



The Corporation of the City of Stratford
Social Services Sub-committee
Open Session
AGENDA

Date: Tuesday, December 15, 2020
Time: 3:30 P.M.
Location: Electronically
Sub-committee Present: Councillor Henderson - Chair Presiding, Councillor Bunting - Vice Chair, Councillor Burbach, Councillor Ritsma, Councillor Vassilakos
Staff Present: Kim McElroy - Director of Social Services, Eden Grodzinski - Manager of Housing, Alex Burgess - Manager of Ontario Works, Jodi Akins - Council Clerk Secretary, Jeneane Fast - Housing Stability Policy and Program Coordinator

To watch the Sub-committee meeting live, click the following link: <https://stratford-ca.zoom.us/j/81108520435?pwd=SzIwdXdZQ1ZoRUINC25CenlvMG1UUT09>

A video recording of the meeting will also be available through a link on the City's website at <https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

1. Call to Order

The Chair to call the Meeting to Order.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

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3. Delegations

None scheduled.

4. Report of the Manager of Housing

4.1. Rapid Housing Initiative (RHI) (SOC20-012)

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Motion by _____

Staff Recommendations: THAT Council authorize the Mayor, City Clerk and Director of Social Services to sign and submit a Declaration of Integrity and relevant documents for Canada Mortgage and Housing Corporation (CMHC) for Rapid Housing Initiative funding opportunities;

AND THAT subject to CMHC funding approval, Council approve the issuance of a tender for the development of the 398 Erie St. Alternative Housing Pilot project.

5. Advisory Committee/Outside Board Minutes

There are no Advisory Committee/Outside Board minutes to be provided to Sub-committee at this time.

6. Next Sub-committee Meeting

Pending approval of the 2021 Meeting Schedule by Council, the next Social Services Sub-committee meeting is January 12, 2021 at 3:30 p.m.

7. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by _____

Sub-committee Decision: THAT the Social Services Sub-committee meeting adjourn.



MANAGEMENT REPORT

Date:	December 15, 2020
To:	Social Services Sub-Committee
From:	Eden Grodzinski, Manager of Housing Kim McElroy, Director of Social Services
Report#:	SOC20-012
Attachments:	None

Title: Rapid Housing Initiative (RHI)

Objective: To obtain Council endorsement to submit a proposal to Canada Mortgage Housing Corporation (CMHC) for the Rapid Housing Initiative (RHI) for the development of an Alternative Housing Pilot project.

Background: The Government of Canada and CMHC recently launched a brand-new program called the RHI to expedite the construction of 3,000 new affordable housing units for vulnerable people in severe housing need, specifically people at risk of or experiencing homelessness, or living in temporary shelters because of the COVID-19 pandemic.

CMHC will contribute “up to 100%” of eligible residential construction costs for the following forms of housing only:

- The construction of a “modular” multi-unit rental project, which includes the acquisition of the land. (Land is already owned by the City and the City can use the land value as our contribution to the project)
- The acquisition and conversion of a non-residential building to an affordable rent project. (This option is not recommended as a viable option given the timelines to acquire a property and to convert.)
- The acquisition of an existing building in state of disrepair or abandoned for the purpose of rehabilitation where units were previously lost from the housing stock. (This option is not recommended as a viable option given the timelines to acquire and rehabilitate.)

Modular is defined as housing units that are partially or fully built off-site (e.g. a factory, warehouse, or similar facility) by a qualified manufacturer and delivered to the site in whole or in parts and installed on an appropriately zoned and serviced lot. This may range

between single, scattered units up to larger multi-unit housing projects. They are typically smaller and more energy-efficient than traditional housing.

Funding is extremely time limited. CMHC is accepting applications from municipal/provincial governments, Indigenous governing bodies and organizations, and non-profit organizations until December 31, 2020. Proponents will be required to commit all funds before March 31, 2021 and achieve occupancy within 12 months of the effective date of the contribution agreement with CMHC (no later than March 31, 2022).

Analysis: The Housing and Homelessness Plan for Stratford, Perth County and St. Marys (2020-2024) calls for the ending of homelessness and the creation of more attainable housing options in the community.

According to the By Name List, there were 101 individuals experiencing chronic homelessness in Stratford, Perth County and St. Marys as of October 31, 2020. Due to a complexity of issues, people with acute mental health and addiction issues do not always fare well in community housing or the private market, and these clients often place a significant strain on the resources of the City's Social Services Department, as well as other community partners (e.g. police, hospital, etc.). A best practice is housing individuals with high acuity needs in permanent low-barrier affordable housing units, with on-site 24/7 support staff.

The Social Services Department is currently investigating the opportunity to use RHI funding to construct an alternative housing pilot on a City-owned parcel of land at 398 Erie St., Stratford. This property was originally purchased for the expansion of the Stratford Fire Department but is no longer required for this purpose. It is currently being used as a temporary isolation space for individuals experiencing homelessness during COVID-19. It has been selected as the location for this pilot because it is City-owned, accessible by transit, and near community resources. Should the CMHC funding proposal be successful, then the Social Services team will work collaboratively with the Planning and Developmental services staff to ensure that neighbours and interested community members are engaged and consulted.

The initial concept plan calls for eight (8) modular units, which are well designed, integrated into the community, universally accessible and energy efficient. The units would be dedicated to single adults on the By Name List, who are experiencing chronic or episodic homelessness, and who are also dealing with complex mental health and addictions issues. There would also be 24/7 on-site staff which would be delivered in partnership with local social services and health agencies. The funding for ongoing operations (support staff and rent subsidies) would be provided through 100% provincial funds, such as the Community Homelessness Prevention Initiative (CHPI) and/or Home for Good (HFG).

This proposal has been endorsed by the following community partners:

- Choices for Change

- John Howard Society
- Little Lake Residential
- Optimism Place
- Shelterlink
- Stratford Police
- United Way

Financial Impact: The Alternative Housing Pilot project will only proceed should the CMHC funding proposal for 100% RHI support of capital development costs be successful. The City would own and operate the pilot project, with funding for ongoing operations (i.e. maintenance expenses, rent subsidies and support services) to come from rental revenues and 100% provincial funding (CHPI and/or HFG).

Alignment with Strategic Priorities:

Strengthening our Plans, Strategies and Partnerships

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

Developing our Resources

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

Other

The RHI proposal for a 24/7 supportive housing project is fully aligned with all four of the strategic priorities identified in the **Housing and Homelessness Plan for Stratford, Perth County and St. Marys:**

- Ending Homelessness
- Creating Attainable Housing Options
- Sustaining Community Housing
- Addressing a Diversity of Needs

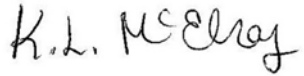
It will also help support the forthcoming **Community Well-being and Safety Plan**, by increasing the availability of low-barrier affordable housing for individuals with complex mental health and addiction needs.

Staff Recommendations: THAT Council authorize the Mayor, City Clerk and Director of Social Services to sign and submit a Declaration of Integrity and relevant documents for Canada Mortgage and Housing Corporation (CMHC) for Rapid Housing Initiative funding opportunities;

AND THAT subject to CMHC funding approval, Council approve the issuance of a tender for the development of the 398 Erie St. Alternative Housing Pilot project.



Eden Grodzinski, Manager of Housing



Kim McElroy, Director of Social Services



Joan Thomson, Chief Administrative Officer