

# Completing Your 10-Year Housing and Homelessness Plan

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# A Proactive Guide to Getting Your Plan Done

OMSSA Policy Conference

December 5<sup>th</sup>, 2018





# REQUIRED ELEMENTS OF HOUSING AND HOMELESSNESS PLANS

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## ELEMENTS OF YOUR HOUSING AND HOMELESSNESS PLAN

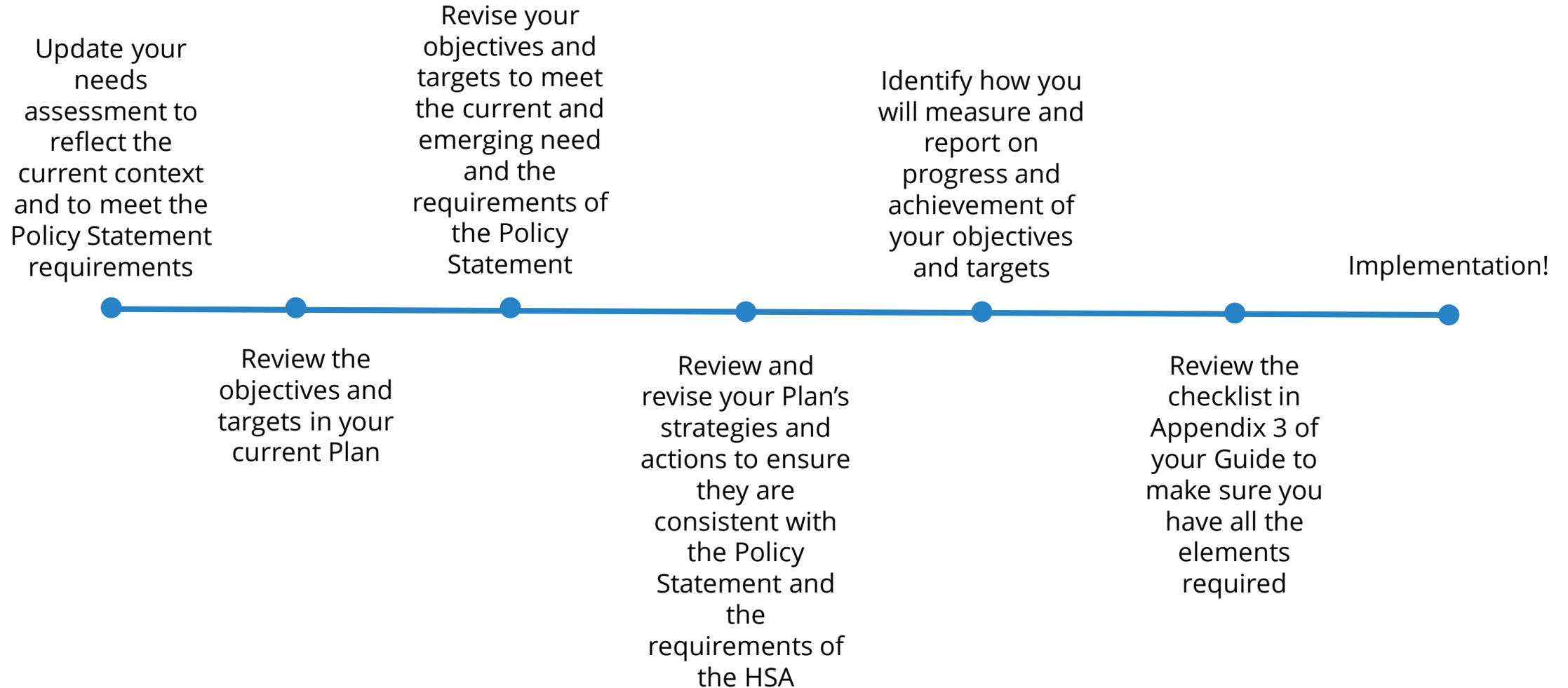
- ✓ **Assessment** of current and future housing needs within your service area
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- ✓ **Measures** proposed to meet the objectives and targets (**Planning**)
- ✓ How **progress** towards meeting the objectives and targets will be measured (**Achievement**)

- Remember that your Housing and Homelessness Plan must be consistent with the **Policy Statement: Service Manager Housing and Homelessness Plans** and the **Housing Services Act**.



