

5TH REPORT OF THE
LONDON HOUSING ADVISORY COMMITTEE

Meeting held on May 17, 2016, commencing at 12:15 PM, in Committee Room #4, Second Floor, London City Hall.

PRESENT: D. Nemeth (Chair), J. Coley Phillips, A. Galloway, M. Inthavong, J. Malkin, B. Odegaard, J. Peaire, D. Peckham and N. Reeves and J. Martin (Secretary).

ABSENT: K. Kaill.

ALSO PRESENT: J. Binder, J. Browne, S. Giustizia, M. Hardy-Trevenna and G. Matthews.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

2. Provincial Long Term Affordable Housing Strategy

That it BE NOTED that the London Housing Advisory Committee received the attached presentation from S. Giustizia, Housing Development Corporation Executive Lead, with respect to the Provincial Long Term Affordable Housing Strategy.

III. CONSENT ITEMS

3. 4th Report of the London Housing Advisory Committee

That it BE NOTED that the 4th Report of the London Housing Advisory Committee from its meeting held on April 6, 2016, was received.

4. Municipal Council Resolution - 3rd Report of the London Housing Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held April 5, 2016, with respect to the 3rd Report of the London Housing Advisory Committee, was received.

5. Municipal Council Resolution - 4th Report of the London Housing Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held May 3, 2016, with respect to the 4th Report of the London Housing Advisory Committee, was received.

6. Housing Mediation Yearly Report

That it BE NOTED that the Housing Mediation Service Yearly Report for the period September 1, 2014 to August 31, 2015, from G. Matthews, was received; it being noted that a copy of the Report is available for viewing in the City Clerk's Office.

7. Letter of Resignation - Siu Ming Kwok

That it BE NOTED that a communication dated April 4, 2016, from S. Kwok with respect to his resignation from the London Housing Advisory Committee, was received.

8. Defining and Applying Diversity: "Gender Lens"

That it BE NOTED that the Municipal Council resolution from its session held on May 3, 2016 with respect to Defining and Applying Diversity: "Gender Lens", with the related communication dated April 26, 2016, from N. Garrison, Western University, were received.

9. Notice of Public Participation Meeting and Public Open House for the London Plan

That it BE NOTED that the Notice dated May 4, 2016, from J. Adema, Planner, with respect to a Public Participation Meeting and Public Open House for the London Plan, was received.

10. LSTAR - News Releases

That it BE NOTED that the LSTAR(R) new releases dated April 20, 2016, and May 2, 2016, were received.

11. CMHC - Release - March 2016 Housing Starts in London

That it BE NOTED that the CMHC news release dated April 8, 2016, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

12. Mayor's Advisory Panel on Poverty Working Group

That it BE NOTED that the London Housing Advisory Committee (LHAC) renamed the working group to the "London for All Working Group": it being noted that this working group will review the London For All Final Report and provide recommendations for additions to the 2016 LHAC workplan related to significant housing issues identified in the report.

V. ITEMS FOR DISCUSSION

13. Education/Outreach Joint Discussion of Advisory Committees

That it BE NOTED that the London Housing Advisory Committee appointed S. Peaire as their representative at the education/outreach joint discussion of advisory committees; it being further noted that a communication dated April 25, 2016 from S. Ratz Advisory Committee on the Environment and A. Stratton, Transportation Advisory Committee, with respect to this matter, was received.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

14. Notice of Application to Amend the Official Plan and Zoning By-law for Near Campus Neighbourhoods

That it BE NOTED that the Notice dated May 12, 2016, with respect to an amendment to the Official Plan and Zoning By-law for Near-Campus Neighbourhoods to provide a new vision statement and revise boundaries and provisions that permit secondary dwelling units, was received.

VII. ADJOURNMENT

The meeting adjourned at 1:34 PM.

NEXT MEETING DATE: June 8, 2016

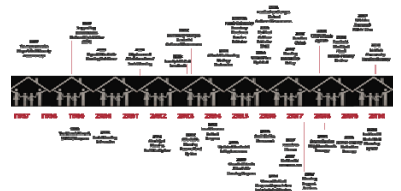


Provincial Long Term Affordable Housing Strategy – Update (LTAHS) and Links to London



London Housing Advisory Committee
May 17, 2016.

The Local Picture – Historical Context



London's Housing Vision:
“...where all members of the community have access to housing that is safe, secure, and suitable to their needs and ability to pay.”


