

An Overview of Housing Solutions

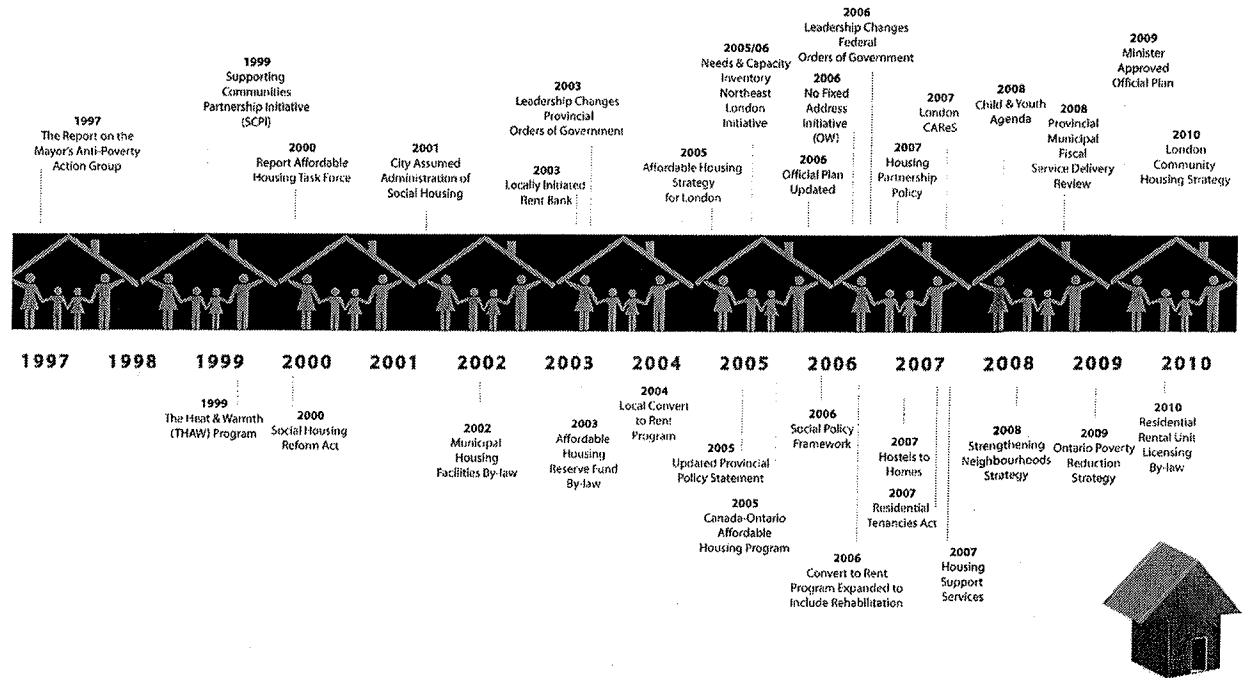
Within the London Community Housing Strategy

London
CANADA

London Housing Advisory Committee
December 12, 2012



Context: The History





Context: Understanding the Language

Affordable Housing provides up-front capital funds to reduce carrying costs, such as mortgages, to keep ongoing costs/rents low. *Almost 1100 units of affordable housing were developed under the Affordable Housing Program .*

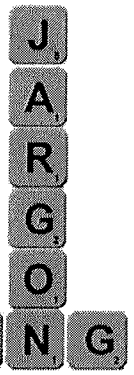
Social Housing requires ongoing operating subsidy to adjust rental costs based on tenant eligibility and income and waiting list priority. *Social Housing was divested to municipalities in 2000 from the Province and exists within public, non-profit, private, and co-operative housing.*

London and Middlesex Housing Corporation is often referred to as London Housing or **Public Housing** as the City is their sole shareholder. *LMHC is the largest of many social housing providers with almost 3300 of over 8000 total units.*

Supportive Housing provides comprehensive and long term in-home supports for those requiring more intensive assistance to daily needs. *These housing solutions continue to be provided through health and other sectors.*

Housing with Supports refers to in-home supports to daily living that are provided to those able to otherwise reside within market or other standard community housing options. *London CAREs is piloting housing with supports for those experiencing chronic homelessness.*

