

# **The Corporation of the City of Kawartha Lakes**

## **Council Report**

**Report Number HH2017-003**

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**Date:** October 24<sup>th</sup>, 2017

**Time:** 2:00 p.m.

**Place:** Council Chambers

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**Ward Community Identifier:** All

**Subject:** Home for Good Program

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**Author Name and Title:** Hope Lee, Administrator/Manager of Housing

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**Recommendation(s):**

**RESOLVED THAT** Report HH2017-003, **Home for Good Program**, be received.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## Background:

The City's 10 Year Housing and Homelessness Plan vision is for adequate, stable, affordable, well maintained and diverse housing choices with access to a variety of flexible supports enabling people to meet their housing needs throughout their lifetime. A key principle underpinning the plan is homelessness prevention and rapid rehousing through a Housing First approach. This approach is the foundation to ending long-term homelessness and operates from the philosophy that all persons have the right to adequate housing and have the right to be treated with dignity and respect.

As part of the 2016 Provincial budget and the Long-Term Affordable Housing Strategy (LTAHS) update, the Province reaffirmed its goal of ending chronic homelessness by 2025. A significant component of the goal is an ongoing investment in supportive housing by the Province that includes operating funding for housing assistance and support services for up to 6,000 families and individuals and to capital funding to support the construction of up to 1,500 new supportive housing units.

Subsequently a new program using a stream of this investment called Home For Good (HFG) was announced in early 2017. HFG is a homelessness focused program targeting the four provincial priority homelessness areas:

- Chronic homelessness;
- Youth homelessness;
- Indigenous homelessness; and
- Homelessness following transitions from provincially-funded institutions and services systems (e.g. hospitals and prisons)

The province established an Expression of Interest (EOI) approach open only to municipal Service Managers.

In consultation with community partners, the Housing Help Division submitted an EOI in May targeted toward chronic homelessness and the new affordable housing units being constructed on Lindsay Street North in Lindsay.

The EOI request included \$600,000 within the Capital Component in Year 1 (2017-18), \$353,100 within the Operating Component in Year 2 (2018-19) considering a partial year of support services within the building and \$535,000 in Year 3 (2019-20) and subsequent years for a full year of support services within the building.

On September 11, 2017, the City was advised that it was successful in receiving notional allocations of \$630,000 under the Capital Component in Year 1 (with the \$30,000 additional being administration funding) and \$353,100 under the Operating Component in Year 2 and subsequent years. Ministry letters received both September 11<sup>th</sup> and 12<sup>th</sup> are included as attachment to this report.

While the annualized funding approved is slightly less than the amount anticipated, this does not jeopardize the project. A more robust system was anticipated with all services directly purchased and available only to the residents. The funding received still permits the project to directly purchase the on-site services which are absolutely required and not available in the system currently (the Intensive Case Managers and Housing Support Workers) while other services such as nursing, personal support and trustee can be utilized through existing systems/services where there are resources. The delay of the building will also not jeopardize the funding. It will allow time to hire the resources and start to work with a portion of the first occupants within other housing situations (e.g. transitional housing).

### **Rationale:**

The Home for Good funding is a perfect opportunity to provide the intensive support services and a small amount of capital funding in order to address chronic homelessness within a dedicated, clustered Housing First model.

A cluster model is beneficial for this population as it offers multiple support services through both a place-based and an off-site model which provides opportunities to address changes that may occur with the individual over time. While the housing will always be available and the goal is to end the homelessness cycle and stabilize the individual, it is reasonable to assume that some other goals may be far reaching and that “recovery” from some conditions may not be possible. This model allows the tenant to stay within their community while maintaining optimal levels of support using a step up/step down or a continuous model. Individual coordinated care plans will adjust and adapt to changes in goals and circumstances in response to changing needs. An assertive care model will be used involving the individual and concentrating always on the key goal of maintaining housing.

Data illustrates that high cost systems are being used to respond to homelessness and provide short-term responses. Massive resources through emergency shelters, emergency services and provincial institutions are evident. Local data collected during the 2016 20,000 Homes Registry Week identified an annual cost of approximately \$124,249 per homeless person through the use of Emergency Medical Services, hospital Emergency Rooms, hospital in-patient services and Emergency Shelter services. By comparison the cost of providing affordable housing with intensive support services will be approximately \$19,512 per person, with \$14,712 of that funded under HFG.

