
MINUTES OF THE MEETING
November 8, 2012



PRESENT: City Councillor Henry Clarke, County Councillor Ron Windover, Katherine Blackwood, Sandy Woodhouse, Paul Armstrong, Sarah Tate

STAFF: Dorothy Olver, Michelle Longhurst, Rebecca Morgan Quin, Sally Samis, Susan Bacque

REGRETS: Barbara Fowler, Alan Cavell, Bonnie Clark, Christine McKay, John Martyn, Linda Mitchelson, Kelly Scott

1. WELCOME and INTRODUCTIONS

TWC – Deb Ballak and Tim Welch in attendance

1.1 Update from Chair Nominating Committee

Motion: To accept Kathy Blackwood as chair of AHAC.

M Sandy Woodhouse

S Henry Clarke

Approved by consensus

2. APPROVAL OF THE AGENDA

Motion: That AHAC approve the agenda.

Approved by consensus

3. APPROVAL OF PREVIOUS MINUTES: October 11, 2012

Motion: That AHAC approve the October 11, 2012 minutes.

M. Sarah Tate

S. Henry Clarke

Approved by consensus

4. 10-YEAR HOUSING AND HOMELESSNESS PLAN FOCUS

- TWC Introduction - Tim Welch, Deb Ballak, Sean Meagher, Greg Suttor
- Tim Welch can be contacted directly at twelch@twcinc.ca or Housing Division Staff
- Background on the Plan provided, including the community consultation and engagement process
- What would we like to see in a plan? What is working well in the community and what are gaps?
 - 3-year action plan with measurable outcomes, a map of services, and an engaged and committed community
 - Strategies for managing gaps i.e. single adult males, involving supports
 - Attention to the County and the overall changing municipal role

5. COMMUNITY UPDATES

- Drop In Centre Open Houses Nov 20 – media release at www.peterborough.ca

6. BUSINESS ARISING FROM PREVIOUS MEETING - n/a

7. REPORTS FROM SUB-COMMITTEES (Written)

- Community Education –n/a
- Draft PowerPoint presentation by Paul Armstrong
- AHAC reinforced their interest in viewing reports before they go to Council
- AHAC to review timing, format, hook, enhance slides, timing and context,

7.1. Services – n/a

7.2. Supply –attached

8. REPORTS FROM OTHER STANDING COMMITTEES (Written)

8.1. Homelessness Support Services Coordinating Committee - attached

8.2. Peterborough Poverty Reduction Network – attached

- PPRN property purchase in negotiation at McDonnell and Monaghan

9. NEW BUSINESS

9.1. Investment in Affordable Housing (IAH)

- Peterborough Renovates Program (PRP)
- Rent Supplement Program, carried short term rent sup into the new program, as well as HARS clients
- Homeownership Assistance Loan Program for 2013

9.2 World Vision - Christmas Gifting – deferred until next meeting

10. ITEMS FOR UPCOMING MEETING

- CESC Presentation - revisit
- World Vision - Christmas Gifting

11. Meeting Adjourned

By consensus

12. NEXT MEETING:

December 13, 2012 at 12-2pm Sutherland Room

AHAC Supply - Mapping Our Way to Supportive Housing NOTES

October 18, 2012

Attendance: Dawn Berry-Merriam (co-chair), Sarah Tate (co-chair), Carol Gordon, Cheryl Lyon, Christie Nash, Donna Rogers, Jack Gillan, John Martyn, Katherine Blackwood, Kelly Scott, Lynn Zimmer, Michelle Longhurst, Paul Armstrong, Paul Gillam, Rebecca Morgan Quin, Sandy Woodhouse

Agenda:
Current roles What role we could play in the future – aspirations
Introduction: The Provincial and Federal governments are not present as they previously have been, therefore other ways to increase supply must be pursued. <ul style="list-style-type: none">- Sharing existing models that other agencies and populations could use/adapt and “lessons learned” to how supportive housing has been planned and developed.- Breaking down silos to bring community agencies together and establish directions we may take collectively
Transition periods <ul style="list-style-type: none">- Community definition is changing, as reframing occurs i.e. “participants” not “recipients”- We are “Building on Strengths” of our community as we move forward

Profiles:

Kairos

Background and Current Role:

- Consist of scattered detached and semi-detached homes for women and children fleeing abuse. Formed and functioned initially without any government funding and the founders even mortgaged their own homes to purchase second and third homes with Kairos.
- Funds are available to help families with essential expenses including medical, job training, dental, clothes, and school trips.