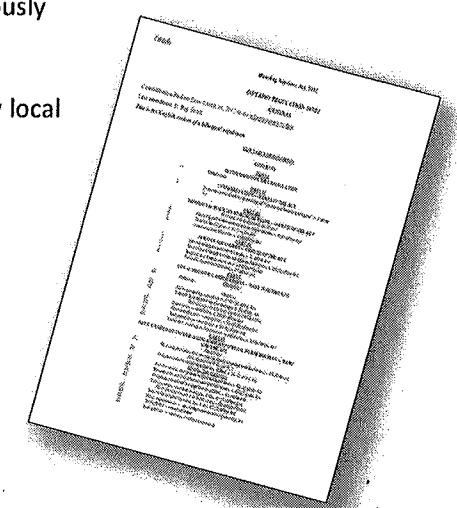
Homelessness refers to situations where individuals or families have either no home (including those in shelters) or are at imminent risk of losing their home. **Housing First** refers to the priority of housing solutions and includes supporting the unique underlying needs to staying housed.



Context: Current Legislative Framework

THE HOUSING SERVICES ACT (HSA)

- Requires a new 10-year local integrated housing and homelessness plans from Service Managers (SM), including areas of provincial interest.
- SMs will have opportunity for more flexible programs and services in affordable housing and the elimination of some areas previously requiring MMAH consents.
- Areas requiring review, amendment, or development of new local rules and processes. Eg. Opportunity for SMs to change the waiting list processes.
- Provides the Housing Services Corporation more flexibility to offer new services and supports.





Context: Funding Framework

INVESTMENT IN AFFORDABLE HOUSING (IAH):

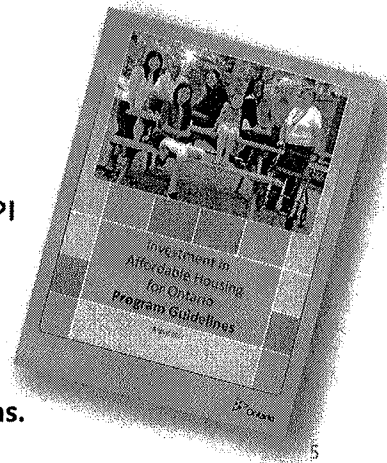
- A Fed./Prov. bilateral agreement covering 2011-2014 harmonizing investments and reporting related to affordable housing.
- Replaces funding previously provided separately for affordable housing initiatives from Fed., CMHC, and Prov. and aligns within HSA. \$13.6 million to March 2015.
- Four general categories:
 1. Increasing supply of affordable housing ,
 2. Improving affordability for those in housing crisis,
 3. Improving/preserving the quality of affordable housing, and
 4. Supporting safe independent living.

COMMUNITY HOMELESSNESS PARTNERSHIP INITIATIVE – CHPI

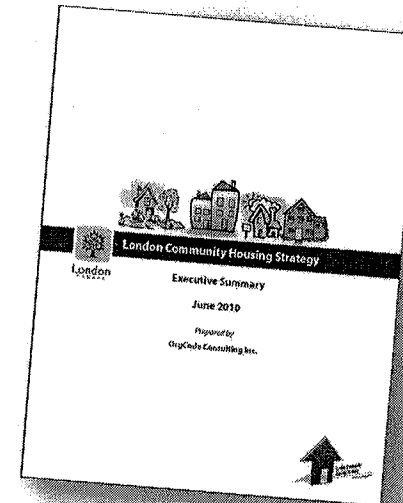
- Consolidated homelessness funding (See Homelessness)

BUILDING A TOOLBOX APPROACH...

Multiple targeted priorities, actions, and integrated solutions.



London Community Housing Strategy



London Community Housing Strategy (LCHS) 2010

A broad framework guiding 48 Strategic Objectives with 100 project initiatives over 5 years....

Under a Single Vision...

A city of London where all members of the community have access to housing that is safe, secure, and suitable to their needs and ability to pay.



Based on Many Existing Services for those...