The Local Picture



The Homeless Prevention and Housing Plan

Recognizes limitations, opportunities, and influences...

- Highlights the strengths of our community
- Provides an understanding of local partnerships
- Presents an individual and family centered system
- Incorporates local demographics, income, employment
- Describes housing stock, housing market and affordability
- Outlines community engagement
- Competency and outcome based
- Evidence informed
- Reflects our local track-record



Homeless Prevention and Housing Plan

<p>All members of our community have access to housing that is safe, secure and suitable to their needs and ability to pay.</p>	<p>A coordinated and integrated individual and family centred housing stability approach that is outcome focused and designed to address, reduce and prevent homelessness in London.</p>
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Homeless Prevention and Housing Plan

Strategic Priorities

<p>Provide an integrated mixture of affordable and adequate housing options for the greatest number of people in need.</p>	<p>Individuals and families experiencing homelessness obtain and retain housing and individuals and families at risk of homelessness remain housed.</p>
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Homeless Prevention and Housing Plan

Themes


<ul style="list-style-type: none"> • Focused, Measurable & Targeted Deliverables • Strong System Design • Responsive Governments • Strong and Responsive Administration 	<ul style="list-style-type: none"> • Securing Housing • Housing with Support • Housing Stability • Shelter Diversion • Strategy, Capacity and Competency
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THE HOUSING SERVICES ACT (HSA)

- Requires local housing and homelessness plans
- Focused on allowing more local flexibility in programs and services in affordable housing
- Addresses areas requiring review, amendment, or development of new local rules and processes. Eg. Opportunity for SMs to change the waiting list processes.

Requires alignment with a "provincial strategy" or "policy statement"

- Issued by the Minister
- Updated regularly
- Guides policy including those between ministries



ONTARIO LONG TERM AFFORDABLE HOUSING STRATEGY - UPDATE

- Province of Ontario's plan for housing
- Original in 2010
- Consultations for revised in 2015
- Update released in March 2016



Context

- The 2014-2019 Poverty Reduction Strategy (PRS), Realizing Our Potential, committed the government to update the province's Long-Term Affordable Housing Strategy (LTAHS) to reflect lessons learned and new research on best practices related to housing and homelessness
- The PRS also committed the government to a long-term goal of ending homelessness in Ontario and to seek expert advice, including from those with lived experience, on: defining the problem; developing new measures to collect and track data; and, defining a baseline and setting a new homelessness-related target
- In October 2015, the report of the Expert Advisory Panel on Homelessness was released and in response, Ontario committed to immediate and longer-term actions (Details are provided later in the presentation)
- On March 14, 2016, the government released the update to the Long-Term Affordable Housing Strategy

LTAHS Update: Vision and Outcomes

- The strategy is based on an **updated vision**:
 - *Every person has an affordable, suitable and adequate home to provide the foundation to secure employment, raise a family, and build strong communities*
- This vision is associated with **two overarching outcomes**:
 - Decreased number of people who are homeless
 - Increased number of households achieving housing stability
- Achieving these outcomes can potentially impact a range of **associated outcomes**, including long-term cost avoidance in other sectors such as:
 - Decreased inappropriate use of emergency health care services
 - Decreased use of policing and correctional services
 - Increased employment
 - Increased education outcomes

Housing and Homelessness System Transformation

Current System	Transformed System
Inadequate supply of affordable housing in many communities with financially unsustainable non-profit, co-operative and municipal housing stock	A range of adequate and affordable housing options, provided by the private, non-profit, co-operative and municipal sectors
Social housing wait list system that operates separately from parallel systems providing access to other forms of housing assistance	Coordinated system so that people can access the assistance they need (both financial and non-financial) to achieve housing stability
Range of financial assistance – from a limited number of highly-responsive Rent-Geared-to-Income (RGI) (tied to physical unit), to rent supplement programs and housing allowances	People with housing need can equitably access financial assistance that is responsive to their changing needs, is portable so that it provides more choice in where to live, and encourages economic and social inclusion
Various supportive housing programs managed separately by different ministries, with different (and sometimes uncoordinated) access systems	People are able to access appropriate housing and support services that best meet their needs
An emergency shelter system in transition to support stable housing options for people	Emergency shelters and homeless service-system provides responsive, culturally appropriate services to assist people to become stably housed

