Photo by Gary Arnold

Photo by Crystal Herbert - “Freezing Warm Moments”

Peterborough

10-year housing & homelessness plan

Progress Report 2016

2016 Seniors’ Summit

Photo by Kayla Daluz

City of Peterborough

Peterborough County
Our History • Your Future

Joint Message From The Mayor of the City of Peterborough and the Warden of the County of Peterborough

The City and County of Peterborough have a long history of working together to build strong local economies and develop healthy communities. We know that safe and secure housing that everyone can afford is crucial. As illustrated in the third annual Progress Report on the 10-year Housing and Homelessness Plan, it is clear that we are improving the quality of life for our residents.
A one-size-fits-all approach does not work for the urban and rural areas in the Peterborough region. Since housing instability and homelessness are complex problems we require innovative, “Made in Peterborough” solutions. The Progress Report shows efforts made to meet the unique needs of people with low and moderate incomes across the housing continuum, from homelessness to homeownership.

This year the federal government gathered input from Canadians that will shape a National Housing Strategy. The document is expected to be released in 2017. Meanwhile, municipal staff continue to work together across departments and with federal and provincial governments to move forward with our local plan. Together we are making progress on the 20 commitments, as highlighted in the 2016 Progress Report.

A 5-year review of the 10-year Housing and Homelessness Plan is planned for 2018. This means that 2017 will be a planning year in order to provide opportunities for meaningful community engagement in the review process. We encourage you to get involved by contacting the Housing Division at: housing@peterborough.ca. You can always check the website at: www.peterborough.ca/10yearhousingandhomelessnessplan for news and updates.

Sincerely,

Daryl Bennett
Mayor, City of Peterborough

Sincerely,

Joe Taylor
Warden, Peterborough County

About this Report

This is the third report about the 10-year Housing and Homelessness Plan for Peterborough. It is the City's report on accomplishments in 2016, and sets out the key activities for 2017. The Plan is structured using the following themes:

pg. 3 Providing People-Centred Service

pg. 4 Creating Housing Affordability

pg. 7 Preventing Homelessness and Promoting Housing Stability

pg. 8 Transitioning Out of Homelessness

In 2016, the City of Peterborough took an important step toward understanding what it will take to end chronic homelessness in the Peterborough Region. The City partnered with the United Way Peterborough & District to undertake a Homelessness Point in Time count. A Point in Time Count provides a snapshot of homelessness in a community, by counting the number of people sleeping in homeless shelters, temporary housing, or unsheltered locations (i.e. on the streets, in parks, etc.). Key highlights of the 2016 Point in Time Count include:

- **64% experienced homelessness before the age of 26**
- **23% of participants identified as Aboriginal**
- **54% spent six months or more homeless in the past year**

Participants identified the top 3 reasons for homelessness as:

1. **Family Breakdown**
2. **Addiction/Mental Health**
3. **Unsafe Housing**

You can read the full report here: www.uwpeterborough.ca/wp-content/uploads/2016/06/PIT_Final-report_160627.pdf.

Photo by Catharine Venator

Above Photo: This image is from the 2017 SPARK Photo Festival's "A Way Home Peterborough" Community Exhibit. This "Photo Voice" project aimed to create a meeting place for youth to use the common language of photography to express their different experiences of homelessness. The exhibit honours the resiliency of youth who are homeless or precariously housed and explores their diversity of experience. The broader aim is to start a community conversation and inspire action to end youth homelessness in Peterborough.

In 2016, the City of Peterborough also partnered with the Trent Community Research Centre to engage with people who get help from rent supplement programs to understand the impact of this kind of assistance on their quality of life. The response rate was high, and initial results are that rent supplements have a significant positive impact. This data will be used to inform future policy and program development.

Peterborough
10-year housing & homelessness plan

Progress Report 2016: Highlights and Key Statistics

Providing People-Centred service

Gave Feedback

180

Point in Time Count volunteers, food security survey and rent supplement feedback.