Experiencing Homelessness



In Housing Crisis



Requiring Housing With Some Supports



Requiring Supportive Housing



Requiring Appropriate Affordable Housing



Self Directed Market Housing



Requiring Affordable Housing



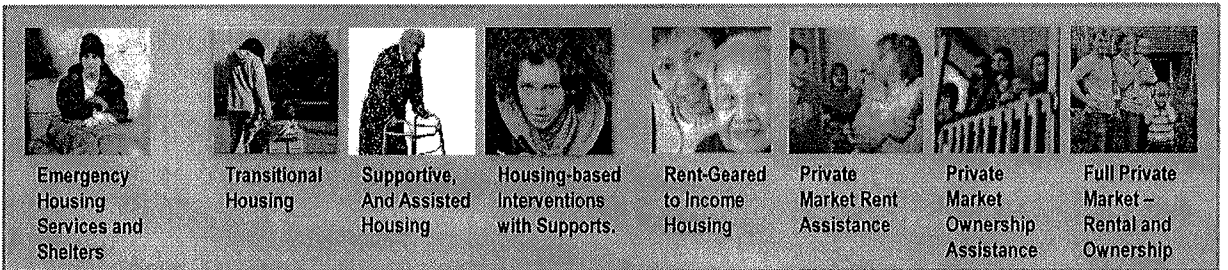
A strong history of innovative programs and initiatives related to housing and homelessness services in London.



Creating a Continuum of Housing Options

Based on housing options that do not REQUIRE movement between solutions.

Along a spectrum that reflects: types of housing solutions, varying levels of service, and options that are age and demographically appropriate.



With Supports....

To More Independent Options

Focused on...Securing Housing Staying Housed with Supports Retaining and Stabilizing Housing

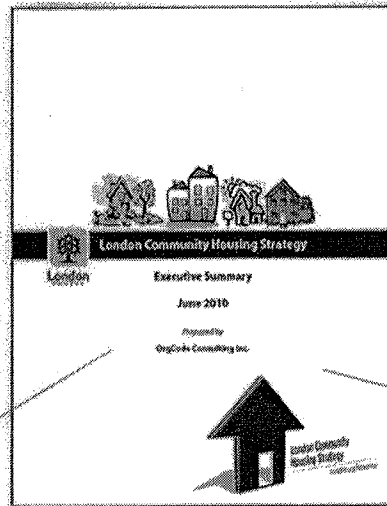
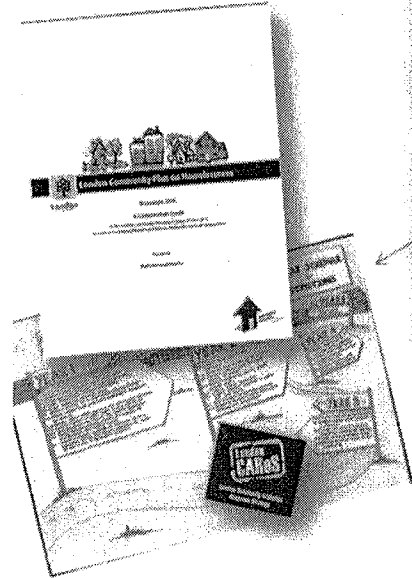
Homelessness Related Solutions Support Based Solutions Affordable Living Based Solutions