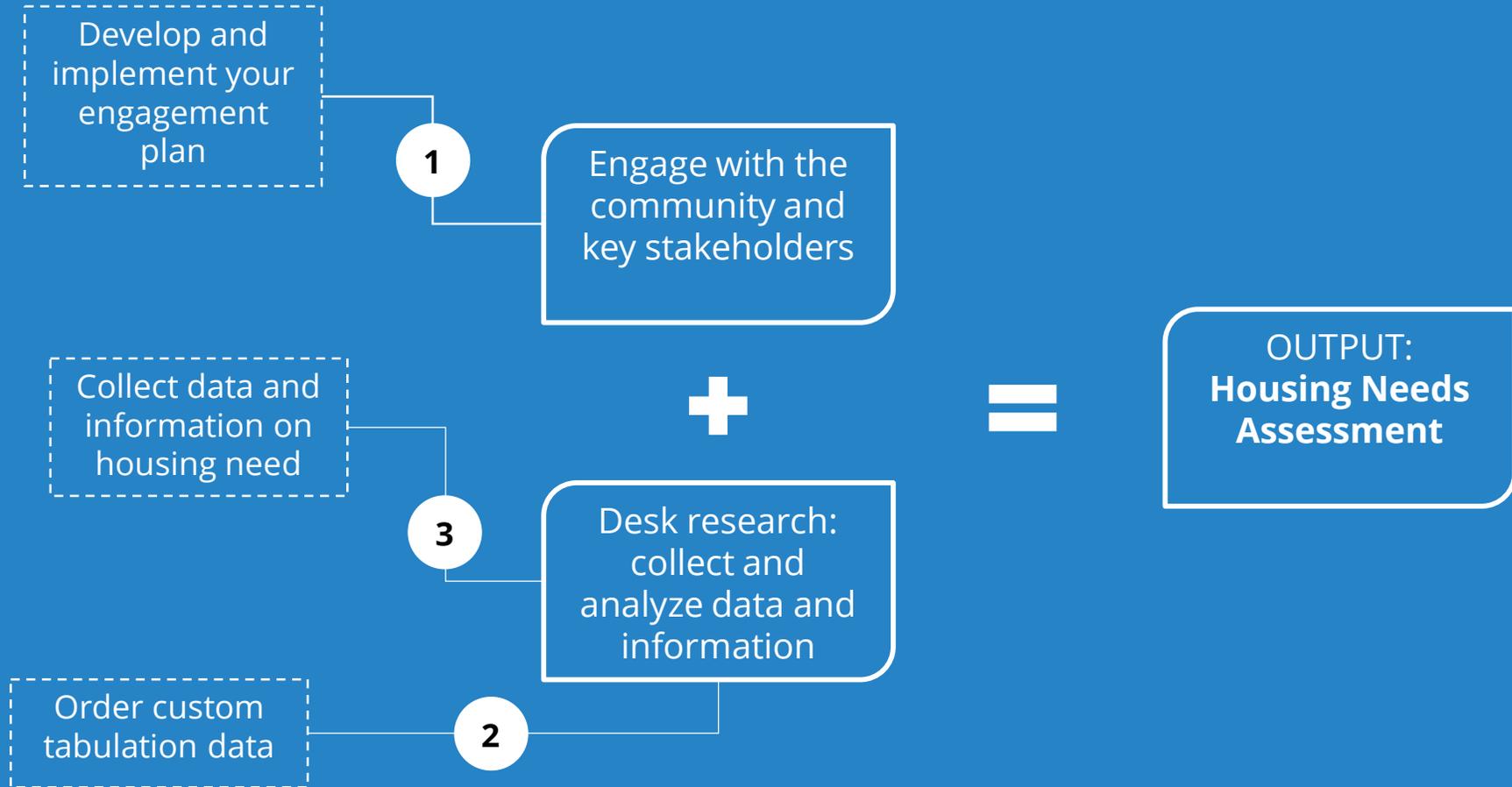
# GETTING YOUR HOUSING AND HOMELESSNESS PLAN DONE

## SUMMARY OF THE PROCESS





# ASSESSMENT





## ASSESSMENT

1. Update your needs assessment to reflect the current context and to meet the Policy Statement requirements

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- Aim to engage with all of the following:
  - People with lived experience
  - People with disabilities
  - People with mental health needs and/or substance abuse issues
  - Seniors
  - Indigenous peoples
  - Youth
  - LGBTQ
  - Women
  - Immigrants and refugees
  - Franco-Ontarians
  - People released from custody or under supervision

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- Aim to engage with all of the following:
  - Youth transitioning from the child welfare system
  - Community agencies providing housing-related support services
  - Non-profit and cooperative housing providers
  - Private residential developers and landlords
  - Municipal staff
  - Major employers

1. Update your needs assessment to reflect the current context and to meet the Policy Statement requirements
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- When developing your engagement plan consider the following:
  - **Who** are the main groups you want to engage with?
  - Are there any other “non-traditional” groups you want to engage with?
  - **How much time** do you have for all your engagement activities?
  - What is the **best way to engage** with each group (e.g. surveys, formal and informal meetings, intercept interviews, phone interviews)?
  - In addition to internal and external staff, **who else can help** (e.g. community agencies, faith groups)?
  - When picking the location for your sessions, consider: access to public transportation, accessibility, a **“safe” space**.

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- Sources of data and information include:
  - Statistics Canada Census
  - CMHC Housing Information Portal
  - Non-market housing supply and need
  - Local homelessness enumeration results
  - Statistics Canada custom tabulation data

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**Tip:**

For your non-market housing supply and need, you'll want to look at not just your portfolio and waiting list but also the units and waiting lists of non-profit and cooperative housing providers, including those who provide supportive housing.

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- Indicators to include in your custom tabulation order:
  - Household income deciles based on incomes your service area
  - Proportion of gross household income spent on housing costs
  - Household characteristics such as size, type, tenure, and diverse population groups (e.g. Indigenous peoples, persons with disabilities, immigrants, Francophones, seniors, youth, lone parents)



**Tip:**

Count on a turnaround time of at least 10 weeks.

