

## Report to Community and Protective Services Committee

**To:** Chair and Members, Community and Protective Services Committee Meeting  
**From:** Kevin Dickins, Deputy City Manager, Social and Health Development  
**Subject:** Housing Stability Services – Social Services Relief Fund Phase Four Allocations  
**Date:** November 23, 2021

## Recommendation

That, on the recommendation of the Deputy City Manager, Social and Health Development, that the following actions Be Taken with respect to the Housing Stability Services – Social Services Relief Fund Phase Four Allocations that;

- (a) For COVID-19 operating agreement extensions, a funding increase extension **BE APPROVED** for the existing Purchase of Service Agreements at a total estimated increase of \$987,165 (excluding HST) for the period of January 1, 2022 to March 31, 2022, to administer Housing Stability Services COVID-19 Response programs, as per the Corporation of the City of London Procurement Policy Section 20.3 e.ii; to the following existing agreements:
- The Ark Aid Street Mission, WISH to Be Home (SS21-29)
  - London Cares Homeless Response Services COVID-19 Resting Spaces (SS21-29)
  - The Salvation Army Centre of Hope Emergency Shelter (SS21-29)
  - Services and supports through various providers (SS21-29), including minor retrofits at the YOU shelter;
- (b) with respect to capital retrofits and upgrades, that the attached proposed bylaw (Appendix “A”) **BE INTRODUCED** at the Municipal Council meeting to be held December 7, 2021, to **AUTHORIZE** and **APPROVE** a standard form project funding agreement, for capital retrofit and upgrade projects under the Community Homeless Prevention Initiative, SSRF-4, and to delegate approval and signing authority to the Deputy City Manager, Health and Social Development, or written designate;
- (c) that Civic Administration **BE AUTHORIZED** to undertake all administrative acts which are necessary in relation to this matter;
- (d) That capital grant funding **BE APPROVED** for retrofits and upgrades for The Ark Aid Street Mission in the amount of \$725,000.
- (e) that the approval given herein **BE CONDITIONAL** upon the Corporation of the City of London entering into and/or amending Purchase of Service Agreements and/or Contribution Agreement with Agencies outlined in Schedule 1 of this report, and is subject to a commitment of funding by the Ministry of Municipal Affairs and Housing under Community Homelessness Prevention Initiative and the Social Services Relief Fund Phase 4 Guidelines; and
- (f) the attached as Schedule 1 – Overview of SSRF Phase 4 Funding Allocations **BE RECEIVED** for information.

## Executive Summary

Civic Administration (Housing Stability Services) is providing an overview of funding allocations for proposed initiatives funded through phase four of the Ontario Social Services Relief Fund (SSRF 4) and seeking approval for additional initiatives to be funded through SSRF 4.

All proposed funding allocations are outlined in Schedule 1 of this report. Several initiatives outlined in Schedule 1 are already approved or pending approval and are included for informational purposes, including the following initiatives:

- Affordable housing project at 403 Thompson Road. SSRF 4 funding would be used to offset a portion of the municipal contribution provided through London Housing Development Corporation (HDC). Project approved by London Housing Development Corporation Board.
- The Housing Stability Services Winter Response Initiative, as outlined in November 2, 2021 Community and Protective Services Committee Report (Winter Response Program for Unsheltered Individuals – SS21-40, SS21-41, SS21-42, SS21-43) – pending Council approval November 16, 2021.

Civic Administration (Housing Stability Services) is also seeking Council approval to fund the following initiatives through SSRF 4:

- Building retrofits and repairs at the Ark Aid Street Mission to better meet COVID-19 public health guidelines and provide additional transitional beds.
- Minor retrofits and repairs at the Youth Opportunities Unlimited Youth Emergency Shelter to improve security on-site and better meet COVID-19 public health guidelines.
- The Ark Aid Street Mission Wish to Be Home program extension for the period of January to March, 2022.
- London Cares Homeless Response Services additional COVID-19 Resting Space beds program extension for the period of January to March, 2022.
- The Salvation Army Centre of Hope COVID-10 additional emergency shelter beds extension for the period of January to March, 2022.
- Additional services and supports as required for COVID-19 hotel wind-down (various providers), such as hotel damages, transportation, food, security, pest control, etc.

Funding for Housing Stability Services programs outlined in the attached Schedule 1 will be provided through phase four of the Ontario Social Services Relief Fund.

