



HOUSING SERVICES COMMITTEE MEETING AGENDA

Healthy Communities without Poverty

A G E N D A

Date: Wednesday, March 4, 2020
Time: 2:30 PM
Location: Guillemette Rankin Board Room

FOR BOARD MEMBERS ONLY:

Members: Mayor Dean Backer, Mayor Jane Dumas, Councillor Mark King, Councillor Chris Mayne, **Councillor Dave Mendicino (Chair)**, Mayor Dan O'Mara, **Councillor Scott Robertson (Vice Chair)**, Councillor Dan Roveda, Representative Amanda Smith.

FOR BOARD MEMBERS ONLY:

Teleconference # 1-855-392-2520 Passcode 5264722# (advise if required)

Item	Topic	Lead
1.0	1.1 Call to Order	Chair
	1.2 Declaration of Conflict of Interest	Chair
2.0	Opening remarks by the Chair	Chair
3.0	Approval of Agenda February 12, 2020 Recommendation THAT the Housing Services Committee members accept the Agenda as presented.	Chair

Item	Topic	Lead
4.0	4.1 CHPI Q3 Report – Presentation only	Stacey Cyopeck
	<p>4.2 CHPI Investment Plan</p> <p><i>Be it Resolved</i> that the District of Nipissing Social Services Administration Board approves the 2020/21 Investment Plan for the allocation of the Community Homelessness Prevention Initiative as set out in the report HS04-20, and attached as Appendix A;</p> <p><i>Furthermore</i>, that the District of Nipissing Social Services Administration Board authorizes staff to reallocate funds throughout the 2020/21 fiscal year to qualifying provincial initiatives, up to the CAO delegated authority based on emerging priorities in the district.</p>	Stacey Cyopeck
	<p>4.3 Elevator – Villa Aubin</p> <p>That the NDHC Board authorize staff to proceed with the installation of an elevating device at Villa Aubin, 145 Holditch Street, Sturgeon Falls, the cost of which will be covered from the deferred capital subsidy fund for Phase III.</p>	Pierre Guenette
	<p>4.3 In-camera RE Property Matter</p> <p>THAT the Housing Committee moves in- camera at _____, to discuss a property matter.</p>	Pierre Guenette
	<p>4.4 Adjourn In-camera</p> <p>THAT the Housing Committee adjourns in- camera at _____,</p>	Chair
	<p>4.5 Approve In-camera</p> <p>THAT the Housing Committee approves the direction/action direction resulting from the in-camera discussion.</p>	Chair
6.0	OTHER BUSINESS	Chair
7.0	CORRESPONDENCE	Chair

Item	Topic	Lead
8.0	NEXT MEETING DATE NDHC Board Meeting Wednesday, March 4, 2020, DNSSAB Boardroom	Chair
9.0	ADJOURNMENT	Chair



BRIEFING NOTE

HS04-20

For Information or For Decision or For Approval

DATE: March 4th, 2020

PURPOSE: 2020/21 Community Homelessness Prevention Initiative - Investment Plan

PREPARED BY: Stacey Cyopeck, Manager, Housing Programs

REVIEWED BY: Catherine Matheson, CAO

RECOMMENDATION

Be it Resolved that the District of Nipissing Social Services Administration Board approves the 2020/21 Investment Plan for the allocation of the Community Homelessness Prevention Initiative as set out in the report HS04-20, and attached as Appendix A;

Furthermore, that the District of Nipissing Social Services Administration Board authorizes staff to reallocate funds throughout the 2020/21 fiscal year to qualifying provincial initiatives, up to the CAO delegated authority based on emerging priorities in the district.

BACKGROUND:

- The Community Homelessness Prevention Initiative (CHPI) is 100% provincially funded and aims to prevent, address and reduce homelessness.
- Nipissing's 2020/21 CHPI allocation is \$1,771,340, an increase of just over 5% from the 2019/20 funding allocation.
- CHPI activities can fall under the following four service categories:
 - Emergency Shelter Solutions – emergency accommodations and supports for those who are experiencing homelessness.
 - Housing with Related Supports - activities such as providing operating funding for long-term and transitional housing, as well as supports related to the delivery of that housing.
 - Other Services and Supports - services and supports to assist vulnerable clients with relief or support in obtaining housing.

