Following this, changes will be implemented to the emergency shelter system in line with the approved recommendations.</p> <p>Construction started in 2018 on 200 Larch St with funding from the Provincial Home for Good Funding with an anticipated opening date of November 2019. Once completed the building will provide a 15 bed residential Harm Reduction home, a permanent location for Off the Street Shelter, and a nurse practitioner led clinic.</p>

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			<p>core service levels that fits well with other community services within a Housing First integrated system approach to addressing homelessness. A final report with recommendations is expected in early 2019.</p> <p>For the fifth winter season 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> <p>The program was open from November 1<sup>st</sup> 2017 to April 16th 2018. During this time 426 uniquely identified individuals stayed overnight and an average of 38 persons per night utilized the program for sleeping. Additional persons used the program as a drop in service.</p> <p>The Canadian Mental Health Association continues to operate the Harm Reduction Home as 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</p>	



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			<p>in:</p> <ul style="list-style-type: none"> <li>• reduced emergency department visits, hospitalization, police involvement and EMS use</li> <li>• improved health and well being, and</li> <li>• transition to more stable, supportive housing.</li> </ul> <p>Construction has started on 200 Larch St with funding from the Provincial Home for Good Funding. Once completed the building will provide a 15 bed residential Harm Reduction home, a permanent location for Off the Street Shelter and a nurse practitioner led clinic.</p>	

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4	<p><b>There is a need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes).</b></p>	<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>As part of the affordable housing strategy update, a workshop was held in February 2018 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. A similar consultation meeting was held with a group of Service Providers in February 2018.</p> <p>Planning Services has worked with local developers to increase affordable housing options.</p> <p>Ministry of Municipal Affairs and 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</p>	<p>Planning Services is continuing to work with local developers to increase affordable housing options.</p> <p>Through Ministry of Municipal Affairs and Housing Home for Good Program Funding Year One, 200 Larch Street will undergo a capital renovation for a 15 bed residential Harm Reduction Home with support services on site. The support workers will include an Indigenous Social Worker, a Program Coordinator, an Addiction Worker and a Cleaning Support Worker.</p> <p>A site was identified for Home For Good Capital Funding Year Two, at 291 Lourdes Street, for the construction of a four (4) storey, 38 unit, affordable housing apartment building targeted for people in Greater Sudbury that fall within the province's priority areas.</p>

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			<p>(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 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 Municipal Affairs and Housing that includes both capital and operating funding.</p> <p>Through the Provincial Home For Good funding 20 Housing Allowances were made available to persons who are participating in the Housing First program through the Homelessness Network. The Housing First program provides ongoing case management supports to people who have experienced chronic homelessness and</p>	

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			<p>require additional supports to maintain housing, including access to affordable housing.</p> <p>Several housing programs linked with supports operate in the community. In 2018, 435 individuals were assisted through supportive housing operated by the Canadian Mental Health Association and Monarch Recovery Services.</p>	

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#	Priority	Objectives	Completed in 2018	Planned for 2019
5	<p><b>There is a need to improve co-ordination, collaboration and partnerships among a broad range of stakeholders.</b></p>	<p>Improve effectiveness of the local housing system by increasing coordination, collaboration and partnerships among a broad range of stakeholders involved in housing.</p>	<p>CGS has developed an Affordable Housing Strategy, targeted to seniors and those who have low incomes, that focuses on innovative affordable housing options, the removal of barriers and consideration of incentives to their development and the utilization of surplus municipal property. In June 2018, CGS held four (4) open houses and two (2) public meetings with respect to the draft Affordable Housing Community Improvement Plan and draft amendments to the Zoning By-law as part of the Affordable Housing Strategy, which were adopted in July 2018.</p> <p>The City of Greater Sudbury joined the 20,000 Homes campaign, which is a national change movement led by the Canadian Alliance to End Homelessness. Joining the campaign has provided resources and networking opportunities to develop a coordinated access system for persons experiencing homelessness and an integrated system of support with a goal to ending chronic homelessness.</p> <p>A Housing First Steering committee continues to meet to provide leadership towards an integrated system of support under the Housing First Model. Representation from a broad range of key stakeholders are participating on the committee.</p>	<p>Consultations with key stakeholders will be ongoing with the implementation of the Social Housing Revitalization Plan.</p> <p>Partnerships will continue to evolve through the construction and opening of the Home for Good project at 200 Larch and 291 Lourdes.</p>

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6	<p><b>There is a need to monitor and report on progress towards meeting the Housing and Homelessness Plan objectives and targets.</b></p>	<p>Monitor, analyze and respond to information about the local housing and homelessness situation</p>	<p>Housing Services is a member of the Ministry of Municipal Affairs and 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 is participating in Municipal Benchmarking Network of Canada and is reporting on Emergency Hostels measures and Housing Services measures. Under Emergency Hostels , social services is reporting on:</p> <ul style="list-style-type: none"> <li>• the average length of stay per admission to an emergency shelter</li> <li>• the average number of emergency shelter beds available per 100,000 population</li> <li>• Average nightly bed occupancy rate of emergency shelters</li> <li>• Operating cost of emergency shelter</li> </ul>	<p>The 2018 Report Card on Homelessness will be released publically in July 2019.</p> <p>Social Services Division will enter into a new five-year funding agreement with the Federal Government under their new Reaching Home: federal Homelessness Funding program. Under this agreement there will be a requirement that all communities have a coordinated access system in place by 2022. This coordinated access system will provide a better opportunity to monitor the homelessness system and report on progress.</p> <p>Social Services will be participating in Municipal Benchmarking Network of Canada and will be reporting on Emergency Hostels measures.</p> <p>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>

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#	Priority	Objectives	Completed in 2018	Planned for 2019
			<p>program per 100,000 population.</p> <p>Housing Services is reporting on:</p> <ul style="list-style-type: none"> <li>• the number of persons who were placed annually from the Social Housing Registry Wait List</li> <li>• the number of social housing units per 1,000 households</li> <li>• the social housing administration operating cost per social housing unit</li> <li>• the social housing operating cost (administration)</li> <li>• the total number of households receiving housing allowance, and</li> <li>• the total number of rent supplement units within the service area.</li> </ul> <p>The 2017 Report card on Homelessness was released publically in July 2018.</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>In March 2018 a homelessness enumeration (count) was conducted within the City of Greater Sudbury. The count found 581 people absolutely homeless, 734 people</p>	

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			<p>experiencing hidden homeless and 863 people at risk of homelessness. This enumeration was required by the Province of Ontario and requested by the Federal government to better understand the scale and nature of homelessness across Canada, as well as inform current and future policy development and program design. The final report was made public in July 2018.</p>	