



City of
Peterborough

To: Members of the General Committee

From: Sheldon Laidman, Commissioner, Community Services

Meeting Date: September 12, 2022

Subject: Housing and Homelessness Update, Report CSSS22-027

Purpose

A report to update Council on Housing and Homelessness programs and services.

Recommendation

That Council approve the recommendation outlined in Report CSSS22-027, dated September 12, 2022, of the Commissioner of Community Services as follows:

That the report be received for information.

Budget and Financial Implications

There are no budget and financial implications as a result of this report.

Background

This report is provided to replace the standing bimonthly verbal update requested by Council. A similar report has been provided to the Peterborough Regional Liaison Committee.

New Affordable Housing

There are over 150 new affordable housing units in development or newly occupied in the City and County of Peterborough. Supply chain and workforce issues in the construction industry have caused many projects to be delayed, but work continues.

Since 2019, 73 housing units have been specifically dedicated to the By-Name Priority List which is a coordinated list of homeless persons in the region. 50 units with supports are available – primarily in private market units.

Habitat for Humanity Leahy's Lane

41 homeownership condominium units are fully occupied by Habitat for Humanity partner families as of April, 2022. The City provided Development Charge rebates to Habitat as well as Homeownership Assistance to eligible households.

137 Rubidge Street

Eight one-bedroom units at 137 Rubidge Street are fully occupied with individuals and couples from the By-Name Priority List of people experiencing homelessness. These units were funded through the Social Services Relief Fund and municipal incentives. Tenants are supported through FourCAST and City staff and receive rent supplements.

The Mount Community Centre

Five units at the Mount Community Centre are in construction. These units will be dedicated to families transitioning out of homelessness from the By-Name Priority List for people experiencing homelessness. Funding was provided from the Social Services Relief Fund, the Ontario Priorities Housing Initiative and municipal incentives. Rent supplements will also be provided to ensure further affordability.

555 Bonaccord Street

Construction continues on 85 units at Peterborough Housing Corporation's 555 Bonaccord Street project. As of mid-June, the building had completed substantial completion of the structural components.

Of the 85 units, 50 units will have support services provided by the VON. 20 of the 50 VON-supported units are dedicated to patients who are deemed "Alternate Level of Care" (ALC) at the Peterborough Regional Health Centre (PRHC). From the remaining 35 units, 15 are specifically dedicated to the By-Name Priority List. City and PHC staff are also working with PHC, PRHC and VON to determine the overlap between their patients and those who are on the By-Name Priority List.

The City extended substantial financing for this project, which has also received Ontario Priorities Housing Initiative funding. Rent supplement funding, and support to pay meal plan costs have been secured from the City and the United Way of Peterborough and District. Support service funding for the units dedicated to the By-Name Priority List is being pursued from Ontario Health East.

681 Monaghan Road

The City was successful in securing \$40,000 in funding from the Canada Mortgage and Housing Corporation (CMHC) SEED funding program. This funding will support

feasibility studies for the redevelopment of 681 Monaghan Road for affordable housing. The City and PHC are working together to determine the best funding programs and to work through full development costing to determine a future City investment needed to ensure the project is viable.

Canada-Ontario Housing Benefit

Since June, almost 100 low-income households have been enrolled in the Canada-Ontario Housing Benefit through the Social Services Division, a portable benefit that helps them to bridge the difference between 30% of their income and the cost of their rent.

Community Collaborations in Ending Homelessness

City staff continue to work in collaboration with partner agencies from health, the shelter system and the United Way to respond to the growing homeless issues in the community.

Brock Mission Clinic

On June 15th, the new Brock Mission Clinic officially opened its doors. The Clinic provides low or no-barrier access to primary care for people experiencing homelessness. Nurse Practitioner Lee-Anne Quinn and Dr. Janet Kelly co-founded the clinic to serve the needs of vulnerable individuals. It is available to anyone experiencing homelessness, but they do not need to be staying at the shelter to access services. This collaboration was initiated and facilitated by City staff.

Safer Supply Project

Brock Mission, Peterborough Public Health, the VON 360 Degree Nurse Practitioner Led Clinic (360NPLC) and City outreach staff are working to support harm-reduction practices at the shelters. This includes connecting people staying in shelters to the Safer Supply project led by the 360NPLC.