Looking forward, developments and proposals:

- Tried to partner with Peterborough Housing Corporation for capital fundraising. Also, mentoring relationships allow for small agencies to be supported by larger corporations, as well as small agencies to take a more expansive approach.

Canadian Mental Health Association

Background and Current Role:

- There are many properties and units, including group homes and both 1 and 2-bedroom apartments, all of which have “supports” available.

Looking forward, developments and proposals:

- **APPENDIX A - Community Partner Meeting Brainstorming Session PT.1**
- **APPENDIX B - Community Partner Meeting Brainstorming Session: Dec. 15 2011**

AHAC Supply - Mapping Our Way to Supportive Housing NOTES

October 18, 2012

Home Grown Homes

Background and Current Role:

- Renovate older homes to make available for rental to low-income families. Currently renting to about 40 tenants and have always relied heavily on fundraising, with no ongoing subsidies.

Looking forward, developments and proposals:

- No tenancies have gone into arrears in 2-years, due especially to relationship building and personal touch by management
- Peterborough Poverty Reduction Network is looking into the potential purchase of Mount St. Joseph, 10 acres with 1 various buildings. The vision is a community-based organization providing a range of opportunities for low-income families and individuals. Owner is open to discussion and partnering with non-profit.

Housing Division

Background and Current Role:

- Administers and funds social housing, and provides support to Social Housing providers. As the Service Manager, the Housing Division demonstrates flexibility while assisting with property developments and managing relationships between the Province and Social Housing providers. The Division provides funding to the Housing Resource Centre for Core Services and emergency funds as well as with a partnership with Social Services.

Looking forward, developments and proposals:

- Semi-independent transitional housing
- Housing and Homelessness Plan priorities changing to moving people up and catching them before they fall. Single men, age 50+ end up in shelter while waiting for a unit.
- Trent Centre for Community Based Education (TCCBE) Housing Experiences – possible focus on Affordable Housing Program (AHP) developed areas, as a follow-up
- Provision in the official plan – bylaw. Possibilities for arranging supports nearby.
- **Appendix C - Secondary Suites Consultation Workshop Report Sept. 2009**

St Joseph's at Fleming

Background and Current Role:

- Long-term care facility with 200 beds
- Strategic planning to best meet the community needs and to identify the strengths of the agency

Looking forward, developments and proposals:

- FYI: 20 residents under 65 years are renting units, while 486 people are on the waitlist
- Community Care Access Centre is “gate keeper” and rarely rejects
- Looking to work with other community organizations

AHAC Supply - Mapping Our Way to Supportive Housing NOTES

October 18, 2012

YWCA

Background and Current Role:

- Crossroads is viewed as a community accomplishment and offers housing for “special priority” clients exclusively
- Offer 40 rent-geared-to-income units through funds from City
- Transitional Housing Support Worker on staff, also works at other housing providers with a Violence Against Women (VAW) focus

Looking forward, developments and proposals:

- Supportive education through the Hazel fund
- Recognizing that there is a need for smaller units
- Current large project: Haliburton Emergency Rural Safe space (HERS), a four-bedroom, as-needed, independent living space with perimeter security, with 2 units (one fully accessible)

Peterborough Housing Corporation

Background and Current Role:

- Receiving funds from the City of Peterborough to re-address the social housing waitlist
- The # of people on the list remains relatively static – who are they, what do they need?

Looking forward, developments and proposals:

- PHC is looking for collaboration on how to leverage capital savings

Community Living

Background and Current Role:

- Provide supportive housing with those living with an intellectual disability at many sites in the City, through a multitude of partnerships
- Work on changing views: People have capacity, but various well-intentioned people and programs have created learned helplessness
- Group home model is being moved away from because they can reduce client independence and are often expensive
- When staff is not forced to be present, clients need less supports

Looking forward, developments and proposals:

- 100 homes for 100 people, 5M capital and around 30 have been supported
- Jane Street – Investment in Affordable Housing funding for the development of 2 duplex buildings with a total of 8 units
- Movement of staff who supported 5 people in a group home on Barnardo Street to supporting 10 people on Jane Street through independent living
- Proposal for a bursary with Trent Nursing: pay 2 nurses’ tuition and room to be ‘intentional neighbours’