## **Linkage to the Corporate Strategic Plan**

### 2019-2023 Strategic Plan for the City of London

The City of London identifies ‘Strengthening Our Community’ and ‘Building a Sustainable City’ as strategic areas of focus.

Londoners have access to the supports they need to be successful.

Londoners have access to the services and supports that promote well-being, health, and safety in their neighbourhoods and across the city.

### Housing Stability for All: The Housing Stability Action Plan for the City of London (2019-2024)

London’s Homeless Prevention and Housing Plan, Housing Stability for All: The Housing Stability Action Plan for the City of London (Housing Stability for All Plan), is the approved guiding document for homeless prevention and housing in the City of London and was developed in consultation with Londoners.

Council and civic administration continue to recognize the importance of actions to support the Core Area, and in the development of its 2019-2023 - Strategic Plan for the City of London. Specifically, the efforts described in this report address the following Areas of Focus, including:

- Strengthening Our Community
- Building a Sustainable City
- Safe City for Women and Girls
- Leading in Public Service

## ***Links to Community Recovery***

The City of London is committed to working in partnership with the community to identify solutions that will drive a strong, deep and inclusive community recovery for London as we move out of and beyond the global COVID-19 pandemic. This report, and the items within, are linked to supporting Londoners experiencing homelessness during the COVID-19 pandemic to attain and retain permanent housing. This work supports recovery efforts through a coordinated COVID-19 Response that will support the transition of homeless individuals and families who have been provided with temporary shelter in Isolation and Monitoring Spaces and Social Distance Spaces into permanent housing.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

- Authorization and Delegations to Advance Urgent Housing Projects (CPSC: November 2, 2021)
- Revised -The City of London 2021-22 Winter Response Program for Unsheltered Individuals (SS21-40, SS21-41, SS21-42, SS21-43) (CPSC: November 2, 2021)
- Homeless Prevention COVID-19 Response Extension (Single Source Procurement SS21-29, Council Approved June 22, 2021 (CPSC: August 31, 2021)
- Homeless Prevention COVID-19 Response (SSRF Phase 3) – Single Source Procurement - #SS21-29 (June 22, 2021)
- City of London Additional Short-Term Supports for Unsheltered Individuals (CPSC: June 1, 2021)
- Update – City of London 2020-21 Winter Response Program for Unsheltered Individuals (CPSC: April 20, 2021)
- Homeless Prevention COVID-19 Response Extension, April to June, 2021 (CPSC: March 30, 2021)
- Update on Urgent Transitional and Modular Supported Housing Development Report on July 15, 2020 (CPSC: December 15, 2020)
- Irregular Result - Request for Proposal 20-63 - Contract Award Recommendation for Homeless Prevention Resting Spaces (CPSC: December 15, 2020)
- Homeless Prevention COVID-19 Response (CPSC: October 6, 2020)
- Homeless Prevention COVID-19 Response and Funding Overview (CPSC: April 28, 2020)
- Canada's COVID-19 Economic Response Plan Funding Agreement (CPSC: April 28, 2020)
- Municipal Council Approval of the Housing Stability Plan 2019 to 2024 as Required Under The Housing Services Act, 2011 (CPSC: December 3, 2019)

### **2.0 Discussion and Considerations**

#### **2.1 Purpose**

This report provides an overview of funding allocations for proposed initiatives funded through phase four of the Ontario Social Services Relief Fund (SSRF 4), as outlined in Schedule 1 of this report.

In 2021, the City of London has been allocated additional funding specifically for COVID-19 related supports through the Federal Reaching Home program and the Ontario Social Services Relief Fund Phases 3 and 4. These funding streams are intended to support vulnerable individuals and families during the COVID-19 pandemic, including individuals and families experiencing and at risk of homelessness.

Housing Stability Services is coordinating a COVID-19 Response that will support the transition of homeless individuals and families who have been provided with temporary shelter in Isolation and monitoring spaces and social distance spaces (at local hotels) into permanent housing.

## **2.2 Background**

### Ontario Social Services Relief Fund

The Ontario Ministry of Municipal Affairs and Housing has made funding available to Service Managers since April of 2020 through the Ontario Social Services Relief Fund (SSRF). Funding is intended to help a diverse range of vulnerable people, create longer-term housing solutions for people in need, and ensure that the housing and homelessness sector has the tools and support that they need to safely and successfully transition to recovery.