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- Remember to:
  - Consider the needs of all households across the housing continuum
  - Examine local economic conditions and housing affordability

Peel Renewed Housing and Homelessness Plan: Summary of Housing Need Across the Continuum

Housing Needs

	Emergency/ Temporary Housing	Affordable Permanent Housing		
		Low Income (Households with earnings of \$59,156 or less)	Middle Income (Households with earnings of \$59,157 – 106,002)	Supportive
Who they are	Households / persons without permanent housing	129,054 households in 2016 (income deciles* 1 – 3)	129,054** households in 2016 (income deciles* 4 – 6)	Households / persons with need for permanent supportive housing
What is the need	<p>26.9% shelter use increase</p> <ul style="list-style-type: none"> <li>Shelters at capacity</li> <li>Insufficient beds for Victims of Family Violence and no beds for Victims of Human Trafficking</li> <li>Lack of upfront diversion / prevention</li> <li>Lack of transitional support for Youth / Victims of Family Violence</li> </ul>	<p>70% of households are in housing that is unaffordable</p> <ul style="list-style-type: none"> <li>Larger households</li> <li>Multiple family households</li> <li>Couples with children / lone parent families</li> <li>Immigrant households</li> <li>Youth households</li> <li>Seniors</li> <li>Person living alone</li> <li>2 or more unrelated people living together</li> <li>People with a disability</li> </ul>	<p>29% of households are in housing that is unaffordable</p> <ul style="list-style-type: none"> <li>Homeowners</li> <li>Larger households</li> <li>Couples with children</li> <li>Multiple family households</li> <li>Immigrant households</li> </ul>	<p>50% of demand unmet</p> <ul style="list-style-type: none"> <li>Mental illness (4 times more people on waitlist than units)</li> <li>Physical disabilities</li> <li>Acquired brain injury</li> <li>Intellectual disabilities</li> <li>Autism spectrum</li> <li>Frail health</li> <li>Substance abuse - addictions</li> </ul>
Type of housing required	<ul style="list-style-type: none"> <li>Safe, stable temporary housing to address immediate needs</li> <li>Quicker access to permanent housing</li> <li>Transitional units for youth and Victims of Family Violence</li> </ul>	<ul style="list-style-type: none"> <li>Rental housing which costs \$1,259 or less per month***</li> <li>Home ownership no more than \$235,291****</li> <li>1 and 2 bedroom units for smaller households</li> <li>3+ bedroom units for larger households</li> </ul>	<ul style="list-style-type: none"> <li>Rental housing which costs no more than \$2,650 per month***</li> <li>Home ownership which costs no more than \$421,617****</li> <li>Units with 3+ bedrooms for larger households</li> </ul>	<ul style="list-style-type: none"> <li>Affordable supportive Housing units</li> </ul>