Pre-Housing Services & Temp/Emergency Shelter Stabilized Housing Solutions



With an Integrated Homelessness Plan

Support Based Housing Solutions To Homelessness



Options for Affordable Living

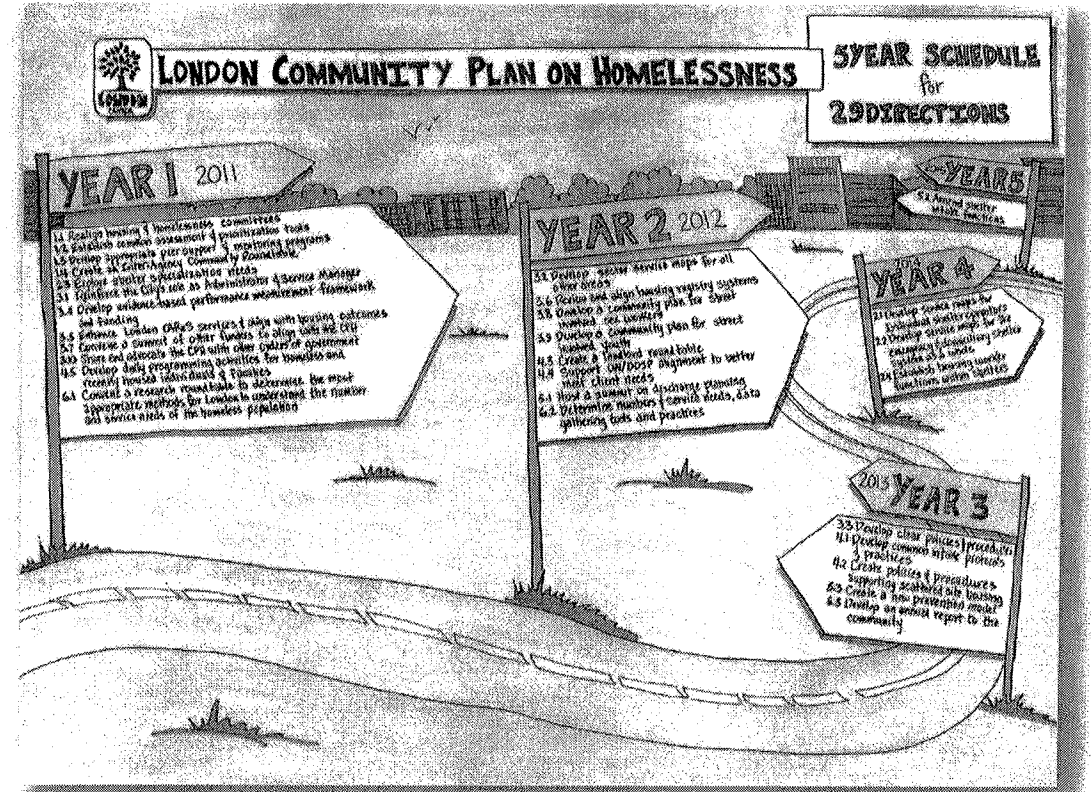


Affordable Housing Targets

Integrated Community Plan on Homelessness with a roadmap of actions



Strategic Alignment – From Plan to Action



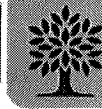


Theme 1: Strong System Design

Goal: A London based regional approach to integrate homelessness and housing initiatives through a centralized administration

Approach: ORGANIZATIONAL CHANGE FOR EFFECTIVE STRATEGY IMPLEMENTATION

- Strategic Objectives:**
- 1.1 Focus on housing and homelessness together.
 - 1.2 Central administration within the City for housing and homelessness change initiatives.
 - 1.3 Decentralize Ontario Works office.
 - 1.4 Regional identity.



Theme 1: Strong System Design

Brief Update: The Housing Services Act together with the Housing Strategy have led to....

- New and updated local rules for social housing (in progress)
- Redesign of London CARES (2011/2012) focusing on Housing First for those with complex homelessness needs
- 2012 New Federal Provincial Investing in Affordable Housing (IAH) funding allowing for a "toolbox" approach to housing solutions and targets
- Creation of a municipal housing supplement with supports aligned with London CARES
- Ongoing decentralization in Ontario Works with a new service site at LUSO
- System reengineering work guided by the Child and Youth Network's Neighbourhood Engagement and Development in identified priority neighbourhoods
- Revising strategy and plan into an updated 10 year Housing and Homelessness plan
- Ongoing discussions with health and other sectors related to housing





Theme 2: Integrated Responses

Goal: Alignment and development of outcome based permanent solutions to homelessness

Approach: FOCUS ON PERMANENT SOLUTIONS TO HOMELESSNESS

- Strategic Objectives:**
- 2.1 Review London CAREs
 - 2.2 Target H2H style program
 - 2.3 Reduce shelter use and beds
 - 2.4 Review shelter system and services
 - 2.5 Supports to people once housed
 - 2.6 Invest in prevention strategies
 - 2.7 Align funding to priorities and needs
 - 2.8 Consider Supported Employment
 - 2.9 Shared client Information System
 - 2.10 Outcome based funding
 - 2.11 Determine homeless numbers/needs
 - 2.12 Community Plan on Homelessness



Theme 2: Integrated Responses

Brief Update:

Focus on retooling London CAREs within a Housing First approach

- Strengthened focus on integrated services and housing supports
- Enhanced co-ordinated work of street outreach, housing locator, and housing supports
- Continued deployed through new service contracts with community partnerships,
- More co-ordinated recruitment, training, and action.

