

Adopted by Council at its meeting held December 16, 2013 [M468-2013]

RB

Windsor, Ontario, December 16, 2013

**REPORT NO. 192 of the
SOCIAL DEVELOPMENT,
HEALTH & CULTURE STANDING COMMITTEE**
of its meeting held November 6, 2013

Present:
Councillor Ed Sleiman, Chair
Councillor Jo-Anne Gignac
Councillor Alan Halberstadt
Councillor Fulvio Valentinis

That the following recommendation of the Social Development, Health and Culture Standing Committee **BE APPROVED** as follows:

Moved by Councillor Gignac, seconded by Councillor Valentinis,

THAT this report from the Executive Director of Housing and Children's Services regarding the Ten Year Housing and Homelessness Plan for Windsor Essex under the Housing Services Act **BE ACCEPTED**; and further

THAT City Council **APPROVE IN PRINCIPLE** the Windsor Essex Housing and Homelessness Plan for submission to the Ministry of Municipal Affairs and Housing for comment and that Administration is required to seek City Council's approval prior to implementing a strategy from the 10 Year Housing and Homelessness Plan if the cost of such implementation has not been included in an approved City Budget in the respective Fiscal Year; and further

THAT the Executive Director of Housing and Children's Services **REPORT BACK** in 2014, to City Council on the comments made by the Ministry of Municipal Affairs and Housing on the Plan to receive final endorsement as per the requirement under the Housing Services Act.

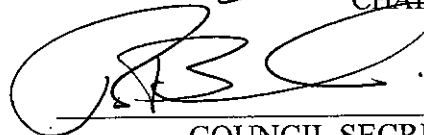
Carried.

Livelihood 16797, SS2013

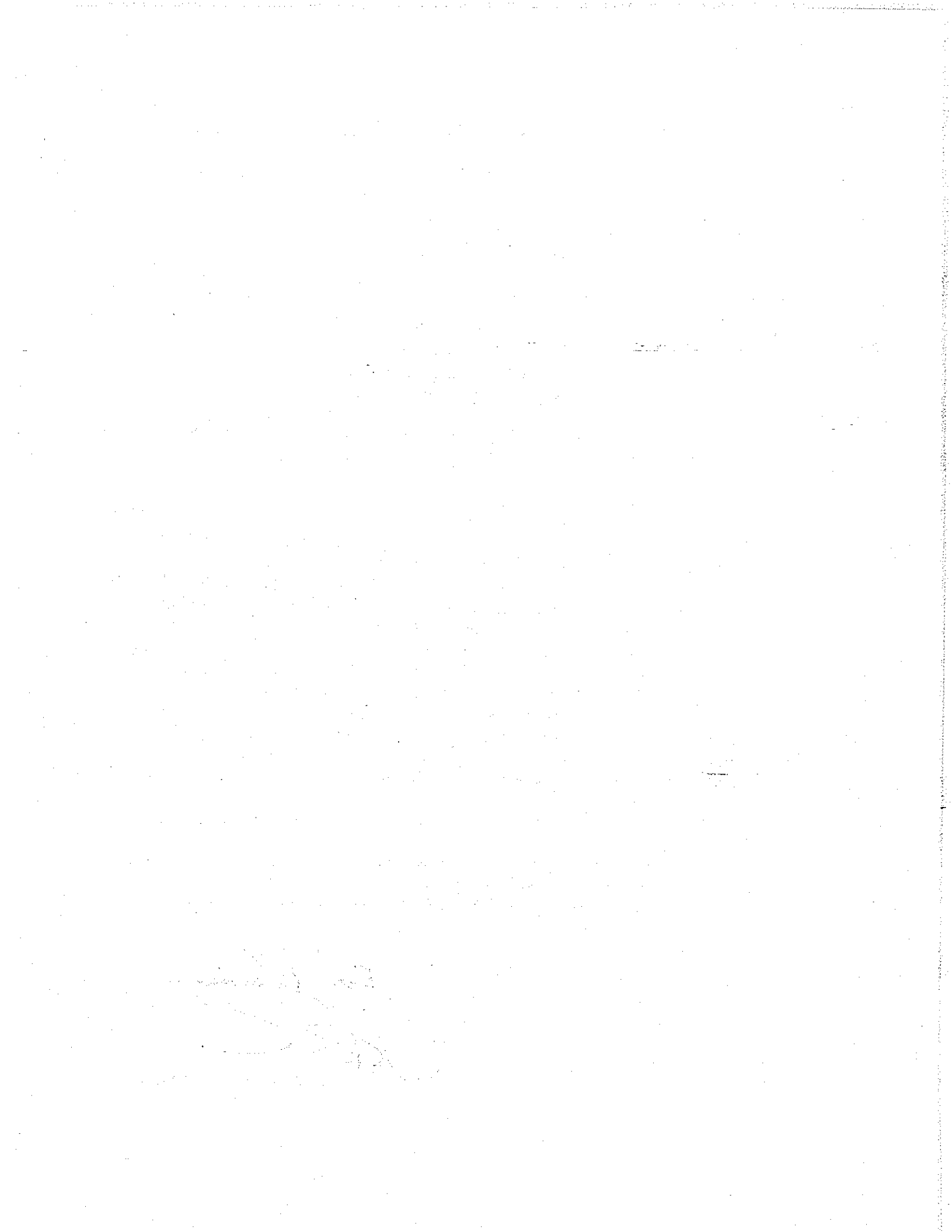
Clerk's Note: The administrative report authored by the Executive Director of Housing and Children's Services dated October 4, 2013 entitled "*Windsor Essex Ten Year Housing and Homelessness Plan*" is **attached** as background information.



