

3RD REPORT OF THE
LONDON HOUSING ADVISORY COMMITTEE

Meeting held on February 14, 2018, commencing at 12:18 PM, in Committee Room #5, Second Floor, London City Hall.

PRESENT: J. Coley Phillips (Chair), N. Calford, A. Galloway, M. Inthavong, K. Kaill, J. Malkin, D. Nemeth, B. Odegaard, J. Peaire, J. Stickling and H. Lysynski (Acting Secretary).

ABSENT: D. Peckham and N. Reeves.

ALSO PRESENT: J. Binder, A. DiCicco, S. Giustizia, P. Kokkoros, G. Matthews, D. Purdy, J. Richardson and L. Tulk.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

2. Homelessness Prevention

That it BE NOTED that the London Housing Advisory Committee received the attached presentation from J. Richardson, Manager, Homelessness, with respect to homelessness prevention.

3. Timing of Building Permit Issuance

That it BE NOTED that the London Housing Advisory Committee heard a verbal presentation from P. Kokkoros, Deputy Chief Building Official, with respect to the length of time it takes to issue building permits.

III. CONSENT ITEMS

4. 2nd Report of the London Housing Advisory Committee

That the attendance record in the 2nd Report of the London Housing Advisory Committee from its meeting held on January 10, 2018 BE AMENDED to reflect K. Kaill as Absent.

5. Municipal Council Resolution - 2nd Report of the London Housing Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on January 30, 2018 with respect to the 2nd Report of the London Housing Advisory Committee, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

None.

V. ITEMS FOR DISCUSSION

6. Role of the London Housing Advisory Committee

That it BE NOTED that a general discussion was held with respect to the role of the London Housing Advisory Committee, including presentations that the Members would like to receive at future meetings; it being noted that the following people volunteered to provide information, when appropriate, to a future meeting:

- J. Coley Phillips – London Housing and Housing Development

- Corporation;
- N. Calford - LSTAR; and,
- G. Matthews and L. Tulk – students.

7. Meeting Date Discussion

That the following actions be taken with respect to the London Housing Advisory Committee (LHAC) meeting date:

- a) Thursday BE APPROVED as the regular LHAC meeting day; and,
- b) the Acting Committee Secretary BE REQUESTED to determine which Thursday of March, 2018, best accommodates the majority of members schedules for the next meeting.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

8. (ADDED) Short Term Accommodations Survey

That it BE NOTED that the London Housing Advisory Committee held a general discussion related to the City of London Short Term Accommodations Survey.

VII. ADJOURNMENT

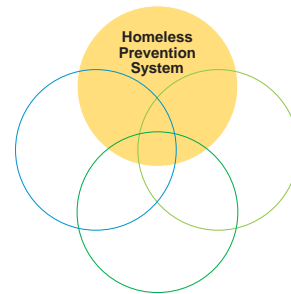
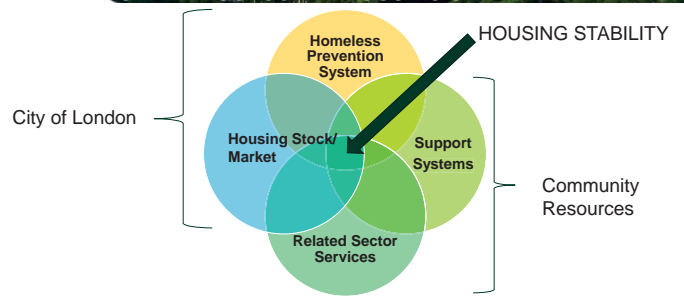
The meeting adjourned at 1:13 PM.

NEXT MEETING DATE: March 14, 2018



Homeless Prevention Update

London Housing Advisory Committee
February 14, 2018



The Vision

The City of London's Homeless Prevention System is 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.

Outcomes

Two primary outcomes guide the efforts and form the basis for the indicators of success.
Individuals and families experiencing homelessness obtain and retain housing.
Individuals and families at risk of homelessness remain housed.

