

City of Greater Sudbury Housing and Homelessness Plan 2021

Presented To:	Community Services Committee
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Report Summary

This report provides information regarding the City of Greater Sudbury Housing and Homelessness Plan Annual Update for 2021.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report refers to Housing and Create a Healthier Community as identified in the Strategic Plan and the priorities of Families, Resiliency and Housing as identified in the Health Impact Assessment. This report has no connection to the Community Energy & Emissions Plan.

Financial Implications

There are no financial implications associated with this report.

Background

The Plan addresses areas of Provincial interest while guiding municipalities in creating a flexible, community-centred housing and homelessness system. City of Greater Sudbury Council approved Greater Sudbury's original Housing and Homelessness Plan on November 18, 2013, and the Five (5) Year Updated Plan on November 18, 2019. The Plans are reviewed by the Minister of Municipal Affairs and Housing to ensure that they met all legislated requirements. Each year an update of the Plan must be reviewed by Council and submitted to the Minister.

Planning, Housing, and Social Services staff along with community members have been working together over a number of years to coordinate and harmonize local housing and homelessness programs and have established the Homelessness Network to coordinate delivery of various services. These Divisions and community partners will continue to collaborate with partners and stakeholders while moving the housing and homelessness system to a more coordinated, people-centred system.

The goal of the City's Housing and Homelessness Plan is to ensure systems are in place along the full housing continuum to facilitate citizen access to affordable housing. The Plan's guiding principle is to continue to support community-based delivery of housing and homelessness services.

Priorities

The City of Greater Sudbury's Housing and Homelessness Plan identifies seven (7) priority areas:

1. There is a need to improve housing options across the housing continuum;
2. There is a need to improve housing access and affordability for low income households;
3. There is a need to strengthen approaches to preventing homelessness, increase the diversity of emergency shelter options and support individuals with multiple barriers in obtaining and maintaining their housing;
4. There is need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes);
5. There is a need to improve co-ordination, collaboration and partnerships among a broad range of stakeholders;
6. There is a need for an Indigenous Housing and Homelessness Strategy in the Community; and
7. There is a need to monitor and report on progress towards meeting the Housing and Homelessness Plan objectives and targets.

Planning, Housing, and Social Services along with community partners have developed actions and objectives to address the priorities. Appendix A – Housing and Homelessness Priorities Update 2021 provides details on each priority, including the objectives, actions taken, and actions planned. Appendix B contains the Housing Services Report Card for 2021.

Analysis

As part of the Long-Term Affordable Housing Strategy Update, the Province made several commitments related to performance measures and reporting. One of the commitments requires Service Managers to publicly report on an annual basis the progress of the Plans based on the previous year's activities. This is intended to enhance local transparency and accountability, while ensuring the local communities remain engaged through regular progress updates. Highlights of the Plan can be reviewed in the Homelessness Report Card.

Next Steps

Planning, Housing, Social Services will continue to work in collaboration with key stakeholders to meet the objectives within the priority areas identified in the Plan and will report back to the Community Services Committee annually on the measures taken and the progress made.

