



City of
Peterborough

To: Members of the Accessibility Advisory Committee

From: Trish Reed, Accessibility and Communication Specialist

Meeting Date: October 4, 2017

Subject: Report AAC17-055
Housing Division and Social Services Update

Purpose

A report to introduce a presentation by the Manager of the Housing Division and Manager of the Social Services Division.

Recommendations

That the Accessibility Advisory Committee (AAC) approve the recommendations outlined in Report AAC17-055 dated October 4, 2017, of the Accessibility and Communication Specialist as follows:

- a) That the presentation by the Manager of the Housing Division and Manager of the Social Services Division be received for information;
- b) That the 10-year Housing and Homelessness Plan Progress Report 2016 (Appendix A) be received for information.

Budget and Financial Implications

There are no budgetary or financial implications associated with the recommendation.

Background

Chemong Village Accessibility Project

“Chemong Village” is a local Social Housing Community owned by AOTS Community Homes Inc. (AOTS). There was a vacant unit at Chemong Village that needed significant repair before being rented again. There was also an existing tenant, living in a different unit that was partially accessible, who had increasing unit modification needs. AOTS had an idea of creating a fully accessible unit, but could not achieve the work due to lack of available funding.

When the Federal-Provincial “Social Housing Improvement Program” (SHIP) was announced, the City of Peterborough and AOTS partnered to plan the unit renovations. They formed a Project Team of members from the AOTS Board of Directors, AOTS Property Management Company, City of Peterborough staff. The work followed the principles of Universally Accessible Design. The upgrades met and even exceeded the Ontario Building Code requirements. A video is currently being developed to showcase the unit features, lessons learned, and to share testimonials. The video will be posted online and shared with the public when complete. This project shows what is possible through collaboration and innovation, when funding is available.

Capital Project – PHC’s McRae Building

The McRae Building of the former Fleming Campus on Bonaccord Street is now owned by Peterborough Housing Corporation (PHC). PHC has approval to build 28 units of affordable housing in the existing building. Some of the units will be dedicated to the Homeward Bound program. That program helps single mother-led households to pursue college education, access affordable childcare, and to have affordable rents for the duration of their educational program. This helps these families transition into the regular market and to start their young careers on the right foot.

The City has approved \$1.5M in capital funding for the project, in addition to municipal incentives that provide relief from some property tax and planning/development fees. There will be a minimum of 5 accessible units incorporated into the project planning. Expect to see progress beginning Fall/Winter 2017.

Capital Project – PHC’s Havelock Build

The Township of Havelock-Belmont-Methuen has donated land for an affordable housing project in Havelock. Now in partnership with PHC, a 28-unit building and two 4-unit buildings will be developed. These 32 units will help seniors live independently in rental housing. PHC has conducted a Request for Proposals to secure a design and an engineering team of consultants to assist with the development of the property.

In addition to the land provided by the Township, the City will seek approval to provide \$1M in capital funding to help the affordable housing project become a reality. The design phase of the buildings will determine the number of accessible units for the buildings. At this time it is thought that 12 of the 24-units will have affordable rents and the remaining 12 will have supports. The whole project will be constructed using the principles of universal design. This will help enable accessibility modifications that tenants may need in the future. Expect to see progress in the spring of 2018.

Peterborough Renovates Program

The Peterborough Renovates Program (PRP) is a home repair program, funded by the federal and provincial governments. The program helps low to moderate income homeowners afford necessary home repairs and upgrades, including energy efficiency and accessibility related projects. Homeowners in both the City and County of Peterborough can apply for program funding through the delivery agent Habitat for Humanity.

This program provides grants and forgivable loans to qualifying applicants on a first-come, first-served basis.

While funds for 2017-18 have been mostly allocated to applicants, funding is projected to continue for PRP through 2020. PRP provides the following:

- Grants for accessibility upgrades and modifications up to \$5,000
- Forgivable loans for other repairs and upgrades up to \$25,000 (Any costs greater than \$25,000 need to be paid for by the applicant).

2016 Progress Report

The City is the Service Manager for both Housing and Social Services for the City and County of Peterborough. Under the Housing Services Act the City was required to develop a local 10-year Housing and Homelessness Plan (Plan). The Plan was completed in 2014. The City is required to prepare annual reports on the progress made towards the outcomes of the Plan. The 2016 Progress Report is attached as Appendix A.

5-year Review of the Plan

In addition, the Plan must be reviewed at the halfway point. The process for reviewing the Plan will be established in 2017 and the review will be completed in 2018. The results of the review (a revised Housing and Homelessness Plan) will be provided to the Joint Services Steering Committee and County Council for endorsement and to City Council for approval, in late 2018. The review is due to be submitted to the Ministry of Housing on January 1, 2019.

Organizations and networks that participated in the development of the initial Plan will be invited to participate. Efforts will be made to connect with individuals and sectors that may

have been underrepresented in the original planning process. The general public will be invited through the City website.

Social Infrastructure Fund

The Federal-Provincial “Social Infrastructure Fund” (SIF) has been extended into the 2018-19 year. Pending more details and approvals at Joint Services Steering Committee and at City Council meetings this fall, decisions will be made around the \$801,800 local allocation. SIF funding will follow the Investment in Affordable Housing (IAH) program and be administered by the City, as Service Manager for the City and County of Peterborough. The IAH program has four (4) ways to spend the SIF funds, as follows:

1. Rental Housing – for construction of new affordable rental housing.
2. Homeownership Assistance Loan – for renters purchasing houses.
3. Peterborough (Ontario) Renovates – for low income households repairing homes.
4. Rent Supplement/Housing Allowance - for low-income renter households.

As with the first two years of the SIF-IAH, Service Managers are required to use the funding stream to meet the housing needs of the following priority groups and activities:

1. Supporting affordability for tenants in social housing with expiring operating agreements and/or federal subsidies;
2. Seniors;
3. Persons with disabilities including adults with developmental disabilities;
4. Indigenous peoples;
5. The chronically homeless;
6. Youth;
7. Preventing homelessness as individuals transition from provincially-funded institutions such as hospitals, correctional facilities and the child welfare system; and
8. Projects that support transit corridor intensification and/or community hubs.

Developing a National Housing Strategy

The federal government has been working with the provinces, territories and housing stakeholders to develop a National Housing Strategy. The strategy is expected to inform federal investments in future years. More details are expected on National Housing Day, November 22, 2017.

Home for Good

Funding has been received to improve services and supports for Chronically Homeless in Peterborough. Programs will focus on priorities which include persons with Mental Health and Addictions, youth and Indigenous. The Ministry of Housing funding announcement letter is attached as Appendix B.

Submitted by,

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Appendix A – Peterborough 10-year Housing & Homelessness Plan Progress Report
2016

Appendix B – Ministry of Housing Funding Announcement Letter