

<b>TO:</b>	<b>CHAIR AND MEMBERS COMMUNITY and PROTECTIVE SERVICES COMMITTEE MEETING ON, JUNE 17 2019</b>
<b>FROM:</b>	<b>SANDRA DATARS BERE MANAGING DIRECTOR HOUSING, SOCIAL SERVICES AND DEARNESS HOME and</b>
<b>SUBJECT:</b>	<b>HOMELESS PREVENTION AND HOUSING PLAN 5 YEAR REVIEW AND UPDATE - PROCESS</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Housing, Social Services and Dearness Home, that the following actions be taken with regard to the Homeless Prevention and Housing Plan update:

- a) That this report **BE RECEIVED** for information; and,
- b) That this report **BE CIRCULATED** to stakeholders, agencies, and community groups including, but not limited to: London Housing Advisory Committee, London Middlesex Community Housing; London Homeless Coalition; and Housing Development Corporation, London.

**IT BEING NOTED THAT** staff are currently consulting with the community with respect to the Homeless Prevention and Housing Plan update. Civic Administration will return to Council with results of the engagement and a draft of the City’s new Plan in fall 2019.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- Housing Services Act Requirements Related to a Local Housing and Homelessness Plan (CPSC: June 17, 2013)
- Homeless Prevention System for London - Three Year Implementation Plan (CPSC: April 22, 2013)
- Community Homelessness Prevention Initiative (CSPC: December 17, 2012)
- Community Homelessness Prevention Initiative Funding Allocation for January 1, 2013 to March 31, 2014 (CSC: October 22, 2012)
- Elimination of Community Start Up and Maintenance Benefit (CSC: October 22, 2012)
- Community Homelessness Prevention Initiative Homelessness Social Assistance Regulation Amendments (CSC: September 10, 2012)
- Housing Services Act (CSC: December 19, 2011)
- London Community Housing Strategy 2011 Community Update Report (CNC: May 17, 2011)
- London Community Plan on Homelessness (CPSC: November 8, 2010)
- City of London Community Housing Strategy (CPSC: June 21, 2010)
- 2013 to 2019
- Increasing Housing Supply in Ontario (PEC: March 18, 2019)

<b>BACKGROUND</b>
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As with many large Canadian municipalities, the challenges associated with homeless prevention and housing stability are growing within an increasingly complex environment. The community is experiencing more individuals staying longer in emergency shelters, the waitlist for social housing has grown 70% over the last two years, there is an upward pressure on the average market rent as a result of a 2% vacancy rate in the private market and London continues to be ranked 4<sup>th</sup> nationally in the level of housing need in the community.

This combination of those drivers and combined with a growing number of individuals and families across almost all demographic groups and geographic areas, has often been referred to as London’s housing crisis.

The purpose of this report is to update Municipal Council and the community on local actions, current plans, and proposed strategies required to address needs within a system approach to homeless prevention and housing. This report will:

- Provide an update on the Homeless Prevention and Housing Plan;
- Outline the coordinated approach being undertaken by municipal services and community partners; and,
- Align the emerging strategies and initiatives, included the City of London’s Multi-Year Strategy and proposed budget with the work on the Homeless Prevention and Housing Plan, and within other related municipal plans and strategies.

ANALYSIS

Context

As homeless prevention and housing efforts continue to remain a priority for all levels of government, a wide array of related strategies, actions and plans are emerging. Pre-existing regulatory and funding frameworks that have governed the homeless prevention and housing sectors for a substantial period of time have also been evolving in recent months. Attached as “Appendix A” for an itemized list of the recent announcements.

As a result, civic administration is renewing the Homeless Prevention and Housing Plan (HP&H Plan). The HP&H Plan will guide the work of the City’s Homeless Prevention and Housing Services areas, and identify strategic direction across the corporation and with partner agencies, principally London Middlesex Community Housing (LMCH) and Housing Development Corporation, London (HDC), and community agencies and organizations.

Update on the Homeless Prevention and Housing Plan

The City of London’s HP & H Plan is being updated in 2019.