AHAC Supply - Mapping Our Way to Supportive Housing NOTES

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Fourcast

Background and Current Role:

- Outpatient addiction treatment service
- Partnered with CMHA to provide Addictions/Supportive Housing units in Peterborough with a ration of 8:1 (clients : Clinical Social Worker)
- City of Peterborough and the United Way CHPP funding – outreach worker
- Providing outreach at Brock Mission and Cameron House, developing discharge plans and addressing barriers to accessing housing
- Managing hospital discharge plans and seniors issues

Looking forward, developments and proposals:

- People cycling in and out of housing because they can't manage their housing
- Palliative Care and seniors issues are becoming bigger issues
- How to move people from homelessness to housing, with appropriate supports
- Service Resolution Protocol is underused, but is available to help network together various agencies to assist an individual in accessing resources and housing options
- **See APPENDIX D - Targeted Engagement and Diversion: Program Planning Draft Report**
- **See APPENDIX E - Proposed Alternate Shelter Model 1**

Kawartha Participation Projects aka KPP

Background and Current Role:

- Incorporated in 1980, focused on accessibility and affordability (24-7 supports available)
- Using the term “attendant services” because supportive housing has various definitions
- Supportive housing for seniors, singles, families and also responsible for property management for 2 non-profits
- Expertise in providing Attendant Services in Supportive Housing to people with physical disabilities, typically supporting people with complex, high care needs
- Increased affordable, accessible housing by 42 modified apartments in 2008-2009 in the City of Peterborough with Attendant Services in Supportive Housing
- Partnership with Community Living Peterborough in Myrtle Terrace

Looking forward, developments and proposals:

- Helping people stay where they are currently housed
- Partnership with Habitat for Humanity for additional modified, accessible, affordable housing
- Diverting young people from premature Long Term Care placement & relocating young adults from Long Term Care back into the community

AHAC Supply - Mapping Our Way to Supportive Housing NOTES

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Christian Horizons

Background and Current Role:

- Serving the person with exceptional needs, operating a group home style of support
- Primarily focusing on maintain their residences at this time
- Looking to reinvest capital funds into supportive housing and move people from group homes to apartments. Partnerships and advice on and how to transition in a way that people still have control of their lives, including where they live and who they live with, financial obstacles also come up.

Looking forward, developments and proposals:

- Young adults transitioning out of care are very vulnerable
- How can the community support them and help them grow. Wrap around model to support those who need homes and live safely.
 - Acknowledgement that group homes aren't a sustainable model, and they essentially put a "lid on development" for the agency

Habitat for Humanity

Background and Current Role:

- Home ownership program for low-income people, providing a "hand up not a hand out"
- Emphasis on building wealth through equity
- 17 homes developed in 10 years, building for families with children
- Mortgage with 0% interest, no down payment, and rent-geared-to-income

Looking forward, developments and proposals:

- Focus on strengths and combine strengths
- Looking at larger pieces of land and larger developments as well as corporate partners

Next Steps: Consensus to meet again in the spring to further the conversations on partnering.

UPDATE:
Homelessness Support Services Coordinating Committee (HSSCC)
(Last meeting: October 24, 2012)

Coordinating Committee:

Three subcommittees continue to work through key areas of interest including:

- Emergency Room interface and discharge planning
- First Home Response - Safety/hoarding working group
- Homelessness Youth Working Group – making links with youth justice and also applying for funding for youth homelessness related programs (through CRHA and Crime Prevention).

Tim Welch Consulting:

Tim Welch Consulting (TWC) will be coming to the November 28th meeting for their first engagement with this Committee on the 10-year Housing and Homelessness Plan.

October 30, 2012

Dear Mayor, Warden and City and County Councillors of Peterborough;

Re: Cuts to Discretionary Benefits and the Elimination of Community Start-Up and Maintenance Benefits

We are writing to you as local community agencies who meet the needs of some of the most vulnerable residents of the City and County of Peterborough. We are deeply concerned about the impact of provincial funding cuts to Discretionary Benefits and the elimination of Community Start-Up and Maintenance Benefits (CSUMB), as of January 1, 2013 for people who receive social assistance through Ontario Works and the Ontario Disability Support Program.

