

For Information Only

City of Greater Sudbury Housing and Homelessness Plan Annual Update

Presented To: Community Services Committee

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Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

This report supports Council's Strategic Plan in the areas of Housing and Create a Healthier Community 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 2019 in the community.

Report Summary

This report provides an update on actions taken in 2019 as they relate to Homelessness, Planning, Social Housing and community partners within the Housing and Homelessness Annual Update.

Financial Implications

There are no financial implications associated with this report as costs associated with achieving the priorities are included in base operating budgets.

Signed By

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Health Impact Review

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Purpose

The Housing Services Act (HSA), 2011 and the Long Term Affordable Housing Strategy Update required Service Managers to create a comprehensive, multi-year Housing and Homeless Plan (the Plan) for local housing and homelessness services by January 1, 2014 and requires an annual update on its status. This report provides the required annual update regarding the Plan.

Background

The Plan addresses 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 on November 18, 2013, and the Five (5) Year Updated Plan on November 18, 2019. The Plans were reviewed by the Minister of Municipal Affairs and Housing to ensure that they met all legislated requirements. Each year an update of the Plan must be reviewed by Council and submitted to the Minister.

Planning, Housing, Social Services staff along with community members have been working together over a number of years to coordinate and harmonize local housing and homelessness programs, and have established the Homelessness Network to coordinate delivery of various services. These Divisions and community partners will continue to collaborate with partners and stakeholders while moving the housing and homelessness system to a more coordinated, people-centred system.

The goal of the City'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 identifies seven (7) priority areas:

1. There is a need to improve housing options across the housing continuum;
2. There is a need to improve housing access and affordability for low income households;
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;
4. There is need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes);
5. There is a need to improve co-ordination, collaboration and partnerships among

a broad range of stakeholders;

6. There is a need for an Indigenous Housing and Homelessness Strategy in the Community; and

7. There is a need to 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 2019 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 Province made several commitments related to performance measures and reporting. One of the commitments requires Service Managers to publicly report on an annual basis the progress of the Plans based on the previous year's activities. This is intended to enhance local transparency and accountability, while ensuring the local communities remain engaged through regular progress updates. Highlights of the Plan can be reviewed in the Homelessness Report Card.

Next Steps

Planning, Housing, Social Services will continue to work in collaboration with key stakeholders 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.

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#	Priority	Objectives	Completed in 2019	Planned for 2020
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>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.</p> <p>Council's goals are to:</p> <ul style="list-style-type: none"> • Expand affordable housing options • Revitalize and improve existing housing stock • Develop innovative solutions to support a range of housing choices, and • Foster supportive infrastructure that encourages community housing's goals. <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.</p> <p>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</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.</p> <p>Council's goals are to:</p> <ul style="list-style-type: none"> • Expand affordable housing options • Revitalize and improve existing housing stock • Develop innovative solutions to support a range of housing choices, and • Foster supportive infrastructure that encourages community housing's goals. <p>Administering the Canada-Ontario Community Housing Initiative (COCHI) & Ontario Priorities Housing Initiative (OPHI).</p> <p>COCHI funding will be utilized to protect affordability for households in social housing, to support the repair and renewal of existing social housing supply, and to expand the supply of community housing over time.</p> <p>Enter into a one-year agreement with Native People of Sudbury to provide theme Rent Supplement dollars to cover costs for units that are at the end of their operating agreements.</p>