This Project will produce cost savings but more importantly, twenty-four lives will be positively impacted through the programs, support, and physical housing provided by this project. Multiple research examples support a Housing First model as a best practice approach to supporting those experiencing chronic homelessness to change their lives and end homelessness in their lives. Noteworthy outcomes of ending homelessness include the mitigation of early

death and long-term health complications, improved quality of life, and reduced risks for the individual and/or community.

The Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT), the tool used as part of the 20,000 Homes Registry Week to survey local homeless individuals, measures tri-morbidity which indicates occurring physical health, substance use and mental health and indicates the immediate need for intervention to prevent negative health outcomes and early death. Of our homeless population surveyed, 7% of respondents indicated tri-morbidity and 39% report chronic health conditions.

The Lindsay Street North building and the allocation of Home for Good funding to support the City's Housing First model to house 24 individuals experiencing chronic homelessness is just one targeted investment.

Some other recent examples using a more scattered approach include:

1. Federal investments through the Homelessness Partnering Strategy – 3 year funding (\$75,000 annually) toward intensive case management for the homelessness population (A Place Called Home is recipient, purchases services through FourCAST and provides resources to the Homelessness Coordinated Response Team);
2. Federal investment through the Homelessness Partnering Strategy – capital funding of \$203,000 toward the purchase of a property to provide housing to homeless (A Place Called Home is recipient and tenants will come through the Homelessness Coordinated Response Team);
3. Provincial Investment through the Central East Local Health Integration Network of \$130,900 annually for clinical case management for mental health and addictions and rent supplement funding (Haliburton Highlands Mental Health/Ross Memorial Hospital are recipients, referral agreement with Kawartha Lakes Haliburton Housing Corporation to provide access to affordable housing units and use a Housing First approach) – 1:8 model; and
4. Municipal Homelessness funding, including the Community Homelessness Prevention Initiative – \$202,000 annually for clinical case management position, 2 Housing Support Workers and 1 Trustee (A Place Called Home is recipient, purchases Services through FourCAST and provides resources to the Homelessness Coordinated Response Team); \$70,000 annually for housing assistance and \$15,000 annually for evaluation (Trent University surveys individuals producing interim and final reports over a 3 year period).

The City of Kawartha Lakes and its community partners working closely to address homelessness believe that investment is needed in both scattered and cluster supportive housing models to address local needs and to provide individuals and families with the choice of setting and location of their permanent housing. With current resources, the new investments outlined above, and the

Home For Good funding positive, measurable progress toward ending homelessness will be made and measurable.

### **Financial/Operation Impacts:**

The Capital Component will be an additional contribution toward the affordable housing portion of the new building bringing its total Federal/Provincial funding to \$3.6M, the maximum under affordable housing funding (\$150,000/unit) as illustrated in Table 1 below.

**Table 1: Federal and Provincial funding to Lindsay St. North Project**

<b>Program</b>	<b>Funding Amount</b>
Year 3 (2016-17) Investment in Affordable Housing 2014 Extension (IAHE)	\$517,759
Year 1 (2016-17) 2016 Social Infrastructure Fund (SIF)	\$2,070,000
Year 3 (2018-19) 2016 Social Infrastructure Fund (SIF)	\$412,241
Year 1 (2017-18) Home For Good	\$600,000
Total Funding	\$3,600.000

While IAHE and SIF provide up front capital provide in three phases (50% at signing/registration; 40% at structural framing, 10% following construction completion), the HFG capital is provided as a 20 year affordability payment following project completion and occupancy.

The \$30,000 administrative funding will offset the costs associated with a part time temporary administrative support position to assist the Housing division while it implements this program (November 2017 through December 2018)

The Operating Component will be flowed to the City quarterly and then used to offset the payments to the support service contract between the City and the agency providing the supports.

### **Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:**

The programs and funding described herein directly relate to the City's Strategic Goal of creating affordable housing.

### **Attachments:**

Appendix A – September 11, 2017 Letter



Kawartha Lakes -  
EN.PDF

Appendix B – September 12, 2017 Letter



ADM Letter -  
Kawartha Lakes FINA

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**Department Head:** Rod Sutherland, Director, Human Services