Progress is measured through:

- Enumeration Events
- Statistical Reporting such as emergency shelter use
- Evaluation – Order to Reside; Veterans, Housing Stability Bank
- Homeless Management Information System



Definition of Housing Stability/Housing First

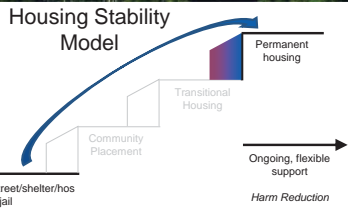
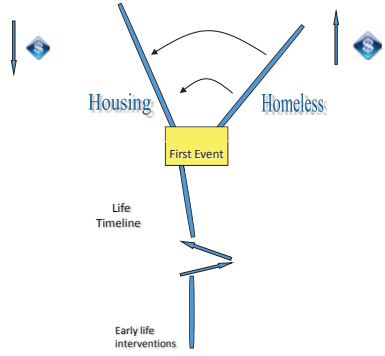
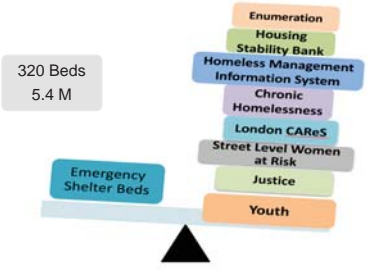
"A Housing First or Housing Stability approach assists individuals and families by seeking out and supporting the right housing, at the right place, with the right level of support to develop lasting housing stability." A Homeless Prevention System for London

A housing and service intervention that provides **immediate access to permanent housing and support services** and is based on a philosophy of **client choice**. Participants are not required to participate in psychiatric treatment or attain a period of sobriety in order to obtain housing.





HOMELESS PREVENTION



Pathways to Housing



Frequent use of acute care services



Institutional Circuit

Pathways to Housing



HOMELESS PREVENTION

The Homeless Prevention System for London



How the Homeless Prevention System Interconnects

The Homeless Prevention System focuses efforts on achieving housing stability for individuals and families at risk of homelessness or experiencing homelessness. The chart above provides a visual description of how the areas of focus and actions identified in the implementation plan all link to achieving housing stability.



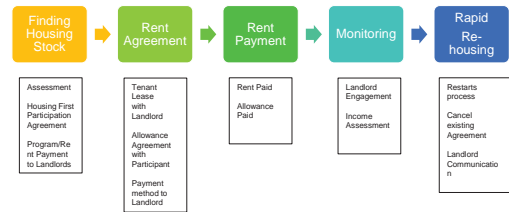
Housing Stability Primary Components

- **Intentional Connection:** 'by-name lists', use of SPDAT, no readiness requirements
- **Housing Selection:** employs Housing Finders, builds housing stock, choice of housing, active relationships with landlords (at least monthly), crisis diversion, inspection of units, rapid rehousing
- **Intensive In-Home Support:** anchors participants to home, intensive case-management, service on evenings, weekends, and holidays, "whatever it takes for as long as it takes"
- **Emergency Shelter Diversion:** maintains partnerships to help prevent returns to emergency shelter, applies a rapid housing strategy to reduce length of time in emergency shelters
- **Community Belonging:** strength based approach, anchor participants to their neighbourhoods, community integration, coordinates strong support networks

13



Housing Finder Service Path



london.ca

14

Housing First Programs in London

In London, Housing First programs include:

- Access to attainable housing in the neighbourhood of participant's choice with no readiness requirements to be eligible for permanent housing;
- Intensive in-home support focused on housing stability;
- Use of tools including Service Prioritization Decision Assistance Tool (SPDAT), and SMART Goals;
- Service provided during evenings, weekends, and statutory holidays;

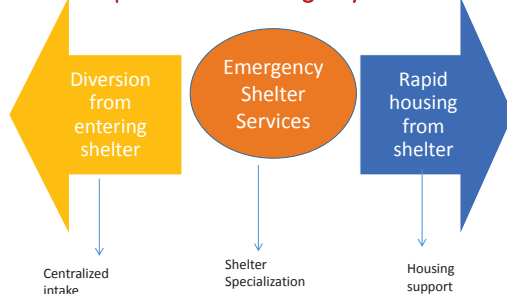
15

Housing First Programs...cont'd

- Adherence to recommended Housing First caseloads, considering participant acuity and stage of housing stability and moderate or intensive case management needs;
- Build relationships with landlords, navigate challenges that impact tenancy as they arise and ensure payment of rent;
- Inspection of units to determine whether they meet minimum property standards and to assess for damage; and,
- An understanding of, and use of, rapid rehousing and emergency shelter diversion practices.

16

Reduced pressures on emergency shelter use



17

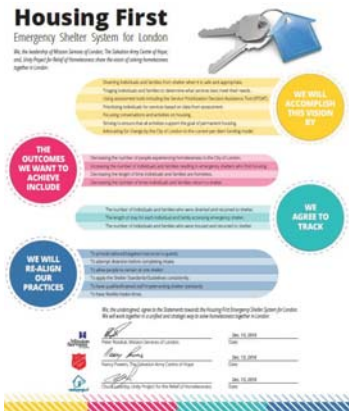


Is emergency shelter a process or a destination?