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			<p>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, which recognizes the vital role rental housing plays in the housing continuum and limits the conversion of rental units to condominium ownership.</p> <p>Official Plan as part of the Phase I 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>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.</p> <p>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 community housing</p>	<p>OPHI funding will be utilized to address local housing priorities, including affordability, repair and new construction.</p> <p>Continue utilizing Asset Planner to monitor and maintain the social housing stock in Greater Sudbury.</p> <p>The City of Greater Sudbury supports development that is age-friendly including the creation of smaller, unique, shared and transitional housing opportunities and the creation of more affordable housing. Staff is currently evaluating options for encouraging the development of small and tiny dwellings. A report is scheduled to be presented to City Council in the third quarter of 2020.</p> <p>Parking standards impact the ability to develop, in particular on smaller parcels of land. Planning Services staff are currently undertaking a review of residential parking standards to determine whether our current standards are consistent with recent trends and appropriate for Greater Sudbury.</p> <p>In 2016, the City of Greater Sudbury adopted policies that permit the development of Secondary Dwelling Units, which allow for a secondary dwelling unit either within a single detached dwelling, semi-detached dwelling, street townhouse or rowhouse dwelling or within an accessory</p>

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			<p>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 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 community 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> <p>67% of all new dwelling units created were single detached, 33% were semi-detached, duplex, row houses and town houses and multi-residential.</p>	<p>structure. Since that time 75 secondary dwelling units have been created with the benefit of a building permit and are on the City's registry, with 24 created in 2019. In 2019, the Province introduced legislation requiring that municipalities allow for additional residential units, which would result in a potential total of three dwelling units on a lot containing a single detached dwelling, semi-detached dwelling, street townhouse or rowhouse dwelling – providing for one additional dwelling unit in the primary structure and one within an accessory structure. Staff intend to present proposed amendments to Planning Committee in the second quarter of 2020.</p>

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			<p>Building Permits were issued for 6 multi-residential developments, resulting in 23 dwelling units.</p> <p>CGS approved 5 extensions of temporary zoning for Garden Suites. No new applications for Garden Suites were received.</p> <p>CGS processed 4 Site Plan applications for multi-residential development including, legalization of a six unit multi-residential building; a 12 bed congregate care home; a 6 storey, 137 unit retirement residence and a 256 bed long term care facility.</p> <p>Building Services has established a Second Unit Registry to track second unit which are now permitted as of right, provided they meet certain criteria. 24 were registered in 2019.</p> <p>4-5 residential units are proposed to be created in Downtown Sudbury through a per door grant available as part of the new Downtown Sudbury Community Improvement Plan (SDSCIP), which aims to address challenges facing Downtown Sudbury by using financial mechanisms (grants and loans) to reduce the cost of development and redevelopment. Similarly, 3 residential units were approved and created in the town centre of</p>	

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			Chelmsford through a per door grant as part of the Town Centre Community Improvement Plan (TCCIP).	
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, Housing Services, homelessness service providers, non-profit and cooperative housing providers, and community agencies.</p> <p>People who utilized the emergency shelter programs were assisted in completing applications for housing and urgent status with the CGS Housing Registry and partnerships were developed between CMHA, N'swakomok Native Friendship Centre, Homelessness Network ,Ontario Works, and Housing Services to maintain communication with these applicants for housing offers.</p> <p>Housing Services is preparing to implement new community housing registry software to improve efficiency, and overall customer experience including an online portal to households to apply and for community housing providers to access the wait lists.</p> <p>63 households received assistance through the shared delivery of the Sudbury Housing</p>	<p>Approximately 60 households will receive assistance through the shared delivery of the Sudbury Housing Assistance Rent Program (SHARP). Investment in Social Infrastructure Fund (SIF) was allocated to the shared delivery of the Program. The agreement with the Ministry of Finance and the Ministry of Municipal Affairs and Housing.</p> <p>The Canada-Ontario Housing Benefit (COHB) is a new funding program that will provide eligible households with a Portable Housing Benefit (PHB) to assist with rental costs. This benefit will be paid directly to the household and is fully portable. Unlike other forms of housing assistance, it can be used to help pay rent anywhere in Ontario. The program will be administered by Housing Services and the benefit amount will be reviewed every year by the Ministry of Finance.</p> <p>Phase I of the implementation of a new registry software system called YARDI Rent Café will be put in place with Housing Services staff and Housing Providers utilizing the system to input applications and accessing wait lists.</p> <p>Phase II of YARDI Rent Café will be launched to allow applicants the option of submitting applications online. This will provide people</p>