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#	Priority	Objectives	Completed in 2021	Planned for 2022
1	There is a need to improve housing options across the housing continuum.	<p>Improve and maintain the existing housing stock.</p> <p>Improve the accessibility of new housing and full utilization of existing housing stock.</p> <p>Increase the diversity of affordable housing options.</p> <p>Increase community acceptance of and provide consistent support for multi-residential housing.</p>	<p>One of the strategic objectives and goals of City Council is Housing. The goal reflects Council's desire to ensure all citizens, especially vulnerable populations, feel welcome and supported, have access to safe, affordable, and suitable housing options in the community.</p> <p>Council's goals are to:</p> <ul style="list-style-type: none"> • Expand affordable housing options • Revitalize and improve existing housing stock • Develop innovative solutions to support a range of housing choices, and • Foster supportive infrastructure that encourages community housing's goals. <p>Continued to administer the Canada-Ontario Community Housing Initiative (COCHI) & Ontario Priorities Housing Initiative (OPHI).</p> <p>Funding continued to be utilized to protect affordability for households in community housing, to support the repair and renewal of existing community housing supply, and to expand the supply of community housing over time.</p> <p>Renewed the agreement with Native People of Sudbury Development Corporation to provide them with Rent Supplement funding to cover costs for units that are at the end of their operating agreements.</p> <p>OPHI funding continued to be utilized to address local housing priorities. Including affordability,</p>	<p>One of the strategic objectives and goals of City Council is Housing. The goal reflects Council's desire to ensure all citizens, especially vulnerable populations, feel welcome and supported, have access to safe, affordable, and suitable housing options in the community.</p> <p>Council's goals are to:</p> <ul style="list-style-type: none"> • Expand affordable housing options • Revitalize and improve existing housing stock • Develop innovative solutions to support a range of housing choices, and • Foster supportive infrastructure that encourages community housing's goals. <p>Continue to administer the Canada-Ontario Community Housing Initiative (COCHI) & Ontario Priorities Housing Initiative (OPHI).</p> <p>Funding will continue to be utilized to protect affordability for households in community housing, to support the repair and renewal of existing community housing supply, and to expand the supply of community housing over time.</p> <p>Will continue to work towards renewing the agreement with Native People of Sudbury Development Corporation to provide them with Rent Supplement funding to cover costs for units that are at the end of their operating agreements.</p>

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			<p>repair, and new construction.</p> <p>Asset Planner continued to be utilized to maintain a database of capital needs of the community housing stock. Housing Services staff continued to work with housing providers for implementation updates in the software to ensure capital needs are updated and addressed.</p> <p>Parking standards impact the ability to develop, in particular on smaller parcels of land. In October of 2021, Council approved amendments to the Zoning By-law which will further facilitate the development of secondary dwelling units by permitting parking in the required front yard. The amendment also reduced the parking ratios for multiple dwellings in the R2-3 and C5 to 1 parking space per dwelling unit.</p> <p>In January 2021, the Zoning By-law for the City of Greater Sudbury (CGS) was amended to permit multi-residential, long-term care facilities and retirement homes within the Shopping Centre Commercial (C5) Zone. This change will not only facilitate the adaptive reuse of shopping malls, but also provides an opportunity to accelerate the incorporation of residential uses within this zone.</p> <p>In March of 2021 the Community Energy and Emissions Plan (CEEP) was approved by Council. One of the key goals of the CEEP is to achieve energy efficiency and emissions reductions by creating compact, complete communities through infill developments, decreasing dwelling size</p>	<p>OPHI funding will continue to be utilized to address local housing priorities. Including affordability, repair, and new construction.</p> <p>Asset Planner will continue to be utilized to maintain a database of capital needs of the community housing stock. Housing Services staff continue to work with housing providers for implementation updates in the software to ensure capital needs are updated and addressed.</p> <p>The City of Greater Sudbury (CGS) was successful in its application to the Province’s Streamline Development Approval Funds program which is geared towards improving the municipal development approvals process with the goal of streamlining residential development applications in Ontario. Over the next year, the funding will be allocated to several projects, including policy improvements targeting residential development approvals and as-of-right residential zoning.</p> <p>The CGS continues its work with respect to encouraging affordable and attainable and innovative forms of housing. In January 2022, staff received direction to investigate amendments to the Official Plan and Zoning By-law to permit residential uses in institutional zones and amendments to permit Community Housing Portfolio development on all municipally owned properties as part of Phase Two of the Official Plan Five Year Review. This</p>