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  - d) Identify the current and emerging future need in your service area

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**Tip:**

Summarize the key housing needs that you've identified into 3 to 5 key housing gaps.

## Current and emerging housing gaps in Moncton



**CITY OF MONCTON**  
**HOUSING NEEDS ASSESSMENT**

### Housing Gap in Moncton

**What is the current housing gap?**

- Moncton is seeing a shift to smaller households.
- Moncton has a greater share of older homes compared to the Greater Moncton Area.
- There is an imbalance in the supply and demand of purpose-built rental units.
- The current supply of subsidized units does not fully reflect the current demand.
- Housing affordability is an issue for households in the 1<sup>st</sup> and 2<sup>nd</sup> income deciles in Moncton.
- There is a need for more supportive housing options.

**Housing Supply**

Emergency Shelters & Transitional Units	Supportive Housing	Subsidized Housing	Market Rental	Market Ownership
 149 beds/ units	 278 beds/ units	 1,483 units	 11,379 units	 20,135 units

**Housing Need**

Of 6,655 households\* with the lowest incomes\*\*:

**80.7%** are spending **30%+** on housing costs (5,367 households\*)

**49.8%** are spending **50%+** (3,317 households\*)

What they can afford:



**\$653**  
or less



**\$109,800**  
or less

Of 26,620 households\* with incomes of **\$26,132 or more:**

**12.2%** are spending **30%+** on housing costs (3,256 households\*)

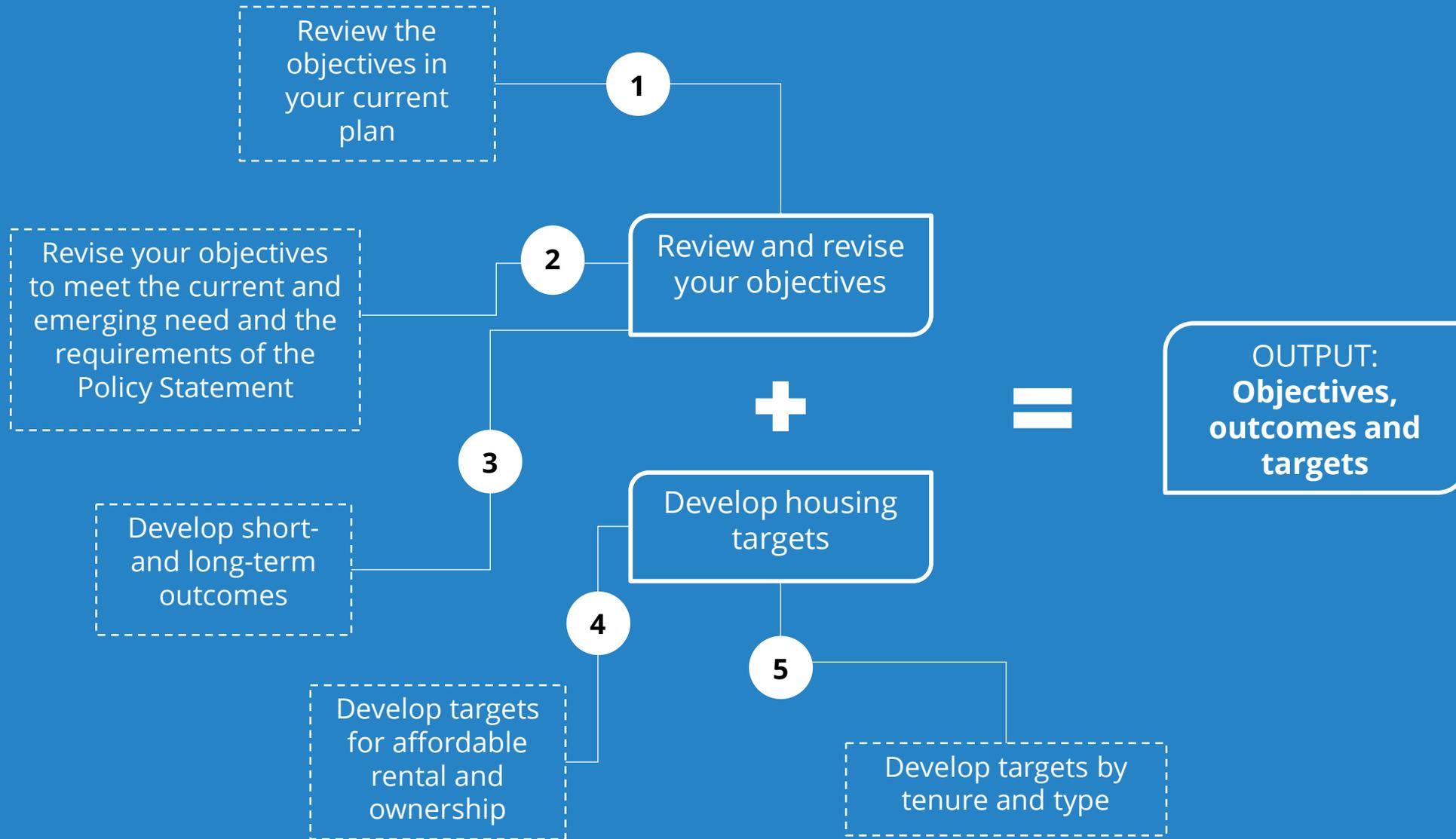
**1.4%** are spending **50%+** (374 households\*)

**What are the emerging and future trends?**

- There is an increasing need for housing options for smaller households, including subsidized housing options.
- The aging population will require appropriate housing options.
- There is an increasing need for affordable housing options, including subsidized and supportive housing options.



# OBJECTIVES AND TARGETS





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- **Objectives** are the expected results from a program's activities.
- Objectives direct a program that produces outputs which lead to outcomes.



