

City of Greater Sudbury Housing and Homelessness Plan Annual Update 2022

Presented To:	City Council
Meeting Date:	July 11, 2023
Type:	Correspondence for Information Only
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Report Summary

This report provides information regarding the City of Greater Sudbury Housing and Homelessness Plan Annual Update for 2022.

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

This are no financial implications associated with this report.

Background

The Plan addresses areas of provincial interest while guiding municipalities in creating a flexible, community-centered 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 Minister of Municipal Affairs and Housing reviewed plans to ensure legislated requirements were met. Annually, Council must review the plan updates which are submitted to the Minister.

Planning, Housing, Social Services staff along with community members have been working together 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-centered 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 2022 provides details on each priority, including the objectives, actions taken, and actions planned. Appendix B contains the Housing Services Report Card for 2022.

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 enhances local transparency and accountability, while ensuring the local communities remain engaged through regular progress updates. Highlights of the plan are contained 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 2022	Planned for 2023
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>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. The funding was allocated to several projects, including policy improvements targeting residential development approvals, as-of-right residential zoning, a housing supply and demand analysis, and implementation of the new Land Management Information System (Pronto).</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 townhouse or within an accessory structure – providing for one additional dwelling unit in the primary structure and one within an accessory structure. In 2022, 38 permits were issued for secondary dwelling units and 22 were registered in the Second Unit Registry. The Secondary Dwelling Unit Guide</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 new e-permitting system 'Pronto' will be launched to the public in summer 2023. The system will enable online submission of building permit applications and digitized workflows which will track and report on processing time. This project was funded in part through the Streamline Development Approvals Fund to support streamlining residential development applications.</p> <p>In February 2023, Council passed a resolution directing staff to develop a Housing Supply Strategy. This strategy will supplement and provide a cohesive framework for the work that CGS has been undertaking with respect to encouraging affordable and innovative forms of housing. The Housing Supply Strategy will take a holistic approach to looking at actions that can be taken along the entire housing continuum from homelessness to transitional and supportive housing to below market affordable housing as well as market housing with the goal</p>

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			<p>was updated in 2022, including enhanced guidance materials.</p> <p>CGS was selected as 1 of 29 municipalities across Canada to participate in the ADUSearch Pilot program funded by CMHC which created an online interactive mapping tool to allow users to determine whether it is physically possible to build a detached ADU (Secondary Dwelling Unit) and provides resources related to financing and construction of these units.</p> <p>In the fall of 2021, CGS launched a Development Tracking Dashboard which monitors new development, including secondary dwelling units and new residential unit creation. In 2022, a total of 449 building permits were issued for new construction, additions and renovations resulting in the creation of new dwelling units. 38% for single detached, 39% for apartments, 12% for row dwellings and 11% for semi-detached dwellings.</p> <p>As a result of policy changes that support developers through deferral of Development Charges at a 0% interest rate and Development Charge Instalment agreements, Greater Sudbury continues to see a steady increase in multi-unit development.</p> <p>CGS approved 6 extensions of temporary zoning for Garden Suites. No new applications for Garden Suites were received.</p> <p>CGS processed 4 Site Plan applications for multi-</p>	<p>of increasing the overall housing supply in the City to accommodate projected growth.</p> <p>The City's Population Projections will be updated using the 2021 Census information and will provide the City with the amount and type of housing anticipated over the next 30 years to 2051 to help guide policy development.</p> <p>CGS is collaborating with College Boreal and the Tiny Town Association to study the feasibility of tiny homes as a housing option in Northern Ontario. The project is funded by the Natural Sciences and Engineering Research Council of Canada (NSERC) through the Mobile grant program and the College and Community Innovation programs. This 3-year applied research project will help design and build a tiny home prototype and evaluate its effectiveness as a sustainable, affordable, and eco-responsible housing option in Northern Ontario.</p> <p>FCM approved funding for undertaking Phase 2 (Program Design) of Greater Sudbury's Home Energy Retrofit Financing project. This phase is scheduled to be completed by the end of 2023.</p>