CHAIRPERSON



COUNCIL SECRETARIAT



THE CORPORATION OF THE CITY OF WINDSOR
Social Development, Health and Culture Standing Committee-
Administrative Report



MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #: 16797 SS2013	Report Date: October 4, 2013
Author's Name: Debbie Cercone	Date to Standing Committee: November 6, 2013
Author's Phone: 519 255-5200 ext. 6239	Classification #:
Author's E-mail: dcercone@city.windsor.on.ca	

To: Social Development, Health and Culture Standing Committee

Subject: Windsor Essex Ten Year Housing and Homelessness Plan

1. RECOMMENDATION: City Wide: Ward(s): _____

THAT this report from the Executive Director of Housing and Children's Services regarding the Ten Year Housing and Homelessness Plan for Windsor Essex under the Housing Services Act **BE ACCEPTED**; and further

THAT City Council **APPROVE IN PRINCIPLE** the Windsor Essex Housing and Homelessness Plan for submission to the Ministry of Municipal Affairs and Housing for comment and that Administration is required to seek City Council's approval prior to implementing a strategy from the 10 Year Housing and Homelessness Plan if the cost of such implementation has not been included in an approved City Budget in the respective Fiscal Year; and further

THAT the Executive Director of Housing and Children's Services **REPORT BACK** in 2014, to City Council on the comments made by the Ministry of Municipal Affairs and Housing on the Plan to receive final endorsement as per the requirement under the Housing Services Act.

EXECUTIVE SUMMARY:

N/A

2. BACKGROUND:

The Housing Services Act, 2011, Regulations made under the Act and the Housing Policy Statement provide that:

- Each Service Manager shall have a Ten Year Plan to address Housing and Homelessness

- The approved Plan can be amended at any time during the 10 years but must be reviewed at least once every 5 years
- The Plan must include “matters of provincial interest” as provided for in the legislation
- The planning process must incorporate public consultation and must reflect the “active engagement” of housing providers
- Prior to approving the Plan, the Service Manager must submit the proposed plan to the Minister for comment. The Province has committed to respond within 90 days of receipt. The final Plan must be approved by City Council and must consider any provincial comments. The final Council approved Plan is then submitted to the Province
- The final Council approved Plan must be in place no later than January 1, 2014
- Any amendments to the Plan must incorporate public consultations and require Ministerial comment. A report on the mandatory cyclical updates to the Plan must also be submitted to the Minister

SHS Consulting Inc. has led the consultation process of the Ten Year Housing and Homelessness Plan (HHP) for Windsor Essex service area that includes the City of Windsor, the County of Essex and Pelee Island with key stakeholders and community partners. SHS has compiled the Windsor Essex Housing and Homelessness Plan. This plan was developed in consultation with a wide range of stakeholders in the community (over 78 organizations and 243 residents participated in the consultations) and with extensive input from the Long Term Affordable Housing Advisory Committee (LTAHAC). The consultation process consisted of workshops, meetings and surveys. Although the City of Windsor has taken a leadership role in the development of the Plan, it is a Community Plan.