- Homelessness Prevention - services that assist households at-risk of homelessness to retain their housing (e.g. landlord outreach and mediation, shelter diversion programs, and emergency financial assistance in the form of payment of rental and/or utilities arrears).
- The program guidelines also allow for up to 10% of the annual allocation to be spent on program administration costs.

REPORT

In the 2020/21 Investment Plan, the DNSSAB will continue to allocate funding towards two service categories, Emergency Shelter Solutions and Homelessness Prevention.

2020/21 CHPI Investment Plan			
Service Category	2020/21	2019/20	+/- \$ Change
Emergency Shelter Solutions	\$450,000	\$350,000	+\$100,000
Homelessness Prevention	\$1,144,206	\$1,078,413	+\$65,793
Program Delivery:			
General Administration	\$177,134	\$168,049	+\$9,085
Enumeration	\$0	\$84,024	-\$84,024
Total CHPI Funding	\$1,771,340	\$1,680,486	\$90,854

The following table details the services being funded in 2020/21.

Emergency Shelter Solutions:	
Crisis Centre North Bay - Emergency Shelter Services	\$200,000
Crisis Centre North Bay - Emergency Overflow Services	\$50,000
Low Barrier Emergency Shelter Services	\$200,000
Emergency Shelter Solutions Total:	\$450,000
Homelessness Prevention:	
DNSSAB - CHPI Household Benefits/Program Delivery	\$539,206
DNSSAB - Housing Allowance	\$30,000
Low Income People's Involvement of Nipissing (LIPI) - Homelessness Prevention Services	\$275,000
Low Income People's Involvement of Nipissing (LIPI) - Global Emergency Homelessness Fund	\$100,000
Trusteeship Program	\$50,000
Crisis Centre North Bay - Community Mobile Housing Support Program	\$150,000
Homelessness Prevention Total:	\$1,144,206

Emergency Shelter Solutions:

- Crisis Centre North Bay provides a 19-bed facility to assist individuals and families experiencing homelessness from across the District;

- Crisis Centre North Bay's Emergency Overflow Shelter services provide short-term emergency housing when the Four Elms Emergency Shelter reaches capacity.

Homelessness Prevention:

- DNSSAB Household Benefits support households to obtain and retain housing across the district by providing assistance with first or last month's rent, rent arrears, utility arrears, utility deposits, etc.
- DNSSAB Housing Allowance provides short-term assistance of up to \$250 per month to a minimum of ten households for up to a year to secure and stabilize their housing needs.
- LIPI Homelessness Prevention Services provides assistance to homeless or at risk individuals and families to obtain and retain housing across the Nipissing District.
- LIPI Global Emergency Homelessness Fund provides one-time emergency assistance based on the principle of last resort where no other source of assistance is available or accessible.
- CCNB Community Mobile Housing Support Program is delivered by two staff, one focusing on Youth, who work to divert households from staying in the shelter.
- The DNSSAB intends to purchase services to provide trusteeship support to individuals and families with managing their financial resources to prevent homelessness and/or to obtain and maintain sustainable housing.

Risk Identification and Mitigation:

While the 2020/21 CHPI Investment Plan has been based on 2019/20 actual expenditures as much as possible, the area of Emergency Overflow Services has been reduced significantly from the 2019/20 actuals. This will allow funding to be redirected to the planned Low Barrier Emergency Shelter. Through the creation of this shelter, it is anticipated that reductions in overflow usage will be realized.

Both service providers have requested an increase to the contracted amounts in 2020/21. Given the DNSSAB is in the planning stages for the Transitional Housing and Stabilization Centre, increases to current contracts can not be committed at this time. However, this can be reassessed throughout the year should funding be available.

DNSSAB has the flexibility to move funding from one service category to another within a fiscal year as long as services provided meet program outcomes. However, any unspent funds cannot be moved from one fiscal year to another, and must be returned to the Ministry.