- The purpose is to identify local needs and to a community plan that will guide the work of homeless prevention and housing over the next five years.
  - The plan primarily links homeless prevention and housing needs to related strategies and priorities with outcomes and measures. The plan also fulfills the provincial Service Management requirement related to a local homeless prevention and housing plan within the *Housing Services Act, 2011*.
- The HP&H Plan will help London move toward the goal of housing stability for individuals and families.

In March 2019, civic administration began to engage with the community through two channels for the public:

1. An Online Survey – A theme-based survey to share their ideas about homeless prevention and housing in London through a theme-based survey.
2. Facilitating A Community Conversation – To lead and/or participate in a guided community conversation. Attached as “Appendix B” for more information.

Throughout May and June, Civic Administration scheduled 5 theme-based public consultations. These consultations provided the community an opportunity to review and provide feedback on draft strategies to be included in the HP & H Plan. The consultations also include a keynote address from an expert related to the theme of the discussion as

attached in “Appendix C” regarding these public consultations.

Information about the HP & H Plan, including the survey, community conversation documents and information about the public consultations, is posted on the City’s engagement-focused website: [www.getinvolved.london.ca/HPHlondon](http://www.getinvolved.london.ca/HPHlondon)

There has been significant engagement within this process. On average, the consultations have had 80 individuals attend the sessions.

The last public engagement session is scheduled for June 19<sup>th</sup>. Responses to the survey and their completed Community Conversation Toolkit may be submitted until June 30<sup>th</sup>.

Once the public consultations phase has been completed, civic administration will begin the process towards completing the HP & H Plan. This includes collating and analyzing input from the surveys, community conversations toolkits and the public consultations, validating this input with the community, key stakeholders and colleagues across the corporation and, finally, writing the HP & H Plan.

In the fall of 2019, The HP & H Plan will be presented to the London Housing Advisory Committee, London Homeless Coalition and Municipal Council for recommendation for approval.

### **Advancing a Coordinated Approach to Implementing the Homeless Prevention and Housing Plan**

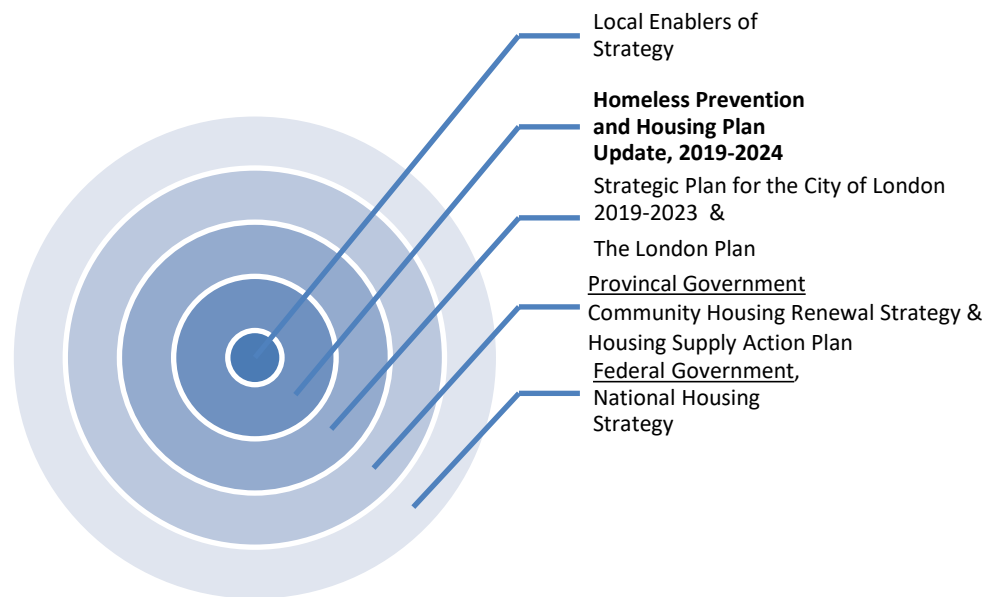
As a guiding vision for the HP & H Plan, civic administration has been working towards a strategy that supports housing stability for all. This vision extends beyond a single service area within the City of London. The implementation of strategies for the HP & H Plan will include tools and actions led by many service areas, including Homeless Prevention and Housing Services, Development Services, City Planning, as well as agencies such LMCH and HDC. Attached as “Appendix D” provides an overview of a system approach to striving towards housing stability in the community.