More Ways to get Help

People involved in homelessness services can talk to their social services case manager in person, over the phone, email or text.

Creating Housing Affordability

123

Low-income households are getting help to pay their rent.

47 New Affordable rental apartments in development.

44 Homeowners got help for repairs and upgrades.

Preventing Homelessness and Promoting Housing Stability

Housing Stability Fund

3,653

issuances to help pay for rent and utility arrears, last month's rent and other housing costs.

Homelessness Coordinated Response Team

165 people at risk of homelessness were helped.

3% more shelter beds used in 2016 than 2015.

Transitioning Out of Homelessness

13 agencies signed onto the Housing First Framework.

Housing First Program

32 units of supportive housing for vulnerable people experiencing homelessness.

Providing People-Centred Service

Commitment 1:
Engage members of the community, including people who use housing and homelessness services

How we're making progress:

1. The first ever Homelessness Point in Time Count was conducted in March 2016.

What it means:
The Homelessness Point in Time count was completed March 22, 2016. The United Way of Peterborough & District in partnership with the City of Peterborough engaged 46 volunteers and 10 community partners.

Forty six volunteers approached 255 people, and found on a single day in Peterborough, 120 people reported being homeless. Understanding how many people in the community are experiencing homelessness is an important step toward ending chronic homelessness in the Peterborough Region.

2. Understanding how rent supplements impact quality of life.

What it means:
The City and the Trent Centre for Community Research partnered to survey people who received monthly help to pay their rent. They rated their quality of life, including stress levels, financial stability and mobility before and after getting help. The City will use this feedback to improve the programs for future years.

2016 Seniors' Summit

3. Getting feedback on meal programs.

What it means:
The City surveyed people who access meal programs to find out how they felt about the current meal programs and get suggestions for improvement. 67 people completed the survey in September 2016.

Feedback from the survey was considered in the creation of the new One Roof Community Centre that serves two meals a day, provides connections to other programs and services and offers extended hours when there is a heat or cold alert.

Municipal Reports and Approvals

Report to the Joint Services Steering Committee (JSSC):

- Provided information on the 10-year Housing and Homelessness Plan Progress Report 2015. (Report PLHDJSSC16-002)

Reports to the Accessibility Advisory Committee (AAC) - Special Joint Meeting of the City and the Selwyn-County Committees:

- Provided updates on Housing Division programs and projects. (AAC16-047)
- Provided updates on the Social Services building accessibility improvements. Got feedback on plans for the Brock Mission Men's Shelter relocation and redevelopment. (AAC16-048)
- Provided information on the 10-year Housing and Homelessness Plan Progress Report 2015 (AAC16-049)

Creating Housing Affordability

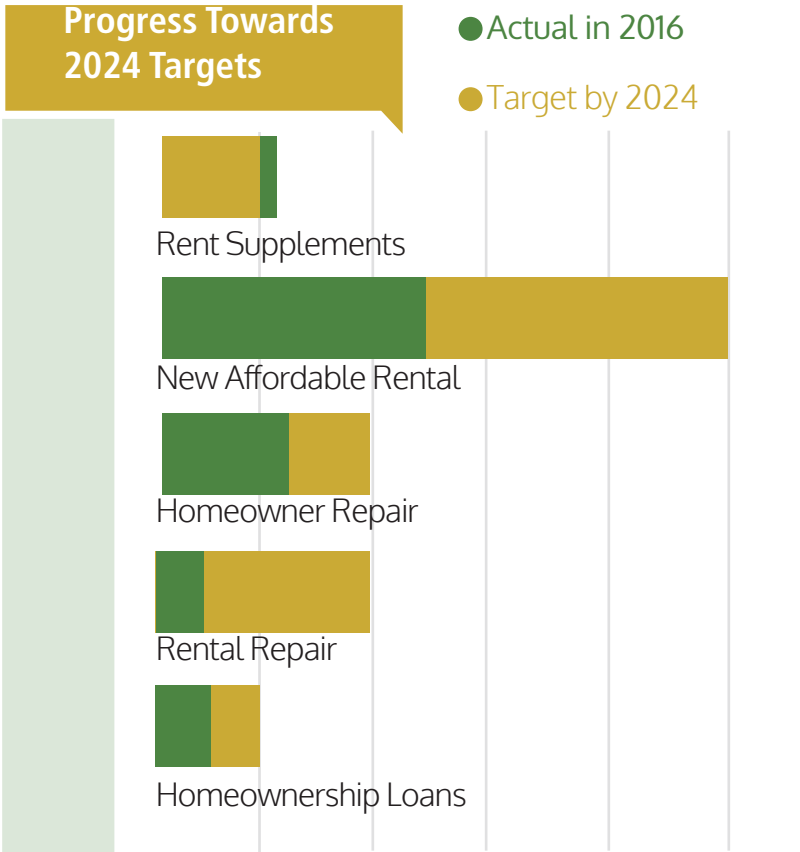
Commitment 7:
Maximize use of government and private sector resources for new affordable rental housing