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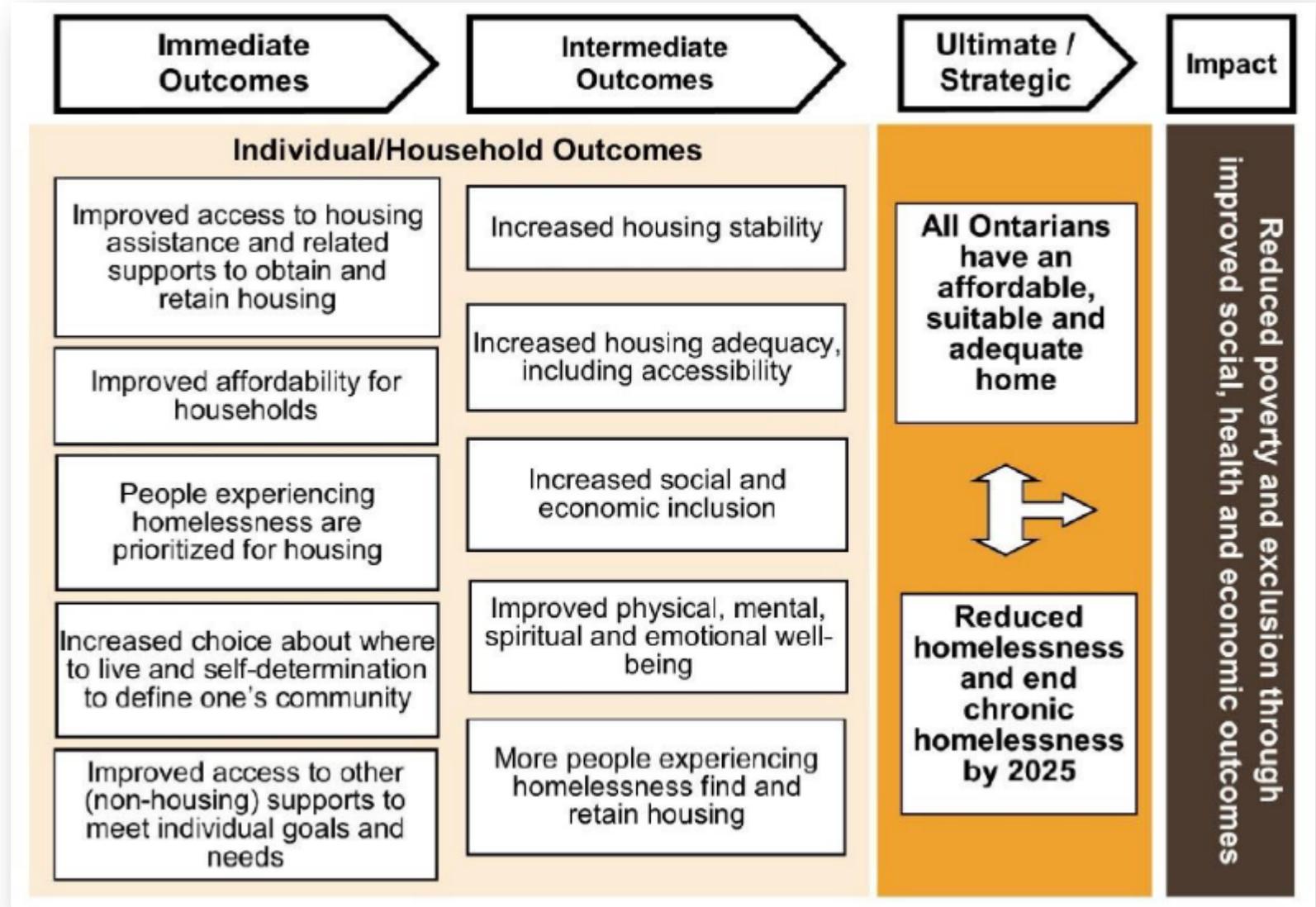
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- **Outcomes** are the benefits resulting from a program or activity, which could include improvements in social, economic or health-related factors, as an example.
- **Local outcomes** are outcomes you develop as the Service Manager as part of your Housing and Homelessness Plans. You are responsible for identifying and reporting progress on these local outcomes.
- **Provincial outcomes** are the outcomes common across all Service Managers and are developed in collaboration with the Service Managers.

# OBJECTIVES AND TARGETS

## Proposed Province-Wide Household-Level Outcomes for Housing and Homelessness



## OBJECTIVES AND TARGETS

### Peel Renewed Housing and Homelessness Plan Short Term Outcomes and Strategies



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### Tip:

Thinking about your identified current and emerging needs, ask yourselves, “**what do we want the housing system in our service area to look like in five and ten years?**”

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  - b) Define your objectives

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- The objectives in your Housing and Homelessness Plan should align with the targets and objectives outlined in municipal land use planning documents as required by the Growth Plan in the Greater Golden Horseshoe and by the Provincial Policy Statement outside of the GGH.