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			<p>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 & Housing was renewed for an additional five (5) year term.</p> <p>Ministry of Municipal Affairs & 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 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>an opportunity to add or update their file from anywhere anytime .</p> <p>Options for a new Document Library will be explored as materials are currently housed in Lotus Notes. These documents are accessed by Housing Providers and informs them of such things as legislative changes, local rules and forms.</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>On March 24, 2020 the City adopted the Affordable Housing Land Banking Strategy. The strategy includes a framework for evaluating municipal land suitable for the development of affordable housing in conjunction with the Affordable Housing Community Improvement Plan. Where appropriate, properties in the Affordable Housing Land Bank may require preparation for future use including, demolition of existing structures or Planning Act applications</p>

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			<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>	
3	There is a need to strengthen approaches to prevent 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>Stop discharging people into homelessness from key points of contact like hospitals and corrections.</p> <p>Address the need for additional education and awareness of community housing providers and landlords of available crisis services and supports for</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</p>	<p>Ministry of Municipal Affairs and Housing's approval for Phase II of Home for Good to allow the proponent to move forward with the project.</p> <p>Renovations at 200 Larch street are expected to be completed in 2020 with a location for the 15 bed residential Harm Reduction Home and a 35 bed out of the cold low barrier shelter operated by Canadian Mental Health Association, as well as a downtown Sudbury Nurse Practitioner Clinic.</p> <p>A Coordinated Access System is in development with community partners to establish a process which will prioritize and support people experiencing homelessness to be connected to the appropriate type of housing with support.</p>

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		<p>tenants with special needs.</p> <p>Promote Client Centred, Coordinated access to housing and homelessness prevention services.</p>	<p>Reduction home, a permanent location for Off the Street Shelter, and a nurse practitioner led clinic.</p> <p>In 2019 with support of funding received from the Provincial Community Homelessness Prevention Initiative (CHPI):</p> <ul style="list-style-type: none"> • 364 households who were homeless moved to permanent housing. • 215 households moved from emergency shelter to long term housing. • 1,191 households who were at risk of homelessness remained housed. <p>An Emergency Shelter Evaluation Report was completed and presented to Council in March 2019. The report provided recommendations for improving the emergency shelter system including:</p> <ul style="list-style-type: none"> • Right sizing the shelter system with options for re-profiling based on various scenarios and implementing an equitable funding model • Developing a diversion program • Developing core shelter standards, including a low barrier and housing focused approach 	

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			<ul style="list-style-type: none"> Implementing a coordinated access system <p>The Off the Street low barrier emergency shelter Program continued to provide shelter for persons who were homeless. Construction continued on 200 Larch St with funding from the Provincial Home for Good Funding. The Off the Street shelter opened at the renovated location in November 2019. In line with the recommendation report the shelter moved to a housing focused model and effective November 2019 will operate 12 months of the year.</p> <p>The Canadian Mental Health Association continues to operate the Harm Reduction Home , now a 24 hour model, 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. In 2019, 14 people received support through this program.</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>	The Housing First Program, operated by the Homelessness Network, provides ongoing case management supports to people who have experienced chronic homelessness and require additional supports to maintain housing, including access to affordable housing. In 2019 there were 79 people housed and supported through the Housing First program. As well, through the Provincial Home For Good funding,	The Ontario Aboriginal Housing Services will add services in Sudbury through their Indigenous Supportive Housing Program, which includes a housing allowance and housing case management support.