How we're making progress:

1. Putting affordable rental housing at the top of the list for new capital funding.

What it means: Funding and incentives from all three levels of government were combined to get approval for the development of 47 new units of affordable housing:

- **15 supportive single room occupancy apartments for men who have been chronically homeless**
- **36 one and two bedroom units for singles and families, including mother-led families participating in the Homeward Bound program**



Commitment 12:
Provide resources for affordable home ownership assistance

How we're making progress:

1. Helping 32 low and moderate income renters become homeowners.

What it means: In 2016, 32 renter households got help with a down payment to buy a house through the Homeownership program, including two Habitat for Humanity partner families.

Reports to the Joint Services Steering Committee (JSSC):

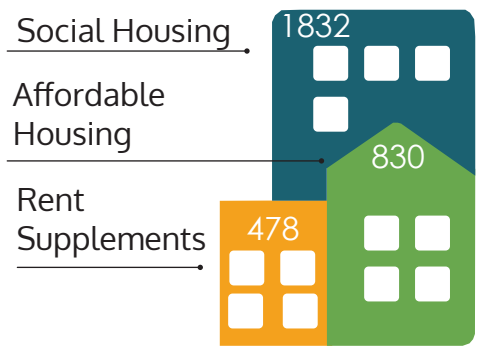
- Recommended endorsement to renew the operating agreement with Kinsmen Garden Court to continue to provide 66 units of affordable rental housing for seniors. (PLHDJSSC16-001)
- Recommended endorsement of the Program Delivery and Fiscal Plan for the Social Infrastructure Fund - Investment in Affordable Housing funding. (PLHDJSSC16-003)

Reports to the Committee of the Whole
Recommended Approval of Municipal Incentives to Create Affordable Rental Housing

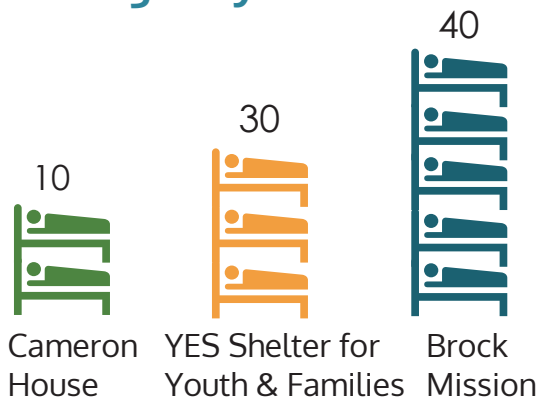
- 15 units at the redeveloped Brock Mission Men's Shelter, 217 Murray Street (To be occupied in 2018-19) (PLHD16-004)
- 28 units at the former McRae campus of Fleming College, 553-555 Bonaccord Street (To be occupied in 2018) (PLHD16-010)
- 4 units at 342 Downie Street (To be occupied in 2017) (PLHD16-002)
- 1 unit for affordable homeownership through Habitat for Humanity, 678 St.Mary's Street (To be occupied in 2017) (PLHD16-003)
- 1 unit at Knox Residence (To be occupied in 2016) (PLHD16-009)