3. DISCUSSION:

Housing is an important building block in a healthy and inclusive community. Access to affordable, adequate and suitable housing is a vital indicator of overall health and wellbeing in a community. Delivery of housing and services related to housing is facilitated through an interconnected and coordinated system of public, non-profit and private partners. The City of Windsor as the designated Service Manager is responsible for the administration and funding of housing and homelessness programs in Windsor Essex as well as coordinating the provision of housing.

The Windsor Essex Housing and Homelessness Plan (HHP) will provide a comprehensive approach to delivering a system of housing and homelessness services. This Plan builds on previously developed strategic plans to address housing and homelessness issues in the community, including the Council approved 2004 and 2010 Windsor-Essex Housing Analysis and Recommended Strategies (HARS) that has been monitored by Housing Advisory Committee and the Community Plan for Homelessness that was developed by the Homeless Coalition through Human Resources and Skills Development Canada’s Homelessness Partnering Strategy.

The Plan identifies goals, objectives and strategies to improve access to safe, affordable, accessible and quality housing and support services for individuals in Windsor Essex service area through a Housing First approach. A Housing First approach is where people who are experiencing homelessness obtain and maintain permanent, affordable housing and to assist those who are at-risk of homelessness to remain housed. Housing First places the highest priority on keeping people or moving people into permanent housing as quickly as possible, and then providing the support necessary to maintain their housing. The Plan addresses key aspects of housing from homelessness to affordable home ownership and focuses on housing stability,

homelessness prevention and quick access to permanent housing rather than emergency responses. The Plan also considers the housing and support needs of specific population groups, including persons with disabilities, Aboriginal people, immigrants, youth, seniors and victims of domestic violence. The Plan establishes a process to measure and report on progress toward meeting the goals.

Windsor Essex Housing and Homelessness Plan Vision:

- *Windsor Essex is an inclusive community where everyone has a safe, affordable, accessible, and quality home, and everyone lives where they can actively participate*

Windsor Essex Housing and Homelessness Plan Guiding Principles:

- *Housing First*
- *Partnership Based*
- *Inclusive*
- *Simple Process*
- *Fiscally Responsible*
- *Locally Driven*
- *Outcome Focused*
- *People Centred*

Windsor Essex Housing and Homelessness Plan Goals:

- *Access: Provide simple, coordinated and consistent access to programs, services and supports that act on what is important to the person receiving services*
- *Person-Centred Housing Supports: Have supports available when needed, to act on what is important to the person receiving services, to assist the person in succeeding in their preferred housing*
- *Interim Housing: Have temporary housing meant to bridge the gap between homelessness or emergency accommodation and permanent housing, available where appropriate and where needed.*
- *Housing with Supports: Have housing linked with a comprehensive and coordinated package of services and programs to assist a wide range of individuals with support needs in maintaining their housing.*
- *Rental Housing: Have a full range of rental housing that offers safe, accessible and quality accommodations.*
- *Ownership Housing: Have a full range of ownership housing that offers safe, accessible and quality accommodations.*
- *Monitoring, Reporting, and Evaluation: Measure and report on progress, evaluate success, and invest in continuous improvement of the housing and homelessness system.*

The goal of the new Housing and Homelessness System for Windsor Essex is that from whatever point an individual or family accesses the system, they should move efficiently through coordinated access, be provided with housing and person-centered supports, where needed. In cases where permanent housing is not immediately available, individuals experiencing absolute homelessness would be provided with interim housing to bridge the gap between homelessness and permanent housing, with the goal of having people move to permanent housing as quickly as possible. Some individuals with support needs may choose housing linked with supports. Others may reside in a variety of rental and ownership housing options and receive supports in their home, unconnected to their housing. Some individuals and families simply need financial assistance to make their housing more affordable. In this case, they would reside in social or affordable housing or receive an ongoing subsidy to assist with their rent. Still others, (the

largest portion of Windsor Essex residents) would simply navigate the housing options on their own and obtain their housing within the private rental or ownership housing markets.