Civic Administration recognizes that it is important to work collaboratively both internally and with stakeholders to coordinate homeless prevention and housing policy frameworks and implementation strategies. A coordinated system-wide approach to the entire range of housing options and solutions is required by the City in order to address housing stability.

### **Alignment of Strategies with the Homeless Prevention and Housing Plan**

The HP & H Plan requires Municipal Council approval and adoption as required under the Housing Services Act. The HP & H Plan acts as an umbrella document reflecting the work that is occurring across the corporation and senior levels of government.

The following provides a visual of the various spheres of influencers that surrounds the HP & H Plan.



Under the federal government, the National Housing Strategy (NHS), A Place to Call Home was launched that provided funding to support building new, and enhancing existing, capital, as well as delivering new programming. The HP & H Plan must focus how to leverage these funding opportunities as well as ensure that the City is maximizing federal and provincial funding first. NHS, from an operations perspective, will be full operationalized in April 2020.

In recent months, the province has released two guiding plans for community (social) housing sector and as well as a plan to develop more housing stock across the province broadly. Through the Community Housing Renewal Strategy, the City's HP & H Plan must operationalize the two emerging programs: Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative. Both programs seek to transition from expiring program dollars to new funding investment in housing.

Under the provincial's government's proposed Bill 108 "More Homes, More Choice Act", the City's HP & H Plan must be cognizant proposed changes to the Planning Act, Development Charges Act, and various other provincial legislation as it impacts the City's ability to create, retain, and enhance existing housing stock.

The City's 2019-2023 Strategic Plan is an important step in defining the priorities that Council and Administration will deliver on over the next four years. Many of these strategies include homeless prevention and housing efforts. The HP & H Plan will be in alignment with these strategies to reflect the strategic direction of council.

Local enablers of the strategy include the homeless prevention and housing services and community that will support the outcomes of the HP & H Plan. These enablers include, but are not limited to, the Housing Division, Homeless Prevention, City Planning and Development Services, LMCH, HDC, the development sector, community (social) housing providers, homeless prevention sector, mental and physical health care sectors, justice and corrections and other related sector services.

The following provides a summary of internal City of London strategies related to homeless prevention and housing and how civic administration is working to ensure a coordinated system response and alignment:

Strategic Alignment with The Plan		Initiative	Committee	Date of Submission	Description of Initiative
Homeless Prevention and Housing Plan			CPSC	Late Q3	The City of London's Homeless Prevention and Housing Plan is being updated, which provides the City an opportunity to create a community plan that will guide the work of homeless prevention and housing over the next five years. The HP & H Plan will help London move towards the goal of housing stability for individuals and families.
Canada-Ontario Community Housing Initiative and the Ontario Priorities Housing Initiative Investment Plan			CPSC	June 2019	Canada-Ontario Community Housing Initiative (COCHI) and the Ontario Priorities Housing Initiative (OPHI) are two new programs announced by the provincial government to support capital and operational funding in Ontario. The City is required to report to the province how the City intends to invest these funds over the next three fiscal years. The COCHI and OPHI Investment Plan provides council with a recommendation from civic administration with respect to how that funding will be distributed. The funding allocations approved by council will determine the types of programmed offered by housing over the next three fiscal years.
Tools for Creating, Retaining, and Enhancing Housing Stock	Affordable Housing Development Toolkit		PEC	Initial: June 2019; and Final: Q4 2019.	The Affordable Housing Development Toolkit will identify various planning tools supportive of the development of affordable housing and the timelines for implementing various new policies, incentives, regulations, processes, and programs (i.e. the "tools") within the "toolkit". These identified tools support the development of new affordable housing units.
	Affordable Housing Community Improvement Plan		PEC	Final Q4 2019	Community Improvement Plans (CIPs) allow for a range of strategic City and community-led actions related to community economic development, affordable housing, or environmental or social improvement. Actions under a CIP may include the provision of incentive programs for identified "project areas" (portion of city or entire city). Programs in project areas may include grants, loans, or other processes or regulations to support the development of new affordable housing units.
	Section 37 (Bonusing) Criteria Review		PEC	Final Q3 2020	The City will undertake a review to investigate how bonusing and community benefit provisions under section 37 of the <i>Planning Act</i> may better reflect priorities of Council, including affordable housing targets. The review will take into consideration any legislation changes or new regulations associated with Bill 108, the "More Homes, More Choice Act, 2019".
	Masonville Transit Village Secondary Plan		PEC	Final Q4 2019	The London Plan identifies that the "Transit Village" Place Type is intended for high density, mixed-use urban neighbourhoods. Secondary Plans provide a greater level of detail and more specific policy guidance in order to create a plan for the future development of a Transit Village. Affordable housing opportunities may