Housing and Homelessness - Local Statistics

Subsidized Housing and Emergency Shelters

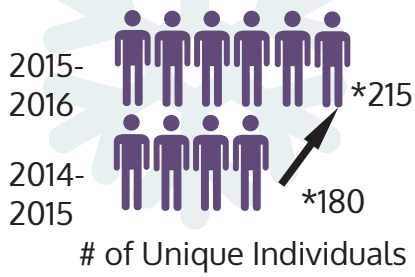


Affordable Housing Units



Emergency Shelter Beds

18 overnight guests used the warming room on average each night



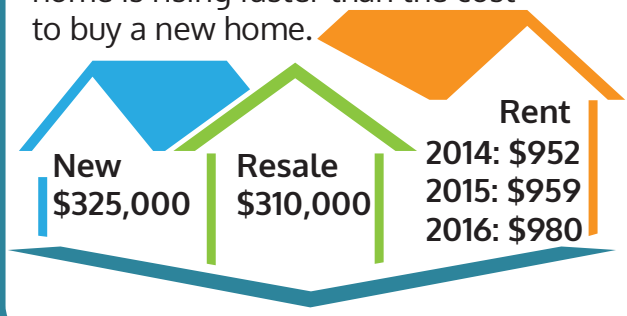
The Warming Room

Market and Population Indicators

16%
of adults in Peterborough City and County live below the Low Income Measure.

House Prices

Resale homes are less expensive, but average cost to buy a resale home is rising faster than the cost to buy a new home.

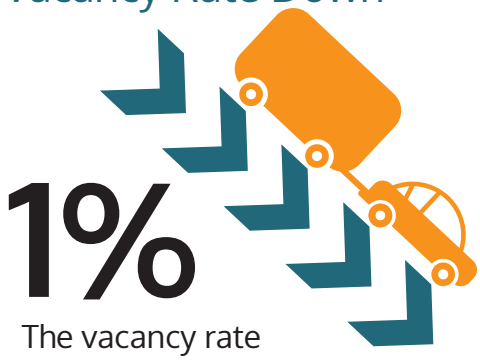


Rising Rents

The average market rent for a 2 bedroom has continued to rise since 2014.

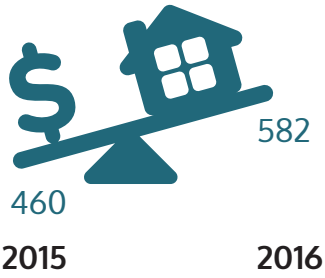
Demand and Risk Indicators

Vacancy Rate Down



The vacancy rate has dropped to 1%
A "healthy" rate is 4-5%

Evictions Up 27%



Evictions for non-payment of rent are up 27% from 2015

Waiting List Steady

1,491

2016 Eligible Applicants

The number of people on the wait list for rent geared to income housing has stayed steady around 1,500

This is Joe...

He is 61 years old. Joe has lived with mental illness for most of his life.

Joe lived with his mother, but since she passed away, he lost his support, his housing, and became increasingly isolated.

Joe was living on the streets and staying in shelters. He was getting Ontario Works, but never had to manage his own money before.

Through Ontario Works Case Managers and the Homelessness Coordinated Response Team, Joe:

- connected to an employment counsellor with the Canadian Mental Health Association
- got assessed to determine his level of need and vulnerability
- got set up with a trustee to manage his finances

Through Housing Now, Joe got help to:

- pay his rent
- find a suitable apartment
- stay stable in his new home, including help with cooking, cleaning, laundry, health services and ongoing home visits.