LTAHS Update: Themes

Theme	Description
1. Appropriate and Sustainable Supply of Housing	<p>A. More Affordable Market Housing</p> <ul style="list-style-type: none"> Enhance/expand land use planning and municipal finance tools to support the development of affordable housing Encourage small landlords to participate in rental housing provision <p>B. Vibrant Non-Profit Sector</p> <ul style="list-style-type: none"> Promote a vibrant non-profit sector that operates on more business-like principles, while maintaining its social purpose and increasing supply wherever possible Disentangle the provision of social programs (municipal responsibility) from the provision of the physical asset (provider responsibility)
2. Equitable, Portable System of Financial Assistance	<p>A. Framework for a Portable Housing Benefit</p> <ul style="list-style-type: none"> Develop a provincial framework for an income-based benefit that would form a best practice going forward for new investments, and shift current forms of financial assistance to the new standard as appropriate over time <p>B. Simplified Rent-Geared-to-Income (RGI) Calculations</p> <ul style="list-style-type: none"> Meanwhile, streamline and simplify the calculation of RGI subsidies and administration by establishing new rules for in-year income changes and increased flexibility for Service Managers in calculating income

LTAHS Update Themes (continued)

Theme	Description
3. People-Centred, Efficient Housing Programs	<p>A. Modernized Social Housing Programs</p> <ul style="list-style-type: none"> Articulate the future vision for social housing programs Undertake some immediate reforms to support modernization Commit to a process to define the path forward <p>B. Coordinated Access System</p> <ul style="list-style-type: none"> Move towards a more coordinated, effective system that better matches people with housing needs to an appropriate form of assistance <p>C. Transformation of Supportive Housing System</p> <ul style="list-style-type: none"> Commit to working with sector stakeholders to transform the supportive housing system, guided by a Supportive Housing Policy Framework
4. Indigenous Housing Strategy	Commit to an ongoing process of engagement with Indigenous communities and organizations to develop an Indigenous specific housing strategy, reflecting the unique housing and homelessness needs of Indigenous communities
5. Key Steps to End Homelessness	Commit to policy changes and proposed initiatives related to provincial priorities and local enumeration that, combined with related initiatives in the strategy update and previously announced commitments, will support the government's key steps to end homelessness
6. Evidence-Informed System	Continue to build an evidence-informed system that has the capacity to respond effectively to changing needs

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A Place to Call Home: Report of the Panel

Released October 28, 2015, the report of the Panel, *A Place to Call Home*, provided recommendations under four broad categories:

- 1. Defining Homelessness**
 - Definitions of homelessness and chronic homelessness
- 2. Measuring Homelessness**
 - Local enumeration requirement
 - Provincial and local tracking indicators
- 3. Targets and Priorities**
 - Four provincial priorities for action
 - Target to end chronic homelessness in 10 years
- 4. Evidence Base and Capacity Building**
 - Expand the evidence base and build capacity to address homelessness



Social Housing Modernization

Four elements of a social housing modernization framework:

- 1. A modern program framework replacing a patchwork of legacy programs**
- 2. A More Coordinated Access System**
- 3. New Approaches to Financial Assistance**
- 4. A Vibrant Not-for-Profit and Co-operative Housing Sector**

Next Steps: Upcoming Provincial Activities

Consultations will be coming on the following initiatives:

- Inclusionary Zoning
- Planning and Financial Tools
- Second Units
- Small Landlords Strategies
- Coordinated Plan Review
- Ontario Municipal Board (OMB) Review

Federal Budget (Mar 22)

**Building Stronger Communities:
Expanding Affordable Housing
(Homeless Prevention/ Housing)**

Overview: \$2.3 B over 2 years, starting in 2016

Homelessness Prevention:

- Evidence-based housing activities
- Support for youth, persons fleeing violence and veterans
- Housing Partnership Strategy (\$111.8 M over 2 years)



Federal Budget (Mar 22)

**Building Stronger Communities:
Expanding Affordable Housing**

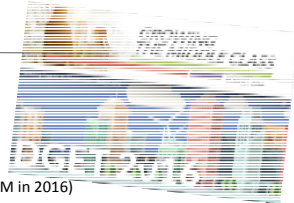
Social and Affordable Housing:

Repairs and maintenance of social housing (\$500M in 2016)

Doubling Investing in Housing Initiative (\$216.6M in 2016)

\$500 M / year loan fund for municipal and social housing finance (CMHC)

**AND WORK TOWARD A NATIONAL HOUSING STRATEGY
OVER THE NEXT YEAR!!!**



Housing Contacts:

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