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			<p>residential development including: redefining a 4 unit hostel/chalet to a fourplex dwelling; construction of a 160 bed, 100,000 square foot addition to a long term care facility; renovation of an existing building to create a 24 unit residential complex; and construction of a 5 storey, 38 unit residential complex with institutional, office and personal shop uses.</p> <p>There were 4 units created and applications for 2 additional units approved through the former Downtown Sudbury Community Improvement Plan and Town Centre Community Improvement Plan, which were combined into the new Strategic Core Area Community Improvement Plan.</p> <p>A Home Energy Retrofit Financing Feasibility Study was completed in 2022. This study, which was funded mostly through FCM, demonstrated that there is a need and demand for financing to support home energy improvements in Greater Sudbury. Of three financing solutions assessed, a local improvement charge (LIC) appears to be the most promising for Greater Sudbury.</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. In 2022, approximately \$470,200 was received and the program was administered by Housing Services. The benefit	<p>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.</p> <p>The Social Housing Apartment Rental Program (SHARP) is a temporary benefit that will continue to be offered to eligible applicants on the centralized waitlist to offset the rental costs while</p>

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			<p>amount will be reviewed every year by the Ministry of Finance.</p> <p>The Social Housing Apartment Rental Program (SHARP) is a temporary benefit that was offered to eligible applicants on the centralized waitlist to offset the rental costs while in the private sector until they receive an offer of rent-geared-to-income (RGI) assistance.</p> <p>Housing Services staff reviewed all templates and processes to ensure more streamlined and user-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 creation of a Board of Directors Resource Guide in partnership with the Housing Services Corporation. The purpose of this guide was to create a resource that non-profit housing Boards of Directors could reference for their legislative responsibilities and optimal business practices.</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>In 2021, work continued to further refine the</p>	<p>in the private sector until they receive an offer of rent-geared-to-income (RGI) assistance.</p> <p>Housing Services will be conducting rent-geared-to-income (RGI) training sessions with property management staff to ensure compliance with legislation. In addition, Housing Services will be updating its RGI Calculation Guide for housing providers as well.</p> <p>Housing Services will maintain contact with both Provincial and Federal governments to ensure the community is apprised of future program and funding opportunities.</p>

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			process for the Affordable Housing Land Banking Strategy, which aims to identify City-owned lands 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 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. Site development occurred in the Fall of 2022 with construction to begin in 2023.</p> <p>The RFP for Sparks Street was issued in October 2022 and bids were evaluated in late December 2022.</p> <p>The Coordinated Access System and By name list which was launched in July 2021 continued to develop and improve as a coordinated system to support people experiencing homelessness to be matched to housing with supports that meet their needs. Persons experiencing chronic homelessness are prioritized for housing with supports. Data obtained from the By name list provides a real time snapshot of the homeless situation in the community and is used to inform resource allocation.</p> <p>In January 2022, the City partnered with the Elizabeth Fry Society of Northeastern Ontario to open a temporary 10 bed shelter for women and gender-diverse individuals. The shelter operated for the full 2022 year and has been extended into 2023/24. This shelter increased the diversity of the</p>	<p>The Lorraine Street project is anticipated to be ready for occupancy in November 2023.</p> <p>The Sparks Street project was awarded to the successful proponent in March 2023 and design work is underway. Site work is scheduled to commence in June 2023. It is anticipated to be ready for occupancy by March 2024.</p> <p>The Lorraine Street project is anticipated to be ready for occupancy in November 2023.</p> <p>The City will continue to partner 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 March 31st 2024.</p> <p>The City will continue to partner with the Sudbury Action Centre for Youth to operate a temporary low-barrier shelter for youth (16-24). The shelter is scheduled to operate until March 31, 2024. Community partners continue to seek opportunities for establishing a permanent solution for emergency shelter for youth in the community.</p> <p>The City will continue to partner with Health Sciences North to improve outcomes with the ACTT 3 transitional housing program with</p>

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			<p>emergency shelter system by providing shelter services for women and gender diverse individuals who require low barrier services and may not feel safe using all gender Off the Street low barrier shelter which predominantly serves males. In 2022 there were 174 individuals who utilized the safe Harbor House shelter program.</p> <p>The Sudbury Action Centre for Youth extended their NEST program for youth through 2022 and into 2023/24. This program provides 10 warming centre spaces plus 4 emergency shelter beds overnight for youth aged 16 to 24 years.</p> <p>In 2022, CGS partnered with Health Sciences North to operate the ACTT 3 transitional housing program with housing and supports for individuals experiencing chronic homelessness and requiring high level support. The program is operating at a temporary location until the permanent location is completed in late 2023. The program collaborated with the Coordinated Access System by matching people on the By-Name List to vacancies in the program.</p> <p>Client navigator positions were developed within the Social Services section to support individuals who are homeless or at risk of homelessness to navigate the system to obtain and maintain housing. Client navigators supported the most vulnerable individuals to complete documentation required to access identification, social assistance, income tax returns, social housing applications and annual reviews. Partnerships were developed with outreach</p>	<p>supports for individuals experiencing chronic homelessness. The program collaborates with the Coordinated Access System by matching people on the By-Name List to vacancies in the program and monitors key outcomes.</p> <p>Client navigators within Social Services will continue to build the partnership with Housing Services, Housing operations and community partners to strengthen the approaches to prevent homelessness and support individuals with multiple barriers in obtaining and maintaining their housing.</p>