Joe is now involved with volunteering, cooking courses and computer classes. He is pleased with his new home and proud to show it off to friends.

Note: This is a story based on the experiences of a resident of the Peterborough Region, with identifying information removed. The accompanying photo is a stock photo.

Preventing Homelessness & Promoting Housing Stability

Commitment 13:
Maintain and enhance housing stability

How we're making progress:

1. Developing best practices to share with neighbouring communities.

What it means: The Homelessness Coordinated Response Team (HCRT) helps people with complex challenges, who are homeless, to get housed and stabilized. In 2016, through a partnership with the Central East Local Health Integration Network and FourCAST, the HCRT model was introduced to Northumberland County and City of Kawartha Lakes.

Commitment 16:
Pursue collaborative priority-setting among funders in homelessness services

How we're making progress:

1. Connecting with all levels of government to align funding priorities with local needs.

What it means: The City attends regular meetings with the Central East Local Health Integration Network to discuss programs, services and potential funding opportunities. The federal Housing Partnering Strategy, and the federal-provincial Social Infrastructure Fund - Investment in Affordable Housing Program provided additional funding for 2016-2017 and 2017-2018. The City convened consultations to determine the best use of the funding. Priorities were established using evidence gathered through the Homelessness Point in Time Count and the Service Prioritization Decision Assistance Tool.

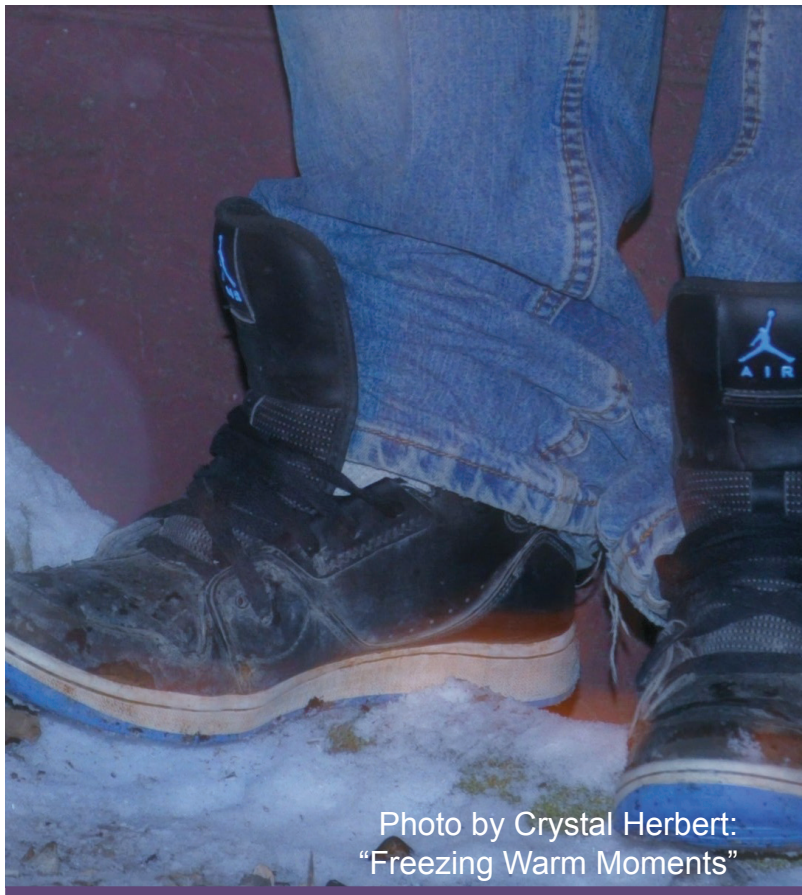


Photo by Crystal Herbert: "Freezing Warm Moments"

Reports to Joint Services Steering Committee (JSSC):

- Provided an update on new Provincial and Federal initiatives, including changes to housing and homelessness programs. (CSSSJSSC16-007)

