



Council Report

Report Number: PUR2024-015

Meeting Date: June 25, 2024

Title: **Single Source for Housing Needs Assessment**

Author and Title: Ashley Wykes, Buyer
Michelle Corley, Human Services Manager, Housing

Recommendation(s):

That Report PUR2024-015, **Single Source for Housing Needs Assessment**, be received;

That HelpSeeker Technologies be awarded the single source contract for a Housing Needs Assessment at a total cost of \$143,989, not including HST;

That the financing be provided from the Provincial Building Faster Fund;

That the Director of Human Services be authorized to execute the agreement to award the contract; and

That the Human Services Department be authorized to issue a purchase order.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

As the legislated Consolidated Municipal Service Manager (CMSM) under the Ministry of Municipal Affairs and Housing (MMAH), the City of Kawartha Lakes (the City) is required through legislation to develop a Housing and Homelessness Plan (HHP) for Kawartha Lakes and the County of Haliburton.

On November 19, 2019 City Council endorsed the ["Building Stronger Communities – 10 Year Housing and Homelessness Plan"](#) for 2020-2029.

The Housing Services Act requires HHP's to include planning components as listed below:

- Identified current and future housing needs;
- Set out objectives and targets (goals) relating to housing needs;
- Proposed actions to meet the goals; and
- Established a process to measure and report progress towards meeting the goals.

As the City reaches the halfway point of the HHP, MMAH requires CMSM's to complete a refresh of the HHP. This refresh must start in 2024, with a planned implementation of the refreshed plan in 2025.

Additionally, as referenced within the [Municipal Housing Pledge](#) endorsed by City Council in November 2023, a commitment was made to update the Affordable Housing Targets to help align with the housing supply target in Kawartha Lakes of 6500 new housing units.

Rationale:

With significant growth planned for Kawartha Lakes, as well as the ongoing need to appropriately plan for affordable housing development across both Kawartha Lakes and the County of Haliburton, an updated housing needs assessment is required. The needs assessment will establish updated affordable housing targets for the CMSM region, as well as help identify what specific type of affordable housing is required, and even specify how much affordable housing is needed within various areas within the CMSM region. Additionally, the housing needs assessment will include financial plan options, delivery options, and explore the cost of unmet needs of not having sufficient affordable housing.

As a sector leader, HelpSeeker Technologies was identified as having the unique social and technical combination of skills and expertise to conduct the needs assessment.

HelpSeeker harnesses the power of technology, data analytics, and artificial intelligence. HelpSeeker's unique approach integrates these advanced tools to provide in-depth insights and actionable strategies tailored to address the multifaceted social challenges faced by communities. HelpSeeker has successfully led various projects, from large-scale national initiatives in partnerships with the Canadian Mortgage and Housing Corporation to tailored projects for smaller rural communities. Currently, the Ontario Municipal Social Services Association has engaged HelpSeeker to conduct a research project titled: Ending Chronic Homelessness in Ontario: Assessment of Need and Cost.

Unlike traditional consultants, HelpSeeker integrates specialized social aspects into its work, leveraging a deep understanding of social determinants of health, community well-being, and systemic factors influencing public safety and service delivery. This holistic perspective ensures that we address the root causes of issues, not just their symptoms.

The service contract with HelpSeeker anticipates a six-month project timeline, which includes social data trends profiles, community insights, community consultation, data analysis report, and an insights and recommendations report. All these various components will then be pulled into a refreshed housing needs assessment and separate homelessness needs assessment. These assessments, and the included recommendations, can then be utilized as the refreshed 10-year HHP.

As the City has committed to work to achieve the housing supply target assigned by the Province of Ontario, establishing stronger strategies and aligning plans to support affordable housing will help the City sufficiently invest and plan to address housing affordability across the entire housing continuum.

Other Alternatives Considered:

No other alternative is being considered as the Procurement Policy allows for single source purchases.

Alignment to Strategic Priorities

This project aligns with the strategic priorities of "An Exceptional Quality of Life, a Vibrant and Growing Economy, and Good Government".

Financial/Operation Impacts:

The \$143,989 (not including HST) required for this project will be financed through the Building Faster Fund received by the City from the Province of Ontario. The Provincial Government announced that the City of Kawartha Lakes was awarded \$1.5 Million from the Building Faster Fund. The fund is designed to help municipalities pay for critical

housing and community-enabling infrastructure needed to accommodate growth. This Housing Assessment will be one initiative that will assist the City in achieving it's Municipal Housing Pledge.

Attachments:



HelpSeeker
Technologies Informa

Consultations:

Chief Administrative Officer
Director of Human Services
Treasurer
Supervisor, Procurement

Department Head email: sbeukeboom@kawarthalakes.ca

Department Head: Sara Beukeboom

Department File: 2024-065-SS