The Windsor Essex Housing and Homelessness Plan outlines 63 strategies to act as a guide for planning and actions that can be implemented locally where they will have the most impact with the goal of attaining and retaining housing for individuals and families from our community who require housing supports. It is the recommendation of the community that 29 of the 63 strategies be implemented over the next 2 years. One temporary position in Housing Services funded out of surplus funding carried over from 2013 will be added for one year to work collaboratively with our community partners in implementing these recommendations however success in this regard will be contingent on the availability of financial resources within the current Housing and Homelessness envelope.

Some of the themes from the report include the following:

- Accessing the right housing and services is complicated as there is a lack of awareness of available services and a lack of coordination among the services provided;
- Housing supports are limited and are not always appropriate for what the person needs;
- Interim housing options in Windsor Essex are not available for some population groups and do not always provide enough support to help people find and maintain permanent housing as quickly as possible;
- Individuals in housing with supports (formerly referred to as domiciliary hostels) do not have all the supports they need;
- Safe, accessible and good quality rental housing options are not available in all communities in Windsor Essex;
- Homeownership remains relatively affordable although house prices are increasing.

SHS Consulting has completed the plan in accordance with Provincial guidelines and is confident that the plan satisfies Provincial requirements. A draft copy of the Windsor Essex Housing and Homelessness Plan has been provided to the Ministry of Municipal Affairs and Housing (MMAH) for comment. The Ministry has up to 90 days to provide comments to Service Managers on their plan. A report to Council on the comments made by the Ministry will be provided early in 2014 in order to receive Council's final approval for the HHP as required by the Housing Services Act and will take effect on January 1, 2014.

Implementation will begin in 2014 where the City will facilitate discussions with stakeholders and broker partnerships with other sectors including the health sector and senior levels of government to implement the strategies collectively and to develop an allocation plan with the limited resources available within this funding envelope.

4. RISK ANALYSIS:

The development of a Ten Year Housing and Homelessness Plan is a requirement under the Housing Services Act (HSA) and must be approved by City Council. Failure to get Council approval will put the City in a position of non-compliance under the HSA.

5. FINANCIAL MATTERS:

The Housing and Homelessness Plan (HHP) will become a blueprint that will guide future investments in the housing and homelessness sectors.

In 2014, to support the implementation of the HHP, current Federal, Provincial and Municipally (City and County) funded Housing and Homelessness programs that include the Investment Affordable Housing Program (IAH), the Community Homelessness Prevention Initiative (CHPI) and the Homelessness Partnering Strategy (HPS) will be accessed.

No additional municipal contribution is required other than projected surplus funds from 2013 may be used to fund a temporary one year Housing Administrator and Development Co-ordinator position to assist in the co-ordination and implementation of the ten year Housing and Homelessness Plan. In future years where the implementation of strategies could potentially impact the City or County budgets, administration will seek City and County Council's approval prior to implementing a strategy if the cost of such implementation has not been included in an approved City or County Budget in the respective Fiscal Year;

Funding for the consultation support to develop this plan was 100% provincially funded by Community Homelessness Prevention Initiative (CHPI) program, approved by CR53/2013. CAO-2374 approved \$79,361.25 plus taxes to be allocated to SHS Consulting.

6. CONSULTATIONS:

SHS Consulting was retained to assist in the finalization of the model development, the community consultation process and the completion of the Ten Year Housing and Homelessness Plan.

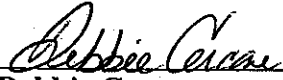
SHS Consulting organized and facilitated workshops, meetings and conducted surveys with community stakeholders and individuals from different sectors, including housing and support service providers, emergency housing providers, funders, residents, and persons with lived experience.

The Long Term Affordable Housing Advisory Committee met over twenty times to develop the HHP.

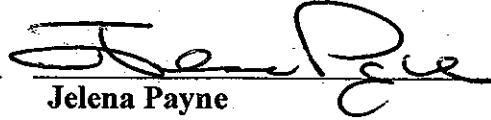
7. CONCLUSION:

The Windsor Essex Housing and Homelessness Plan is a collaborative and community-based effort that will determine the direction for priorities and programs required in the community over the course of the next ten years to address the housing and homelessness needs of the community. The strategies developed in this plan will provide guidelines and an overall approach for creating a system of housing and homelessness that puts people at the centre, moves people into permanent housing quickly, provides supports they need, and facilitates a range of housing choices to meet people's needs. The plan was the result of extensive community consultation including the general public, persons with lived experience and organizations that provide supports to those in need. This work would not have been completed without the hard work and guidance of the Long Term Affordable Housing Advisory Committee who worked many hours to ensure that the plan would meet the needs of people who required housing and homelessness supports.