Iain DeJong Org Code

18

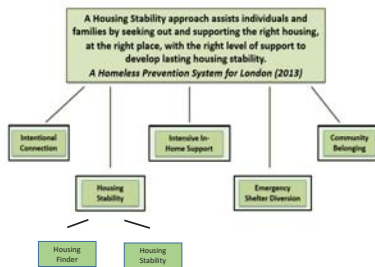


19

London Cares Homeless Response Services



20

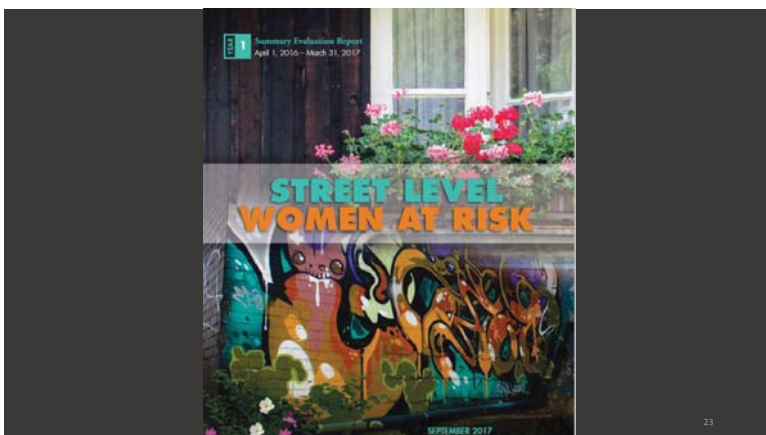


21

- First organization in London to use a Housing First approach
- 367 permanent housing placements
 - 231 participants have been housed
 - 136 participants have been re-housed
- 100% of participants have a say in where they live
- 90% of individuals have maintained their housing for one year or more



22



23

What is Street Level Women at Risk

- Street Level Women at Risk (SLWAR) Collaborative assists women who are experiencing homelessness and engaged in street involved sex work to secure permanent housing with supports.
- Using a housing stability/Housing First approach, SLWAR provides rapid response, assistance in securing housing and landlord/tenant relations, intensive in-home support, coordinated referrals and intentional connections focused on sustainable exit strategies, long-term health and well-being and community integration and belonging.

24

Key Findings

- 28 women participated in SLWAR between April 1, 2016 and March 31, 2017
- 86% of women had experienced chronic homelessness before entering SLWAR
- 100% secured permanent housing
- 93% remained housed
- 17% stopped their involvement in sex work
- 85% had no new criminal charge during their participation in SLWAR

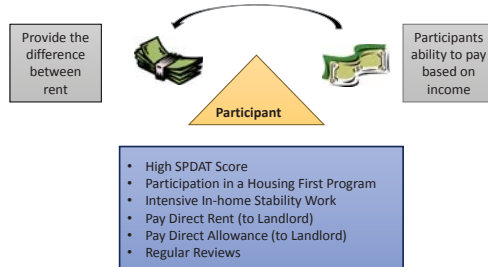
25

Homeless Prevention Allowance Program

- Allowances are flexible investments in long-term housing stability. Allowances support the Housing First approach by assisting with rapid access to permanent housing in the neighbourhood of the participant's choice for individuals and families experiencing chronic homelessness combined with higher acuity and/or extensive emergency shelter stays.
- Providing a flexible investment in housing stability through Allowances combined with in-home intensive support assist with solving chronic homelessness in London.

26

London Homeless Prevention Allowances



27

Project Home: A Youth and Justice Collaboration

- The Housing First Youth and Justice Collaboration aims to transition individuals involved with the justice system and youth residing at an emergency shelter into permanent, sustainable housing with intensive in-home support and shared case management.
- 50 individuals are housed.

28

Rotholme Women's and Family Diversion Project

Goal: To prevent and reduce family homelessness.

- Expected Outcomes:
 - Reduced shelter admissions
 - Increased housing stability
 - Increased health outcomes
 - Increased quality of life
 - Decreased use of health, social and justice services
 - Reduced number of families experiencing homelessness
 - Reduced costs (shelter, health, social and justice)

29

Key Findings

- Rotholme's pilot program was found to be effective for preventing family homelessness
- A low percentage of families ended up in shelter when accessing the diversion program (only 3% between April-Dec 2017)
- As many as 90% of the families were known to still be housed at 18-months follow up (the remaining 2 families could not be contacted)
- Family homelessness is a serious problem that can be prevented with early intervention

30



Jan Richardson, Manager, Homeless Prevention,
Neighbourhood, Children & Fire Services
jrichardson@london.ca
519-661-CITY (2489) ext. 5228

www.london.ca