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			<p>through an increase in multi-family buildings, and increasing building type mix.</p> <p>In November of 2021, an application under the Affordable Housing Community Improvement Plan (AHCIP) was approved to fund the development of secondary dwelling units in five scattered units that were formerly part of the City’s Community Housing portfolio. Raising the Roof proposes to renovate 3 main floor units and create 2-bedroom secondary dwelling units in the basement of each dwelling.</p> <p>In 2016, the CGS adopted policies that permit the development of Secondary Dwelling Units which were amended in 2020 to allow up to two secondary dwelling units on a lot containing a single detached dwelling, semi-detached dwelling, street townhouse or rowhouse dwelling or within an accessory structure – providing for one additional dwelling unit in the primary structure and one within an accessory structure. In 2021, 63 permits were issued for secondary dwelling units and 39 were registered in the Second Unit Registry.</p> <p>There were 52% of all new dwelling units created were single detached, 16% were semi-detached or duplex and 33% were multi-residential.</p> <p>Building Permits were issued for 18 multi-residential development, resulting in 127 new dwelling units.</p>	<p>work will supplement work being undertaken to further refine the Land Banking Strategy, which aims to identify City-owned land suitable for the development of affordable housing.</p> <p>Education and Outreach is planned to increase public awareness of Secondary Dwelling Units as a housing option. In addition to an updated User Guide and Website, staff will be working with Communications on an outreach program.</p>

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			<p>CGS approved 3 extensions of temporary zoning for Garden Suites. No new applications for Garden Suites were received.</p> <p>CGS processed 7 Site Plan applications for multi-residential development including: a 14-unit affordable housing development for seniors, a 320-bed-long-term care facility, two 3-storey multiple dwellings units with 9 units each, an office building with residential units above and 9 additional residential units, a fourplex, an 80-unit row housing development and a 22-unit townhouse complex.</p> <p>There 36 units that were created and applications for 35 additional units were approved through the Downtown Sudbury Community Improvement Plan (DSCIP), which aims to address challenges facing Downtown Sudbury by using financial mechanisms (grants and loans) to reduce the cost of development and redevelopment. Similarly, 4 residential units were created through the Town Centre Community Improvement Plan (TCCIP).</p>	
2	There is a need to improve housing access and affordability for low-income households.	Improve housing access and affordability for low-income households.	The Canada-Ontario Housing Benefit (COHB) is a program provided eligible households with a Portable Housing Benefit (PHB) to assist with rental costs. This benefit was paid directly to the household and is fully portable. Unlike other forms of housing assistance, it can be used to help pay rent anywhere in Ontario. The program was administered by Housing Services and the benefit	Due to an increase in the COHB allocation, it is anticipated that Housing Services will be able to invest 100 additional households with housing assistance through a PHB.

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			<p>amount will be reviewed every year by the Ministry of Finance.</p> <p>Housing Services staff will be reviewed all templates and processes to ensure more streamlined and use-friendly documentation for rent-geared-to-income applicants and Housing Providers.</p> <p>Housing Services continued to update this software platform to ensure that all Housing Providers are apprised of the most current local and legislative information as it relates to legislative updates, local rules, forms, and other relevant information.</p> <p>Housing Services undertook a transformation of the Operational Review templates that are used to ensure Housing Providers are in compliance with provincial legislation and local policies with the administration of the rent-geared-to-income program.</p> <p>Housing Services has maintained contact with both Provincial and Federal governments to ensure the community is apprised of all future program and funding opportunities.</p> <p>Housing Services will maintain contact with both Provincial and Federal governments to ensure the community is appraised of future program and funding opportunities.</p> <p>In 2021, work continued to further refine the process for the Affordable Housing Land Banking Strategy, which aims to identify City-owned lands</p>	