If approved, the Windsor Essex Housing and Homelessness Plan will provide a foundation to move forward on the progress that has been made in previous years and address the challenges and unmet needs of the current system by implementing the recommended strategies.



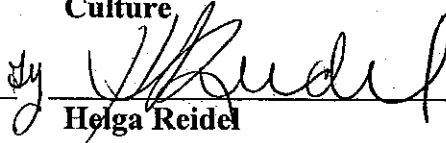
Debbie Cercone
Executive Director of Housing and
Children's Services



Jelena Payne
Community Development and Health
Commissioner and Corporate Leader Social
Development, Health, Recreation and
Culture



Onorio Colucci
Chief Financial Officer/City Treasurer
and Corporate Leader Finance and
Technology



Helga Reidel
Chief Administrative Officer

APPENDICES: (enclosed)

- A) Windsor Essex Ten Year Housing and Homelessness Plan
- B) Windsor Essex Ten Year Housing and Homelessness Plan Background Report

DEPARTMENTS/OTHERS CONSULTED:

Name: Nancy Jaekel, Financial Planning Administrator
Phone #: 519 255-5200 ext. 5171

NOTIFICATION :				
Name	Address	Email Address	Telephone	FAX
Brian Gregg	360 Fairview Ave W. Essex, ON N8M 1Y6	bgregg@countyofessex.on.ca	519-776-6441 ext. 325	
Colleen Mitchell	1555 Stratford Crt. Windsor ON N9G 1W1	commconsult@cogeco.ca	519-984-5339	
Jenna Foley	23 Mill Street West, Kingsville, ON N9Y 1W1	JFoley@resourcenetwork.ca	519-733-8983 x 30	
Marina Clemens	1102 Drouillard Road, Drouillard Place, Windsor, ON N8Y 2R1	mclemens@drouillardplace.ca	519-253-1073	
Anna Angelidis	3450 Ypres Ave, Windsor, ON N8W 5K9	angelidis@lscdg.com	519-254-4824 Ext. 223	
Elayne Isaacs	180 Tecumseh Road East - Windsor, Ontario N8X 2P8	elayne@caunh.ca	519- 977-7782	
Cheryl Porter	495 Glengarry Ave, Windsor, ON N9A 1P5	cporter.gnphc@gmail.com	519-971-8183	
Jim Steele	954 McDougall Ave, Windsor, ON	jsteele@wehc.com	519-254-1681 ext 3226	
Bill Bijl	539 Bruce Windsor ON, N9A 4X1	wbijl@kanataliving.ca	519) 258-2986	

Shelley Gilbert	85 Pitt E Windsor, ON N9A 2V3	gilberts@lao.on.ca	519-256- 7831 X213	
Kelly Udell	23 Mill Street West, Kingsville, ON N9Y 1W1	kudell@resourcenetwork.ca	519-733- 8983	
Janette Calandra	557 Compton Crt. Windsor, ON N9E 4P7	janette.calandra@gmail.com	519-791- 4678	
Major Don Feltham	355 Church N9A 7G9	Don_Feltham@can.salvationarmy.org	519 253- 7474	
Thom Hunt	400 City Hall Square East; Suite 404; Windsor, ON N9A 7K6	thunt@city.windsor.on.ca	519-255- 6543 x6897	
Bill King	360 Fairview Ave W. Essex, ON N8M 1Y6	BKing@countyofessex.on.ca	519-776- 6441	
Allison Prieur	300 Giles Blvd E Windsor, ON N9A 4C4	aprieur@weareunited.com	519 258- 3033	
Karrie Ferguson	360 Fairview Ave W. Essex, ON N8M 1Y6	KFerguson@countyofessex.on.ca	519-776- 6441 X533	
Judith Binder	3522 Bruce Avenue Windsor, ON N9E 4R9	jbinder@cmhc-schl.gc.ca	877-435- 7988	
Brian Hryhorchuk		brian.hryhorchuk@servicecanada.gc.ca		