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			teams, emergency shelters, Indigenous partners, libraries, by law services and housing services.	
4	There is a need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes).	<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>	Housing Services continued to work with Community Safety to introduce the Community Paramedicine program into various community housing projects for eligible households.	Housing Services will continue to partner with Community Safety to facilitate Community Paramedicine services within various community housing projects.
5	There is a need to improve co-ordination, collaboration and partnerships among a broad range of stakeholders.	Improve effectiveness of the local housing system by increasing coordination, collaboration and partnerships among a broad range of stakeholders involved in housing.	<p>The City continued 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 continued to work to onboard new community partners to these initiatives.</p> <p>Client Navigators continued to build partnerships and coordination of services for people who are homeless or at risk of homelessness including with libraries, housing operations, by-law, police, outreach services, Indigenous partners and other community partners.</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 work to onboard new partners to these initiatives wherever possible.</p> <p>Client Navigators will continue to build partnerships and coordination of services for people who are homeless or at risk of homelessness with a broader range of stakeholders.</p>
6	There is a need for an Indigenous Housing and Homelessness Strategy in the community	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	Housing Services helped to ensure the preservation of existing nonprofit Urban Native Housing units within the City by providing Canada-Ontario Community Housing Initiative (COCHI) rent supplement and capital improvement monies for the Native People of Sudbury Development Corporation portfolio. COCHI rent supplement funding was provided for projects where the 35 year operating	In accordance with Ministry of Housing instructions, continue to prioritize and ensure the preservation of existing Urban Native Housing units within the City by working with Native People of Sudbury Development Corporation to secure funding for both rent supplement and capital improvement monies for units within its portfolio.

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		<p>(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 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>agreements and related subsidies expired upon maturity of the mortgages This rent supplement funding allowed for rents to continue to be based on household income for Indigenous families. COCHI capital funding was provided for various units within the portfolio for a variety of improvements, helping to extend the life of the corporation's portfolio.</p>	<p>Work with research community to identify the 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 and participate in 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>
	There is a need to monitor and report on progress towards	Monitor, analyze and respond to information about the local	The 2021 Report Card on Homelessness was released publicly in summer 2022.	The 2022 Report Card on Homelessness will be released publicly in summer 2023.

#	Priority	Objectives	Completed in 2022	Planned for 2023
7	meeting the Housing and Homelessness Plan objectives and targets.	housing and homelessness situation	<p>The City of Greater Sudbury Homelessness Initiatives webpage was updated regularly to report publicly on the local homelessness situation.</p> <p>The City, with community partners within the homelessness serving sector, continue to develop the Coordinated Access System/By Name List and the 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, City Council and the public through the city website such as number of people currently experiencing homelessness, the number of people who are 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 March 2022, the City was recognized by Built for Zero Canada for achieving a Quality By-Name List for chronic homelessness through achieving reliable chronic By-Name List data, setting a baseline for active chronic homelessness in the community, and meeting all ten requirements of the By-Name List scorecard. 2022 was the first full year of implementation of the By Name List and the data collected will serve as a baseline for monitoring progress in the reduction of homelessness.</p> <p>The Community Homelessness Report (CHR) is a Federal Reaching Home reporting tool for communities receiving Designated Communities</p>	<p>The 2022 Report Card on Homelessness will be released publicly in 2023. Data from the By Name list will be reported including:</p> <ul style="list-style-type: none"> • number of people added to the By name list in 2022 • number of people who were chronically homeless • active number of homeless at December 31st 2022. • number of people who moved into housing • number of people who returned to homelessness from housing <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 <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)

#	Priority	Objectives	Completed in 2022	Planned for 2023
			<p>stream funding. The CHR includes questions about community context, a self-assessment of local efforts to reach the minimum requirements for Coordinated Access and a Homelessness Management Information System (HMIS), and annualized data requirements. CHR data gives Community Entities a year-over-year picture of the state of homelessness and the system in place to address it in their geographic area, helping to identify community-level trends specific to cumulative levels of homelessness, inflow into homelessness, outflow from homelessness, and housing-focused outcomes. The CHR is submitted to Service Canada each year and results must be reported publicly. The CHR is posted on the City 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>	<ul style="list-style-type: none"> 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>