Phase four of the SSRF provides additional one-time operating and capital funding to enable Service Managers to continue to fund vital supports and services that were established to address the impacts of COVID-19 on vulnerable Ontarians from April 1, 2021 to March 31, 2022.

Through SSRF 4, The City of London has received an allocation of \$6,256,400. A City of London Investment Plan for SSRF 4 funding was submitted to the Ontario Ministry of Municipal Affairs and Housing in September, 2021 and is pending final approval.

### City of London, Homeless Prevention COVID-19 Response

Civic administration is working with community collaborators to prevent the spread of COVID-19, in accordance with guidance provided by the Canadian Alliance to End Homelessness and through the Reaching Home Directives provided by Employment and Social Development Canada.

Civic administration has taken the following actions to increase social distancing and reduce the risk of outbreak within emergency shelters by providing safe spaces for individuals and families to self-isolate. Since March 2020, the following spaces have been set-up at various locations throughout London using local motels and hotels.

1. Isolation Space for COVID-19 positive individuals.
2. Testing and Monitoring Space for individuals who have screened positive for COVID-19, and individuals deemed close contact to a positive COVID-19 case who are required to isolate.
3. Physical Distancing Space in local motels and hotels for vulnerable participants including those that are high-risk and over fifty-five years of age, those that have a cardiac or respiratory disease, those who are immunocompromised, and families. Physical distancing space is also being provided for women fleeing violence.

Civic administration has worked closely with community agencies to coordinate staffing at each site, as well as provide food, cleaning and laundry, and safe transportation.

The aim of civic administration is to reduce the use of hotel and motel rooms in a wind-down phase between October 1, 2021 and March 31, 2022, by continuing to actively engage individuals and families, to ensure they are paper and document ready to secure permanent housing, and are supported to secure and retain housing.

## **2.3 Procurement Process**

Civic Administration is recommending that the procurement in this report be made under the following sections of The Corporation of the City of London Procurement of Goods and Services Policy.

Initiative	Procurement of Goods and Services Policy
Ark Aid Street Mission Inc. Retrofits and Repairs	<p>Schedule B, Section 19.</p> <p><i>“Grant Funding, given or paid out by the City as per current Council approved Policies for Grants and/or agreements entered into by Council provides the criteria for how City of London Grant funding is provided. Grants not covered by these Policies or agreements must be approved by Council.”</i></p> <p>As per the SSRF Phase 4 funding allocation under the provincial Community Homelessness Prevention Initiative (CHPI) agreement entered into by Council, eligibility for capital grant funding as a forgivable loan for retrofits and upgrades are outlined in the SSRF Phase 4 program guidelines (Addendum D to the CHPI Program Guidelines).</p>
Youth Opportunities Unlimited Youth Emergency Shelter Minor Retrofits and Repairs	<p>Schedule B, Section 19.</p> <p><i>“Grant Funding, given or paid out by the City as per current Council approved Policies for Grants and/or agreements entered into by Council provides the criteria for how City of London Grant funding is provided. Grants not covered by these Policies or agreements must be approved by Council.”</i></p>
Ark Aid Street Mission Inc. WISH to Be Home program extension	<p>Extension to program previously approved (CPSC: June 1, 2021) &amp; (CPSC August 31, 2021) through Section 14.4.d Single Source Procurement (SS21-29) as:</p> <p><i>“there is a need for compatibility with goods and/or services previously acquired or the required goods and/or services will be additional to similar goods and/or services being supplied under an existing contract (i.e. contract extension or renewal).”</i></p>
London Cares Homeless Response Services	<p>Extension to COVID-19 Response Resting Space program previously approved (CPSC: June 22, 2021) through Section 14.4.d Single Source Procurement (SS21-29) as:</p> <p><i>“there is a need for compatibility with goods and/or services previously acquired or the required goods and/or services will be additional to similar goods and/or services being supplied under an existing contract (i.e. contract extension or renewal).”</i></p>
The Governing Council of the Salvation Army in Canada	<p>Extension to COVID-19 Response Additional Emergency Shelter Beds previously approved (CPSC: June 22, 2021) through Section 14.4.d Single Source Procurement (SS21-29) as:</p> <p><i>“there is a need for compatibility with goods and/or services previously acquired or the required goods and/or services will be additional to similar goods and/or services being supplied under an existing contract (i.e. contract extension or renewal).”</i></p>
COVID-19 Response Other Services and Supports	<p>Extension to goods and services previously approved (CPSC: June 22, 2021) &amp; (CPSC: August 31, 2021) through Section 14.4.d Single Source Procurement (SS21-29) as,</p> <p><i>“there is a need for compatibility with goods and/or services previously acquired or the required goods and/or services will</i></p>

	<i>be additional to similar goods and/or services being supplied under an existing contract (i.e. contract extension or renewal)."</i>
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Single source approval for the Homeless Prevention COVID-19 Response, including for the use of local motels and hotels as temporary housing and staffing support, for the period of October 1, 2021 to March 31, 2022 was provided by City Council in September, 2021 (CPSC: August 31, 2021).