Focus on responding through new Community Homelessness Prevention Initiative

- New provincial funding consolidating 5 program based funding allocations
- Increased local flexibility
- Authorized within the Housing Services Act and aligned locally within a revised 10 year strategy
- End of Community Start-up and Maintenance benefit in social services (OW and ODSP)
- New services will be aligned within 3 key areas of integrated homelessness services:
 - Securing Housing (related to those at risk or currently experiencing homelessness)
 - Supports (related to staying safely and appropriately housed)
 - Stabilizing Housing (retaining housing as part of broader community engagement)





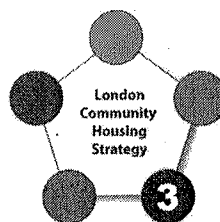
Theme 3: Responsive Governments

Establish London as an equal partner with other orders of government

Goal:

Approach: WORKING WITH OTHER ORDERS OF GOVERNMENT

- Strategic Objectives:
- 3.1 Increase London Profile
 - 3.2 Increase income supports
 - 3.3 Strengthen capacity of housing providers
 - 3.4 Improve discharge planning/shelter diversion
 - 3.5 Increase investment in services to newcomers
 - 3.6 Expand responses for Aboriginal people
 - 3.7 Adjust shelter allowance and rent/utility scales
 - 3.8 Continue Federal investment in social housing
 - 3.9 Permit social housing to borrow against equity
 - 3.10 Provide new grants to maintain stock
 - 3.11 Continue with bilateral funding programs
 - 3.12 Provide rent subsidies and supplements
 - 3.13 Clearer policy direction related to Planning
 - 3.14 Reinvest cost recovery into new housing
 - 3.15 Amend local priority rules in social housing
 - 3.16 Acquire property from all governments



Theme 3: Responsive Governments

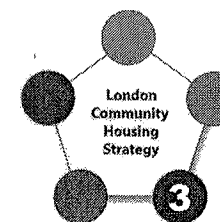
Brief

Update:

Focusing on the Importance of Housing across governments and services...

- Continued local leadership related to housing through advocacy to other orders of government related to:
 - mental health and related supportive housing needs at MPP meetings
 - housing strategy and sustainable funding with MP and MPP meetings
 - discussions with health sector regarding co-operative initiatives and pilots (veterans, youth mental health, etc).
- Policy Position Brief: A Housing Benefit for Families with Low Income paper of the Child and Youth Network (CYN).
- Local responses to the Commission for the Review of Social Assistance in Ontario
- Dialogue within the grassroots community groups reflecting interest in safe and affordable housing

Investment in Affordable Housing (IAH) - Bilateral provincial/federal funding program to March 2015.



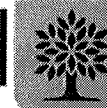
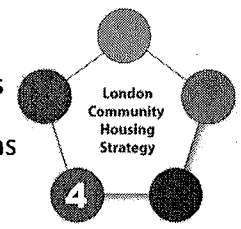


Theme 4: Focused & Measurable Outcomes

Goal: 1000 new affordable housing units throughout London (a mix of supplements, existing, built form, new units, and specialized units) to begin filling priority gaps within the housing continuum.

Approach: FUTURE DEVELOPMENT TARGETS & CONSIDERATIONS FOR EXISTING AFFORDABLE HOUSING STOCK

- Strategic Objectives:**
- 4.1 Continue to redefine and clarify civic administration roles
 - 4.2 Build capacity amongst property managers
 - 4.3 Target for the City of London (700 Units)
 - 4.4 Supportive housing for other orders of government (300)
 - 4.5 Create mix within larger scale redevelopments
 - 4.6 Mix throughout the City
 - 4.7 Embrace environmental stewardship
 - 4.8 Maintain existing stock (public and private)
 - 4.9 Examine economic development opportunities
 - 4.10 Improve the waiting list for subsidized housing
 - 4.11 Mayor's Update on LCHS every 18 to 24 months



Theme 4: Focused & Measurable Outcomes

A toolbox approach to 1000 units of affordable housing...
700 through municipal programs and plans.
300 required from province as "supportive housing"

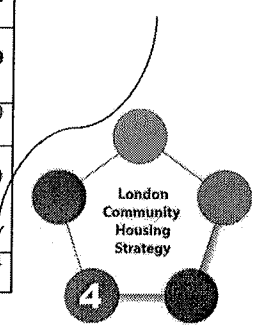
Brief Update:

Investment in Affordable Housing (IAH): Municipal administration agreements between the Province and London to enter into the IAH program and funding arrangement to March 2015.