Reports to Committee of the Whole:

- Recommended support to provincial and federal governments to explore a Basic Income Guarantee as a poverty reduction strategy. (CSSS16-001)
- Recommended increasing funding to the Housing Choice Rent Supplement Program and provided information on the Housing Stability Fund. (CSSS16-002)

Transitioning Out of Homelessness

Commitment 20:
Enhance supports that prepare people to move out of emergency shelters and to secure and maintain their housing

How we're making progress:

1. Staying connected with guests of the Warming Room.

What it means: When the Warming Room closed for the season at the end of April 2016, the City helped support outreach workers to stay connected with guests in their homes, on the streets, or at meal programs. Staff were able to meet 54 guests on an ongoing basis.

Photo by John Leahy

Images in this Report

The Progress Report includes local images again this year. The City of Peterborough supports participants of the annual SPARK Photo Festival. This edition features local images from artists that are members of the following groups/organizations:

- **New Canadians Centre;**
- **YES Shelter for Youth and Families;**
- **Brian Injury Association of Peterborough;**
- **PACE (Peterborough Alternative and Continuing Education); and**
- **Thomas A Secondary School: Digital Photography.**

Contributing artists and photographers whose work appears in the Progress Report received a small honorarium. You can see images from SPARK at their website: www.sparkphotofestival.com.

Photos from the 2016 Seniors Summit are also included.

The City of Peterborough is grateful to the artists and photographers who gave their permission to include their works in this report.

Priority Actions for 2017

10-year Housing and Homelessness Plan Review
Under the Housing Services Act, 10-year Housing and Homelessness Plans must be reviewed at the 5-year mark. Review of the Plan will begin in 2017, to be completed in 2018. This will be an opportunity to examine priorities, re-engage with the community, and realign resources.

Providing People-Centred Service

Understanding the needs of people experiencing homelessness

Homelessness Families and Individuals System (HIFIS) will go live in all homeless shelters in 2017. HIFIS is a national information system that allows service providers to connect information about clients (such as name, demographic information and cause of homelessness) to information about the services they receive, including outcomes. It will help service providers to better understand clients and their immediate needs.

In 2017, the City will explore a homeless coordinated entry system and implement a "by name list" for prioritization of homelessness programs and services.

Creating Housing Affordability

Renewing the Social Housing Portfolio

Changes to provincial legislation will reduce red tape for social housing providers who wish to refinance or redevelop housing. This will be an opportunity to enhance sustainability and provide more mixed-income housing.

Preventing Homelessness and Promoting Housing Stability

Pursuing new funding opportunities for supportive housing

Evidence from the Homelessness Point in Time Count, the Service Prioritization Decision Assistance Tool and the Homelessness Coordinated Response Team point to a real need for more supportive housing for people with complex needs. The City of Peterborough will consult with health, homelessness, housing and indigenous organizations to prepare a proposal for new supportive housing funding.

The Homelessness Coordinated Response Team (HCRT) helps people with complex challenges who are homeless to get housed and stabilized. The HCRT has been replicated in two other communities: City of Kawartha Lakes and Northumberland County. In 2017, a review of the HCRT will be conducted to evaluate its impact and make recommendations for improvement.

Transitioning out of Homelessness

Redeveloping the Brock Mission Men's Shelter

Demolition of the old shelter and construction of the new shelter with supportive housing will commence in 2017. Enhanced supports for the supportive housing units may be made available through new funding opportunities.

Improving collaboration with private sector landlords

25% of households in the City of Peterborough live in rental housing. Most of those units are in the private market. The City sees private landlords as an important partner in providing safe, affordable housing for all households. The City will meet with landlords to understand their concerns and provide information about programs and services.

Photo by Catharine Venator

Photo by Terry Davidson

Photo by Zeina

Photo by Gary Arnold

Peterborough

10-year housing & homelessness plan

Progress Report 2016

For more information:
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This document is available in alternative formats upon request.