BRIEFING NOTE

HS05-20

For Information or For Decision or For Approval

Date: March 4, 2020

Purpose: Elevator – Villa Aubin
145 Holditch Street, Sturgeon Falls

Prepared by: Pierre Guenette - Housing Operations Manager

Reviewed by: Catherine Matheson, Chief Administrative Officer

Recommendation

That the Nipissing District Housing Corporation Board authorize staff to proceed with the installation of an elevating device at Villa Aubin, 145 Holditch Street, Sturgeon Falls, the cost of which will be covered from the deferred capital subsidy fund for Phase III.

Background

Villa Aubin, located at 145 Holditch Street, Sturgeon Falls is a 58 unit senior designated, two storey walk-up complex. The complex contains 57 one bedroom units and 1 two bedroom unit. It was built in 1975, developed under the Public Housing program and forms part of Phase III.

A sound preventative maintenance program combined with significant capital investments, have preserved and extended the useful life of this complex and resulted in this building being a sound structural asset. Some of the recent investments include new roof, windows, appliances, exterior lighting, alarm system and parking lot.

This is the only senior designated complex in the Nipissing District Housing Corporation's (NDHC) portfolio that is multi-storey and does not have an elevator. Amenities such as accessibility modifications are key components when providing senior designated housing.

In 2016, the residents of Villa Aubin petitioned the NDHC for the installation of some type of elevating device at this apartment complex. And, as part of the approved 2017 Capital Budget, \$105,000 was earmarked for the installation of an elevating device known as a lift.

With the assistance of a local architectural firm, it was quickly determined that the proposed lift would not be the best option to respond to the needs of the tenants. The most feasible, sound investment option would be the installation of an elevator, similar to those found in most low-rise commercial/residential buildings.

With the required changes in elevating devices and location of the installation, the project became costlier than first anticipated. As a result, the project was brought forward to the 2018 Capital Budget. The 2018 proposed capital budget included \$299,000 for this project.

During the 2018 capital budget deliberation, the board approved the 2018 Capital Budget with the exception of the elevator project. At this time, an identified source of funding is the deferred capital subsidy fund.

Report

As we can all appreciate, mobility requirements often become greater as we age. The average age of our current residents of Villa Aubin is 76.

For as long as we can remember, the lack of an elevator in this seniors complex has resulted in numerous requests for relocation from the second floor to the first floor every time a ground floor unit becomes vacant. Unit turnovers are expensive for tenants and time consuming for the Corporation.

We also receive requests to relocate to the first floor based on medical needs. We are often not in a position to respond quickly as there are no vacancies and the waiting list to relocate is growing. We currently have five individuals waiting to relocate to the first floor as well as 37 applicants on the waiting list for this complex. Residents are sometimes required to relocate to a different housing complex where greater mobility options are available.

One of the strategies outlined in the 10-Year Housing and Homelessness Plan is to improve our senior citizens' ability to Age in Place. A key component to answering this need is by providing accessibility modification when appropriate.

Another is increasing the supply of housing for senior citizens. By providing seniors with increased options for suitable housing, we decrease the stress on the balance of the district's portfolio.

As outlined in the December 31, 2018 Audited Financial Statement, NDHC has a deferred capital subsidy fund balance of \$1,267,133. This fund is comprised of capital subsidy funding that was flowed to NDHC from the DNSSAB that has not yet been expended.

Based on the 2017 estimates provided by the architect, adjusted by the annual construction index, staff anticipates that the cost of the elevator installation will be \$350,000.

Staff recommends transferring \$350,000 from the deferred capital subsidy fund to cover the cost of the installation of an elevator at Villa Aubin.

Financial Implication

Since the funding is from an established deferred capital subsidy fund, there are no additional funding implications.

Conclusion

The installation of an elevator in this 58 senior apartment complex will provide tenants on the second storey with much easier access to and from their homes. It will allow them to participate freely in daily activities without the worry of having to navigate stairs.

In addition, it is anticipated that having an elevator available in this complex will provide increased options for those on the rent-geared to-income waiting list who may be affected by mobility issues and eventually become a preferred senior designated residence in this municipality.