				be considered in the policies of the Secondary Plans for Transit Village areas.
<b>Inclusionary Zoning</b>		PEC	Q3 2020	Inclusionary Zoning is zoning regulations that would require private development proposals with residential units to include affordable units as part of those proposals, and require those units to be maintained as affordable over a period of time. The City will investigate the potential for Inclusionary Zoning policies and regulations and will take into consideration any legislation changes associated with Bill 108, the "More Homes, More Choice Act, 2019".
<b>ReThink Zoning</b>		PEC	Terms of Reference: May 13, 2019	Achieving the city-building vision of The London Plan requires development, and the Zoning By-law, to be consistent with and supportive of The London Plan. ReThink Zoning is the process of writing a new zoning by-law for London to implement the policies of the Plan. It is also an opportunity to consider development regulations that support the goals and vision for the City that have been established in the London Plan.
<b>Retaining Community Housing</b>	Annual Shareholder Update – LMCH and HDC	SPPC	June 2019	LMCH is building a collaborative and foundational plan to revitalize, regeneration, and grow the city owned community (social) housing stock. Through LMCH's update to City Council, they will articulate plans on how to strengthen community housing through vibrant, connected and sustainable neighbourhoods in London and Middlesex County.
	LMCH Renew and Repair CMHC Application Process	SPPC	TBD	LMCH is working collaboratively with CMHC to access funds from the Renew and Repair stream of the Co-Investment Fund, as part of the National Housing Strategy. The purposes is to support LMCH's outstanding capital request to help enhance and repair existing units.
	LMCH Regeneration - Amendments for Regeneration Sites	PEC	Final Q4 2020	A City-initiated review and amendments to The London Plan and Zoning By-law may be undertaken to recognize the infill and urban regeneration potential of unique sites across the city (such as LMCH sites) as well as identifying tenant-supportive uses. Such amendments could recognize the potential for these sites to deliver on affordable housing objectives.
<b>Review of Service Delivery for Housing</b>		SPPC	Late Summer 2019	As the designated Service Manager, the City wants to ensure that housing is delivered efficiently and effectively in order to maximize its investment in housing programs and services that are provided to the community. To ensure the City is maximizing its investment in housing, KPMG will be

			undertaking a review of the delivery of housing programs and services that are specific to the shareholder agreement between City and London Middlesex Community Housing Corporation (“LMCH”), the City and Housing Development Corporation, London (“HDC”). The review will evaluate the current service delivery model, including the relationships, roles and functions of the City and the two housing corporations
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<b>FINANCIAL IMPACT</b>
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This report and attachments have no related financial impacts.

<b>CONCLUSION</b>
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City Council will be given the opportunity to review a number of homeless prevention and housing related initiatives over the coming year. Civic administration and agencies will continue to coordinate to ensure alignment of strategies and actions across the corporation. By working in a collaborative model, the City will be continue to strive towards successful implementation of the HP & H Plan.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
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