As organizations which provide services in areas such as health, housing, and social services, we see the value of Discretionary and Housing benefits to our clients every day. These benefits meet essential needs for dental and vision care, baby supplies, children's recreation, transportation and housing supports that allow people to obtain or maintain their housing and prevent homelessness. These benefits prevent our clients from slipping deeper into crisis and allow them to move ahead and improve their life circumstances. In the face of current inadequate social assistance rates and harsh economic realities, there are no other options.

In both the short and the long term, cuts to these benefits will undermine the efforts of many of the community programs implemented by our agencies, will increase costs to our social, medical and justice systems, and will create overwhelming demands on less comprehensive and less accessible community supports.

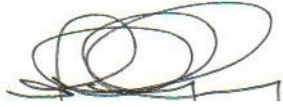
The Commission for the Review of Social Assistance in Ontario has recently released its final report *Brighter Prospects: Transforming Social Assistance in Ontario*. Although many of its recommendations may impact the future delivery of Social Assistance, the release of the report does not affect the current cuts we face.

We urge you to make the continued provision of Discretionary and CSUMB benefits a priority in your 2013 budget deliberations. We hope that you will consider a variety of options in the development of a successful local solution, including the use of savings from programs which are being up-loaded to the provincial government, municipal reserves, and previous municipal budgets for Discretionary Benefits and CSUMB.

Representatives of our agencies would be happy to provide further information upon request.

Sincerely,

Katherine Blackwood, Chair,
Affordable Housing Action Committee



Mark Graham, Executive Director,
Canadian Mental Health Association

Sister Ruth Hennessey, Executive Director,
Casa Maria

Casey Ready, Executive Director,
Community Counselling and Resource Centre

Jack Gillan, Executive Director,
Community Living Peterborough

Patricia Zimmer, Executive Director,
Elizabeth Fry

Donna Rogers, Executive Director,
FourCast

Allan Reeve, Minister,
George Street United Church

Kathy Neill, Executive Director,
John Howard Society

Carol Gordon, Executive Director,
Kawartha Participation Projects

Alan Vallilee, Executive Director,
Kinark Child and Family Services Peterborough

Hojni Has, Executive Director,
New Canadian Centre

Melinda Reese, Executive Director,
Peterborough Community Legal Centre

Dr. Rosana Pellizzari, Chief Medical Officer,
Peterborough County-City Health Unit

Barb Lillico, Executive Director,
Peterborough Family Resource Centre

Darlene Cook, Executive Director,
Peterborough Housing Corporation

Marion Burton, Executive Director
Peterborough Labour Council

Stephen Kylie, Chair,
Peterborough Poverty Reduction Network

Brenda Dales, Executive Director,
Peterborough Social Planning Council

Jamie Emerson, Executive Director,
Peterborough Youth Services

A handwritten signature in black ink, appearing to read "Jim Russell", is positioned above the name and title of the signatory.

Jim Russell, Executive Director,
United Way

Walter Johnstone, Executive Director,
Youth Emergency Shelter

Lynn Zimmer, Executive Director,
YWCA

Investment in Affordable Housing Summary for AHAC November 8, 2012

1. Peterborough Renovates

- 2012-13 budget = \$350,750
- Almost \$290,000 allocated for projects – 68 Applications
- \$56,000 in projects awaiting approval – will bring up to close to full budget
- Biggest applications/expenditures in roofs, windows and doors, followed by heating, insulation and washroom accessibility

2012-2013 Budget: \$350,750			
Work Category	No. of Applications	Category Cost	% of Budget
Roof (includes eavestrough, soffit, fascia)	12	55,345.47	15.8%
Heating System	8	39,878.56	11.4%
Windows & Doors	13	62,079.51	17.7%

2. Rent Supplement

- Averaging just over \$200/supplement
- Serving approx. 29 clients
- Clients brought over from programs that ended – STRSP and HARS

3. Homeownership

- To roll out in 2013
- Up to 20 loans
- By 2013, there will be four or five paid into the City's Revolving Fund
- Max price = \$200,000, max loan = \$10,000

General: Peterborough Renovates

- Wigwamen is Program Delivery Agent
- 2012-13 is single-family homes ONLY
- Multi-residential, secondary suites and garden suites MAY be looked at in future

The Program is targeting five (5) main groups of clients:

1. Seniors;
2. Individuals living with disabilities;
3. Low to moderate income singles and families;
4. Victims of Domestic Violence; and
5. Aboriginal people living off reserve.