PROGRAM DELIVERY AND FISCAL PLAN (PDFP): Official register of Municipal affordable housing plans and targets with Province

IAH or Municipal Component	Funding Recommended	Program	PDFP Units
Ontario Renovates Home Adaptation	\$3,500 per unit (f/p capital)	93 units year-two; 28 units year-three; 29 units year-four	150
Homeownership	Average \$11,600 per unit (f/p capital)	Housing Strategy target met	30
Federal/provincial Rent Supplement	Average \$200 per-unit (f/p operating)	Booked in year 3; funding at \$252,000 per year for 5 yrs	105
New Rental - Federal/Provincial and Municipal Capital \$	Total capital subsidy from government up to \$115,000 per-unit	One time capital funding; Units affordable for 25 years	159
Municipal Housing (Landlord) Supplement	Average \$200 per unit	Booked in year 2; \$240,000 per year for 6 years	100
Municipal Convert-to-Rent / Rehabilitation & Municipal Housing Partnership Policy	Maximum \$48,000 per unit Maximum \$24,000 per unit	Average 10 units per year Average 2 units per year	70
Total			614

Subject to Ongoing Revision





Theme 5: Responsive Administration

Goal: Aligning research, community engagement, programs, and service innovations to create a housing continuum that builds *Community Vitality* and *Economic Prosperity* in London.

Approach: CONTINUATION OF POLICIES AND PROGRAMS THAT HOLD PROMISE.

- Strategic Objectives:**
- 5.1 Ensure quality housing that meets tenant needs
 - 5.2 Responsive and innovative special Ontario Works teams
 - 5.3 Maintain annual City investment in affordable housing
 - 5.4 Continue building the City's National and Provincial profile
 - 5.5 Housing and Social Services working together



Theme 5: Responsive Administration

Brief Update: 2011 and 2012 Funding: Continued allocation of \$2 million toward reserve fund (enhancing targets and leveraging allocations from the private sector, other orders of government, and other funders.

Residential Rental Unit Licensing By-law:
Passed by Municipal Council in 2011 and implemented shortly thereafter..

Social Service Delivery: Continued local responses to caseload growth and other challenges through specialized teams, new employment services contracts, actively engaging in the provincial social service review, and piloting new technologies to allow for improved access to services.



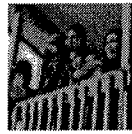


A Tool Box of Outcome Based Housing Options

How do I avoid homelessness?

How do I find housing?

How do I stay housed?



What supports do I need?

How do I find new housing that is appropriate for me?

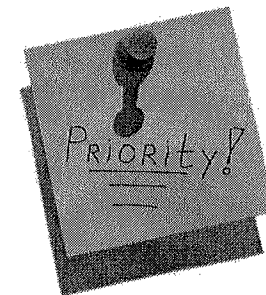
PERSON CENTRED SERVICES...

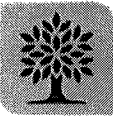
Based on the needs and capacities of individuals families, and communities
Working ACROSS NOT WITHIN programs, services, or systems toward shared goals.



Current Priorities and Next Steps

1. Reviewing and revising local rules for social housing to ensure they meet new legislation. Creating and monitor new rules as needed. (Eg. Review system)
2. Continuing to develop new affordable housing options within a toolbox approach. (Eg. Engage private market landlords in new supplement programs.)
3. Continue to support existing promising programs, including London CARES 2.0 shift to a housing focus. Assisting in new service approaches to homelessness prevention and intervention under CHPI.
4. Exploring new service options within the revised legislation and local and Fed/Prov. Funding through Council Housing Leadership Committee
5. Policy and process review of housing access to consider choice based and other options available within new HSA.
6. Developing new 10 year housing and homelessness plan for 2014.





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