



City of
Peterborough

To: Members of the Joint Services Steering Committee

From: Ken Doherty, Director of Community Services

Meeting Date: October 29, 2015

Subject: Report CSSSJSSC15-006
Brock Mission Facility Update

Purpose

A report to provide the Joint Services Steering Committee with a status update on the Brock Mission facility project.

Recommendations

That the Joint Services Steering Committee endorse the recommendations outlined in Report CSSSJSSC15-006 dated October 29, 2015, of the Director of Community Services, as follows:

- a) That a presentation from Bill McNabb, Executive Director Brock Mission, and LGA Architectural Partners updating on the status of the capital project be received.
- b) That the plan to proceed with a tear down and rebuild of the Brock Mission on the existing site be supported in principle.

Budget and Financial Implications

There are no direct budget implications in receiving this report. Previously approved funds for this project include: \$100,000 in 2014 Budget Reference # 6-10.02 and \$250,000 in 2015 Budget Reference # 6-10.2, partially funded a \$207,500 draw on the Social Services Reserve. An additional \$250,000 is requested for 2016. Project funding also includes conditional approval of \$1.5 M of the Investment in Affordable Housing funding

for the housing units; and additionally, two instalments of \$42,500 per year from the County will go towards the shelter building costs.

Background

Brock background

Brock Mission began as a not for profit organization in 1986 with the men's shelter originally known as Kingan House. The men's shelter first opened in 1987 with 12 beds. In 1996 Brock Mission as an organization expanded to include Cameron House, an emergency shelter for women.

In the 1990's the health care system began to discharge individuals with complex mental and physical health needs from institutions with the plan to integrate people into the community. The level of community support that had been expected did not materialize and as a result, a drastic increase in emergency shelter usage around the province occurred and the individuals using shelters had increasingly complex needs. Because of the increased numbers of men requiring service, Kingan House became too small and Brock Mission purchased the current site at 217 Murray Street (October 2006) through their own financial plan.

Shelter Reviews

The City of Peterborough Social Services Division undertook a comprehensive review of shelter services in 2009. On February 1, 2010, Council approved Report C55510-001. This report acknowledged the increased complexity of client service needs and the financial challenges associated with the per diem funding model. Approval was given to implement a combination of per diem and municipal base funding for shelters, in order to provide a level of stability for operations.

In 2013, provincial homelessness funding changed. The City of Peterborough reviewed the emergency shelter funding and then instituted full base funding for the emergency shelters, removing the per diem funding model.

Housing and Homelessness Plan

November 4, 2013, Council approved report PLHD13-004 for the 10-Year Housing and Homelessness Plan. Commitment number 18 speaks to "enhancing the Brock facility and services by improving physical space and enhancing services". In early 2014 a working group was formed with the mandate to support a feasibility study for 217 Murray Street. Options for Brock Mission included the addition of semi-independent living units to the emergency shelter services, similar to what was implemented at Cameron House for women in 2009.

Feasibility Study Findings for Current Facility

The architectural firm of LGA was contracted by Brock Mission to provide options related to renovations, addition/renovations or a new build. LGA Architectural partners submitted a report that included the following key findings.

Analysis of the current building identified the following deficiencies:

- The existing building does not meet accessibility standards
- All mechanical and electrical systems would need to be replaced
- Upgrades to existing hydro and water services are required
- The existing building is not fire-separated between occupancies
- Asbestos containing materials are assumed to be present
- The building envelope at the existing additions is in poor condition

Based on the findings of the feasibility study, a combination renovation and new build would cost approximately \$7M whereas a tear down and new build would cost approximately \$6M.

On July 22, 2015, the Social Services Division received formal notification from the Chair of the Board of Brock Mission indicating the Board's intention to proceed with plans for the most cost effective approach identified in the feasibility study – a demolition and complete rebuild at this site.

The current location also requires re-zoning approval. Brock Mission will be submitting the application for re-zoning before October 31, 2015 and anticipates the application to go forward to Planning Committee in early 2016.

Proposed Facility Changes

The new facility design is for a building that includes 30 shelter beds plus 15 single room occupancy units. As determined in the 2013 Needs Assessment for the 10-year housing and homelessness plan, a number of men accessing the Brock Mission are using the shelter as housing. The creation of single rooms for men experiencing homelessness will provide them with personal space, access to the supports of the shelter when needed and would better prepare them for moving out to market rent.

Emergency Shelter Service Temporary Relocation

Demolition and rebuild of the men's shelter will require a temporary relocation of shelter services. Brock Mission has a few viable options that have been explored. Once a final decision is made about the relocation site to be used, further planning including the date of a move will occur. It is expected to be sometime in the first quarter of 2016.

Related Community Program Impacts

Open Table: Since 2006 Brock Mission has been the host of the Open Table meal program. This program is not part of Brock Mission's core shelter service or part of their service agreement. The Open Table has worked well in the design of the current facility. The new building will be designed to provide core shelter services (ie. 30 emergency shelter beds, plus the 15 single rooms and meals for those residents only) and will not include space or staffing for an open community meal. The Peterborough Food Action Network is aware of this upcoming change and the future of this community meal program is currently under discussion.

Project Funding

The redevelopment of Brock Mission involves building a new men's shelter and adding rental units. As such, the Social Services and Housing Divisions are collaborating to provide the staff and Board at Brock Mission with advice, support and effective administration of the City's multiple investments in the project. Beyond the contributions outlined in the budget and financial section above the remaining cost of the project will be the responsibility of Brock Mission.

On March 30, 2015, Council approved report PLHD15-002 that conditionally approved \$1.5M of provincial and federal Investment in Affordable Housing (IAH) Extension Program funding for the Brock Mission specifically to add fifteen (15) single room occupancy rental units. This funding may not be used for the shelter redevelopment portion of the project.

Based on the project's location in the Central Area, and its use (at least in part) as affordable rental housing, Brock Mission may apply for various waivers, exemptions and deferrals of municipal fees and charges. The municipal incentives for the affordable rental housing portion of the project have not yet been determined. A report on the project's success in fulfilling the IAH funding conditions and on the type and value of municipal incentives recommended for the project is expected to be prepared for Council consideration early in 2016.

There are no specific capital funding sources for emergency shelters. Brock Mission is looking at financing the bulk of the shelter project through a construction loan and is currently working with a lender to secure the financing. Brock will be hiring an individual to develop a fundraising program that they will then put out to the public and seek funding for the shelter, equipment and supplies. Brock Mission is researching foundations to present proposals to for funding the build and is conducting outreach to appeal to local contractors and suppliers for their support in an attempt to reduce overall costs.

Submitted by,

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