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			suitable for the development of affordable housing.	
3	There is a need to strengthen approaches to prevent homelessness, increase the diversity of emergency shelter options and support individuals with multiple barriers in obtaining and maintaining their housing.	<p>Ensure emergency accommodation is available when needed, but focus on transitioning to permanent housing.</p> <p>Address the needs of the most vulnerable populations of homeless.</p> <p>Stop discharging people into homelessness from key points of contact like hospitals and corrections.</p> <p>Address the need for additional education and awareness of community housing providers and landlords of available crisis services and supports for tenants with special needs.</p> <p>Promote Client-Centred, Coordinated access to housing and homelessness prevention services.</p>	<p>Phase II of the Home for Good program has now received zoning approval and stakeholders will be working in partnership with CGS staff to develop and prepare record of site plan and building permits.</p> <p>A business case for the creation of transitional housing with wrap around services targeted to house and support homeless individuals with mental health and addictions was approved by Council.</p> <p>The Coordinated Access System for the homelessness population was launched in Summer 2021. The Coordinated Access System policy and procedure manual was posted on the CGS website to increase transparency of internal processes.</p> <p>The City continued to work towards implementing suggestions to improve the CHPI program as determined by the CHPI program evaluation.</p> <p>To meet service gaps created by the COVID-19 Pandemic, additional warming centre services were set up for people experiencing homelessness.</p> <p>A temporary bridge housing initiative was implemented in July 2021 to provide individuals who have an upcoming housing unit, with a short-term stay in a hotel until they can move-in to their unit. The bridge housing initiative was implemented to ensure shelter capacity remained in the system. Bridge housing will continue to be available in 2022.</p>	<p>Phase II has completed the CGS SPART program and has chosen a modular design as expedite the build.</p> <p>The RFP for Lorraine Street has been issued.</p> <p>In January 2022, the City partnered with the Elizabeth Fry Society of Northeastern Ontario to operate a temporary low-barrier shelter for women and gender-diverse individuals. The shelter is scheduled to operate until June 30, 2022, at which time the agreement will be evaluated.</p> <p>In January 2022, the CGS partnered with Health Sciences North to operate a transitional housing program with supports for individuals experiencing chronic homelessness at a temporary motel location. The permanent location is expected to be completed in late 2022. The program collaborates with the Coordinated Access System by matching people on the By-Name List to vacancies in the program.</p>

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			<p>Temporary flex funding was approved by Council in November 2021 to provide individuals with funds to relocate to another community, reunite with family or for miscellaneous items to acquire housing that is not currently covered by existing funding programs. Flex funding will continue to be available in 2022.</p>	
4	<p>There is a need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes).</p>	<p>Ensure the supports are available for individuals to achieve and maintain housing stability.</p> <p>Ensure adequate permanent housing linked with supports.</p> <p>Reduce barriers to accessing housing, services and supports.</p>	<p>Housing Services continued to seek opportunities to partner with the Ontario Aboriginal Housing Services.</p> <p>In 2021, GSHO continued to collaborate with community partners to deliver programs and services. In addition, completion of the brochure in 2021 for all new tenants of the building was developed to educate tenants on the services that are offered with this program.</p>	<p>Housing Services will be working with Community Safety to introduce the Community Paramedicine program into various community housing projects for eligible households.</p>
5	<p>There is a need to improve co-ordination, collaboration and partnerships among a broad range of stakeholders.</p>	<p>Improve effectiveness of the local housing system by increasing coordination, collaboration and partnerships among a broad range of stakeholders involved in housing.</p>	<p>The City, in response to Council direction, worked to implement community recommendations from the Homelessness Consultation.</p> <p>Coordinated Access System/By Name List was launched in summer 2021 and training with staff was completed. The City of Greater Sudbury Coordinated Access System consists of a network of agencies who work together to support people experiencing homelessness, to find and maintain permanent housing. People who are experiencing homelessness are prioritized for supports and services based on their level of need.</p>	<p>The City will continue to work with community partners to improve co-ordination and collaboration in the homelessness sector through the Coordinated Access System/By Name List and use of HIFIS 4.0. The City will continue to onboard new partners to these initiatives wherever possible.</p>