Capital funding of \$1,225,000 is allocated to the affordable housing development at 403 Thompson Road. This project is underway with HDC leading the project management. Funding provided through SSRF 4 will be used to offset the municipal contribution to this project through a housekeeping adjustment in accordance with the Council approved Multi-Year Budget Policy. This project is also funded through CMHC's Rapid Housing Initiative.

Capital funding to The Ark Aid Street Mission in the amount of \$725,000 is for facility retrofits and upgrades to better meet public health guidelines, and to create additional transitional bed spaces. As per the funding agreement and program guidelines for SSRF 4, a Project Information Form, Loan Agreement and Promissory Note for this project will be submitted to MMAH for approval. Project approval is based on approved investment plan and ability to meet the program's eligibility criteria.

### **3.0 Financial Impact/Considerations**

#### **3.1 Funding**

The program allocations outlined in the attached as Schedule 1 of this report total \$4,923,965 and will be 100% funded by Ministry of Municipal Affairs and Housing (Ministry) through phase four of the province's Social Services Relief Fund (SSRF), resulting in no financial impact to the City's approved budget. The City of London Social Services Relief Fund Phase 4 Investment Plan is subject to Ministry approval.

**Prepared by:** Kate Green, Manager, Housing Stability Services, Social and Health Development  
**Submitted by:** Craig Cooper, Director, Housing Stability Services, Social and Health Development  
**Recommended by:** Kevin Dickins, Deputy City Manager, Social and Health Development

**Schedule 1 – Overview of SSRF Phase 4 Funding Allocations**

**Capital**

<b>Program/Service</b>	<b>Agency</b>	<b>Cost Estimate</b>	<b>Time-period &amp; Description</b>
Capital Funding	Housing Development Corporation	\$1,225,000	Housing Development Corporation (HDC) approved affordable housing development at 403 Thompson Road (HDC Board approval October 6, 2021). Funding to support the development of 39 new affordable housing units. SSRF 4 funding will offset municipal contribution to this project.
Retrofits & Repairs	Ark Aid Street Mission	\$725,000	Retrofits and repairs to The Ark Aid Street Mission building including creation of 12 transitional shelter beds for individuals and families experiencing homelessness. Retrofits will also support the agency to meet COVID-19 public health guidelines.

<b>Total Capital</b>	<b>\$1,950,000</b>
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**Operating**

<b>Program/Service</b>	<b>Agency</b>	<b>Cost Estimate</b>	<b>Time-period &amp; Description</b>
Retrofit & Repairs	Youth Opportunities Unlimited	\$36,800	Minor retrofits and upgrades to the Youth Emergency Shelter to meet public health guidelines and improve building security.
Winter Response	Various Providers	\$1,950,000	Pending approval of November 2, 2021 Community and Protective Services Committee Report, (Winter Response Program for Unsheltered Individuals – SS21-40, SS21-41, SS21-42, SS21-43)
Wish to Be Home	Ark Aid Street Mission	\$672,000	Wish to Be Home transitional housing program extension for the period of January 1, 2022 to March 31, 2022 (SS21-29).
Resting Space	London Cares Homeless Response Services	\$85,000	Additional COVID-19 Resting Space beds program extension for the period of January 1, 2022 to March 31, 2022 (SS21-29).
Centre of Hope Emergency Shelter	The Salvation Army	\$30,165	Additional COVID-19 Emergency Shelter beds program extension for the period of January 1, 2022 to March 31, 2022 (SS21-29).
COVID-19 Response	Other Services and Supports	\$200,000	Additional costs related to COVID-19 Response hotel wind-down, including: damages, transportation, pest control, basic needs, food, security, etc.

<b>Total Operating</b>	<b>\$2,973,965</b>
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<b>Total Capital &amp; Operating</b>	<b>\$4,923,965</b>
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## Appendix A