Collaborations between the Shelters and PRHC

Shelter staff, city homelessness outreach staff, PRHC emergency social work, and patient relations staff are collaborating to map patient and client flow between the hospital and shelter systems. The goal is to determine what services and supports are available in both systems and how they might be better connected.

Preventing Chronic Homelessness Pilot

One of the key areas of improvement that the Built For Zero team has identified for Peterborough is the number of people who are “aging into chronic homelessness”. This means that, from the time that they became homeless, they have not resolved their homelessness before spending over 6 months without housing. A pilot project is funding

two Shelter Housing Workers who are working with clients on getting full assessments of their needs and supporting housing readiness.

Built For Zero Expanded Collaboration

The Built For Zero Peterborough collaboration, which is dedicated to ending chronic homelessness in Peterborough City and County was re-formed to extend membership opportunities to Peterborough Housing Corporation, Nogojiwanong Native Friendship Centre, One City Peterborough, the Elizabeth Fry Society, the John Howard Society, the Canadian Mental Health Association, the YWCA, the Salvation Army, and the Community Counselling and Resource Centre. The Brock Mission, YES Shelter for Youth and Families, United Way of Peterborough and District and FourCAST are continuing partners.

Overflow Shelter at Wolfe Street

City Council approved of the extension of the 24/7 overflow shelter at Wolfe Street in July until March 31, 2023. The decision on its future funding and status will be reviewed by the new City Council as part of its 2023 budget deliberations. While the City has traditionally funded an overflow shelter, the Wolfe Street site was expanded to respond to challenges during the Covid 19 pandemic to include greater staffing supports and an expanded 24/7 operation.

Policies and Strategies to Preserve Affordable Housing Stock

Peterborough Housing Corporation (PHC) has developed a new Disposition Policy that prioritizes keeping units as affordable housing stock. The new Disposition Policy states that before a surplus property is offered on the open market, that the City will have first right of refusal, next, it would be offered to non-profit or housing organizations for affordable housing, and finally, for sale to PHC tenants.

The City signed a five-year renewal on an agreement with Kinsmen Garden Court to continue providing low-income rental housing as part of the Community Housing portfolio for the City and County. The City provides a tax subsidy to Kinsmen Garden Court, who provide 66 units of housing for low-income seniors who pay approximately 60% of Average Market Rent. The City also purchased 7 units at the All Saints Church property on Sherbrooke Street to ensure that they remained in the affordable housing portfolio of the City.

Peterborough Housing Municipal Services Corporation

The Peterborough Housing Municipal Services Corporation received approval to move forward with incorporation from the City in June. This corporation will take on the ownership of affordable housing developments currently owned by PHC as well as new developments.

The initial work plan developed for the Municipal Services Corporation included the following items:

Approval of the MSC by Council

- Approved by City Council February 2021;

Establishment of MSC pre-establishment activities (business case, public consultation, asset transfer policy)

- Completed and approved by City Council June 2022;

Incorporation of the MSC

- Approved by City Council June 2022 and expected to be completed September 2022;

Development of MSC policies and agreements

- These agreements would be tri party between the new MSC, PHC, and the City for various services to be shared and provided. These agreements are being developed by PHC and City staff and will be presented to both the PHC board and the MSC board once its formally constituted

Review and Selection of Development Model

- A housing development consulting firm and project architect has been hired
- A full review and analysis of all PHC owned properties undertaken to understand development constraints reviewed by PHC Board
- Initial development concepts, densities, and pro formas produced for two PHC properties and 681 Monaghan Road (city owned property) to be considered as Phase 1
- All three applications for CMHC SEED funding applications submitted to pursue feasibility studies required of future applications. PHC Board and future MSC Board will need to determine if projects are feasible and what funding mechanism or program is the most appropriate. Further information and understanding of the CMHC Co Investment is necessary as initial consultations and analysis is suggesting its limited grant aspect results in significant municipal capital requirements which will add to the level of difficulty of each project to ensure the projects are financially sustainable.

Commencement of Construction

- It is anticipated that 681 Monaghan Road will be ready for construction in fall 2023. Other PHC owned property development will be later as density of

development, impacts on existing tenants, consultations occur, and a suitable funding program can be reviewed and found to ensure the projects are financially sustainable and sustainable for these neighbourhoods.

Submitted by,

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Commissioner of Community Services

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