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			<p>HIFIS 4.0 was launched in March 2021 among four (4) service providers: Salvation Army Cedar Place, Canadian Mental Health Association – Sudbury/Manitoulin Off the Street Shelter, the Homelessness Network, and the Sudbury Action Centre for Youth, Youth Shelter.</p> <p>In October 2021 the Greater Sudbury Encampment Response Guide was implemented, resulting in improved collaboration between several City departments and community agencies to address the need of persons living unsheltered outdoors.</p>	
6	<p>There is a need for an Indigenous Housing and Homelessness Strategy in the community</p>	<p>In accordance with Indigenous treaty rights in Canada and the calls to action of the truth and reconciliation commission, partner with the Native People of Sudbury Development Corporation (NPSDC) and Indigenous social service providers across a diversity of sectors to develop an Indigenous housing policy and a more inclusive housing and homelessness plan for the City.</p> <p>Develop ongoing cultural education and training for housing and homelessness service providers that document effective strategies for working with</p>	<p>COCHI Capital Funds applied to the preservation of existing Urban Native Housing stock.</p>	<p>Continue to participate in Indigenous working group meetings towards the finalization of an Indigenous Housing and Homelessness Strategy for Greater Sudbury.</p> <p>Work with research community to identify present gaps in services to Indigenous people in Sudbury that contribute to Indigenous homelessness.</p> <p>Develop and deliver cultural education and training for the Mayor, City Councillors, Managers and staff as well as for housing and homelessness service providers that document effective strategies for working with Indigenous peoples.</p> <p>Establish working group with representatives from NPSDC and Indigenous social services providers in the City to collaboratively plan and develop an Indigenous Housing and Homelessness Strategy for Greater Sudbury.</p>

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		<p>Indigenous peoples</p> <p>Establish a working group with representatives from NPSDC and Indigenous social services providers in the City to collaboratively plan and develop an Indigenous Housing and Homelessness Strategy for Greater Sudbury.</p> <p>Identify the present gaps in services to Indigenous people in Sudbury that contribute to Indigenous homelessness.</p>		<p>Identify the present gaps in services to Indigenous people in Sudbury that contribute to Indigenous homelessness.</p> <p>Prioritize and ensure the preservation of existing Urban Native Housing program units within Sudbury.</p>
7	<p>There is a need to monitor and report on progress towards meeting the Housing and Homelessness Plan objectives and targets.</p>	<p>Monitor, analyze and respond to information about the local housing and homelessness situation</p>	<p>The 2020 Report Card on Homelessness was released publicly in summer 2021.</p> <p>The City of Greater Sudbury Homelessness Initiatives webpage was updated to report on the local homelessness situation.</p> <p>The City, with community partners within the homelessness serving sector, launched the Coordinated Access System/By Name List and onboarded a new web based data base called Homeless Individuals and Families Information System (HIFIS 4.0) which provides better access to community wide data and reporting. Real time data from the Coordinated Access System/By name List is reported regularly to City leadership and Council such as number of people currently experiencing homelessness, the number of people who are</p>	<p>The 2021 Report Card on Homelessness will be released publicly in summer 2022.</p> <p>The City will continue to use data collected through the Coordinated Access System/By Name List and HIFIS 4.0 to identify gaps in the homelessness sector and determine areas for improvement. Progress on key outcomes will be monitored and reported on such as:</p> <ul style="list-style-type: none"> • Chronic Homelessness is reduced • Homelessness is reduced overall and for specific populations • New inflows into homelessness are reduced • Returns to homelessness are reduced

#	Priority	Objectives	Completed in 2021	Planned for 2022
			<p>experiencing chronic homelessness, the number of people who have been housed and the number of people who have returned from housing to homelessness.</p> <p>In October 2021 a Point in Time Homelessness Count was conducted under Federal and Provincial requirements. A full data report of the results was presented to Council and made available to the public through the City of Greater Sudbury website.</p> <p>Housing Services reported on:</p> <ul style="list-style-type: none"> • the number of persons who were placed annually from the Community Housing Registry Wait List • the number of community housing units per 1,000 households • the community housing administration operating cost per community housing unit • the community housing operating cost (administration) • the total number of households receiving housing allowance • the total number of rent supplement units within the service area <p>Housing Services continued to monitor and enact legislative amendments as necessary.</p>	<p>Housing Services will report on:</p> <ul style="list-style-type: none"> • the number of persons who were placed annually from the Community Housing Registry Wait List • the number of community housing units per 1,000 households • the community housing administration operating cost per community housing unit • the community housing operating cost (administration) • the total number of households receiving housing allowance • the total number of rent supplement units within the service area <p>Housing Services will continue to monitor and enact legislative amendments as necessary.</p>