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		Reduce barriers to accessing housing, services and supports.	<p>27 people who are participating in the Housing First program were also provided with a Housing Allowance.</p> <p>Several housing programs linked with supports operate in the community. In 2019, 435 individuals were assisted through supportive housing operated by the Canadian Mental Health Association and Monarch Recovery Services.</p>	
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>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 stakeholders is participating on the committee.</p> <p>The City partnered with Indigenous and community agencies to plan to participate in the 2020 Coordinated Point in Time Homelessness Enumeration, which has now been postponed in spring 2021.</p>	<p>The City will meet with community stakeholders to develop a collaborative plan for providing services to vulnerable and homeless youth in the community.</p> <p>The City, with community partners within the homelessness serving sector, will continue development of a Coordinated Access System and onboard a new web based data base called Homeless Individuals and Families Information System (HIFIS 4.0) which will provide better access to community wide data and reporting.</p>
6	There is a need for an Indigenous Housing and Homelessness Strategy in the community	In accordance with Indigenous treaty rights in Canada and the calls to action of the truth and reconciliation commission, partner with the Native People of Sudbury Development	<p>A working group, the Greater Sudbury Indigenous Sacred Circle, was established with representatives from NPSDC and Indigenous social services providers in the City.</p> <p>NPSDC attended two working group meetings towards the develop an Indigenous Housing and Homelessness Strategy for Greater Sudbury.</p>	<p>Continue to participate in Indigenous working group meetings towards the finalization of an Indigenous Housing and Homelessness Strategy for Greater Sudbury.</p> <p>Work with research community to identify the present gaps in services to Indigenous people in Sudbury that contribute to Indigenous homelessness.</p>

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		<p>Corporation (NPSDC) and Indigenous social service providers across a diversity of sectors to develop an Indigenous housing policy and a more inclusive housing and homelessness plan for the City.</p> <p>Develop ongoing cultural education and training for housing and homelessness service providers that document effective strategies for working with Indigenous peoples</p>		<p>Develop and deliver cultural education and training for housing and homelessness service providers that document effective strategies for working with Indigenous peoples.</p> <p>Establish a working group with representatives from NPSDC and Indigenous social services providers in the City to collaboratively plan and develop an Indigenous Housing and Homelessness Strategy for Greater Sudbury.</p> <p>Identify the present gaps in services to Indigenous people in Sudbury that contribute to Indigenous homelessness.</p>
7	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>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"> the average length of stay per admission to an emergency shelter the average number of emergency shelter beds available per 100,000 population Average nightly bed occupancy rate of emergency shelters 	<p>The 2019 Report Card on Homelessness will be released publically in summer 2020.</p> <p>The City, with community partners within the homelessness serving sector, will continue development of a Coordinated Access System and onboard a new web based data base called Homeless Individuals and Families Information System (HIFIS 4.0) which will provide better access to community wide data and reporting.</p> <p>Implementing the updated Housing and Homelessness Plan with the seven (7) Priorities</p>

#	Priority	Objectives	Completed in 2019	Planned for 2020
			<ul style="list-style-type: none"> Operating cost of emergency shelter program per 100,000 population <p>Housing Services is reporting on:</p> <ul style="list-style-type: none"> 504 people were placed annually from the Community Housing Registry Wait List The number of community housing units per 1,000 households was \$58.36 the community housing administration operating cost per community housing unit was \$312.86 the community housing operating cost (administration) was \$6,425.72 the total number of households receiving housing allowance was 63 the total number of rent supplement units within the service area was 653 <p>The 2018 Report card on Homelessness was released publically in July 2019.</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>The City of Greater Sudbury entered into a new five-year funding agreement with the Federal Government under their new Reaching Home: federal Homelessness</p>	<p>that was endorsed by Council and approved by the Ministry of Municipal Affairs and Housing.</p> <p>Housing Services is reporting on:</p> <ul style="list-style-type: none"> the number of persons who were placed annually from the Community Housing Registry Wait List the number of community housing units per 1,000 households the community housing administration operating cost per community housing unit the community housing operating cost (administration) the total number of households receiving housing allowance the total number of rent supplement units within the service area

#	Priority	Objectives	Completed in 2019	Planned for 2020
			Funding program. Under this agreement there are requirements 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.	