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**Tip:**

When defining your objectives, think about how you will make progress on your short and long term outcomes.

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**Tip:**

Examine the current capacity and role of the various housing partners in your service area and explore opportunities for new roles to help address your identified needs.

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  - c) Develop your targets

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- The targets in your Housing and Homelessness Plan should align with the affordable housing targets identified in municipal land use planning documents as required by the Growth Plan in the Greater Golden Horseshoe and by the Provincial Policy Statement outside of the GGH.
- At a minimum, you'll want to identify targets for **affordable rental housing** and **affordable ownership housing**.

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**Tip:**

Think about breaking down your targets even further to identify annual affordable housing targets for households with low incomes and households with moderate incomes.

Depending on your needs, you may also want to identify **housing targets by tenure** (rental and ownership) and **type** (low, medium and high density).

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### Tip:

When developing your targets, look at households with low and moderate incomes who are **spending 30% or more** and **50% or more** of their income on housing costs and decide what makes sense for your service area.

This is where it is important to have custom data to help you identify who is in most need, not just based on **income** but also **household type**.

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### Tip:

Make sure your objectives and targets are **SMART**:

- **S**pecific: what you plan to achieve is clear
- **M**easurable: there is a way to determine whether you've achieved it
- **A**chievable: realistic and attainable
- **R**elevant: aligns with your goals and outcomes
- **T**ime-bound: timeframe is specified for when results are to be achieved.

## OBJECTIVES AND TARGETS

**7,500 new units annually**

- 2,000 affordable units
  - 1,000 for low income households
  - 1,000 for middle income households
- 5,500 market units
  - for middle income households and greater

### Peel Renewed Housing and Homelessness Plan Housing Targets

#### Annual Housing Targets

Overall Housing Stock	7,500 new housing units annually in Peel: 2000 affordable units, 5500 middle income and greater (private sector)				
	- 25% of all new housing development is rental - 50% of all new housing development is medium or high density				
Segment	Emergency Temporary / Transitional Housing	Low Income	Middle Income	Middle Income and greater	Supportive Housing
Provider	Public, Nonprofit	Public, Nonprofit, Private Sector	Nonprofit, Private Sector	Private Sector	Public, Nonprofit
Average # of units /year	30	770	1,000	5,500	200
Mississauga	10	400	520	2,860	104
Brampton	18	316	410	2,255	82
Caledon	2	54	70	385	14

## Bruce County Affordable Housing Targets

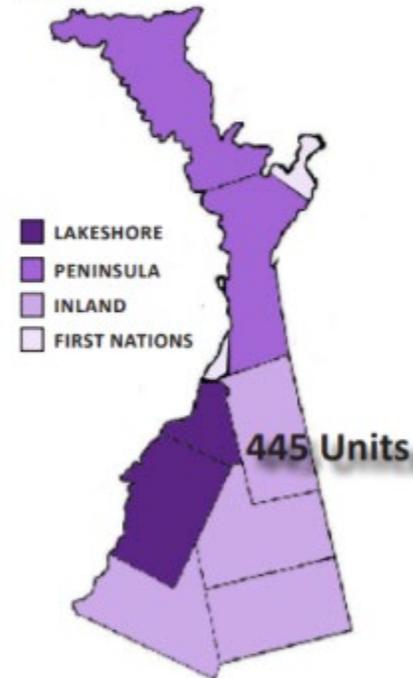
# HOUSING TARGETS

2013 - 2023

To support our vision of "appropriate, affordable, diverse and supportive housing choices for all Bruce County residents", we have adopted housing targets for new housing supply:

- Unit Type:** 70% low density, 30% medium and high density
- Tenure:** 70% ownership housing, 30% rental housing
- Affordability:** 30% of all new supply meet the County definition of affordable Housing

### AFFORDABLE HOUSING TARGETS, 2013-2023



**Our goal as a community is to create 445 affordable housing units in the next ten years (2013 to 2023).**

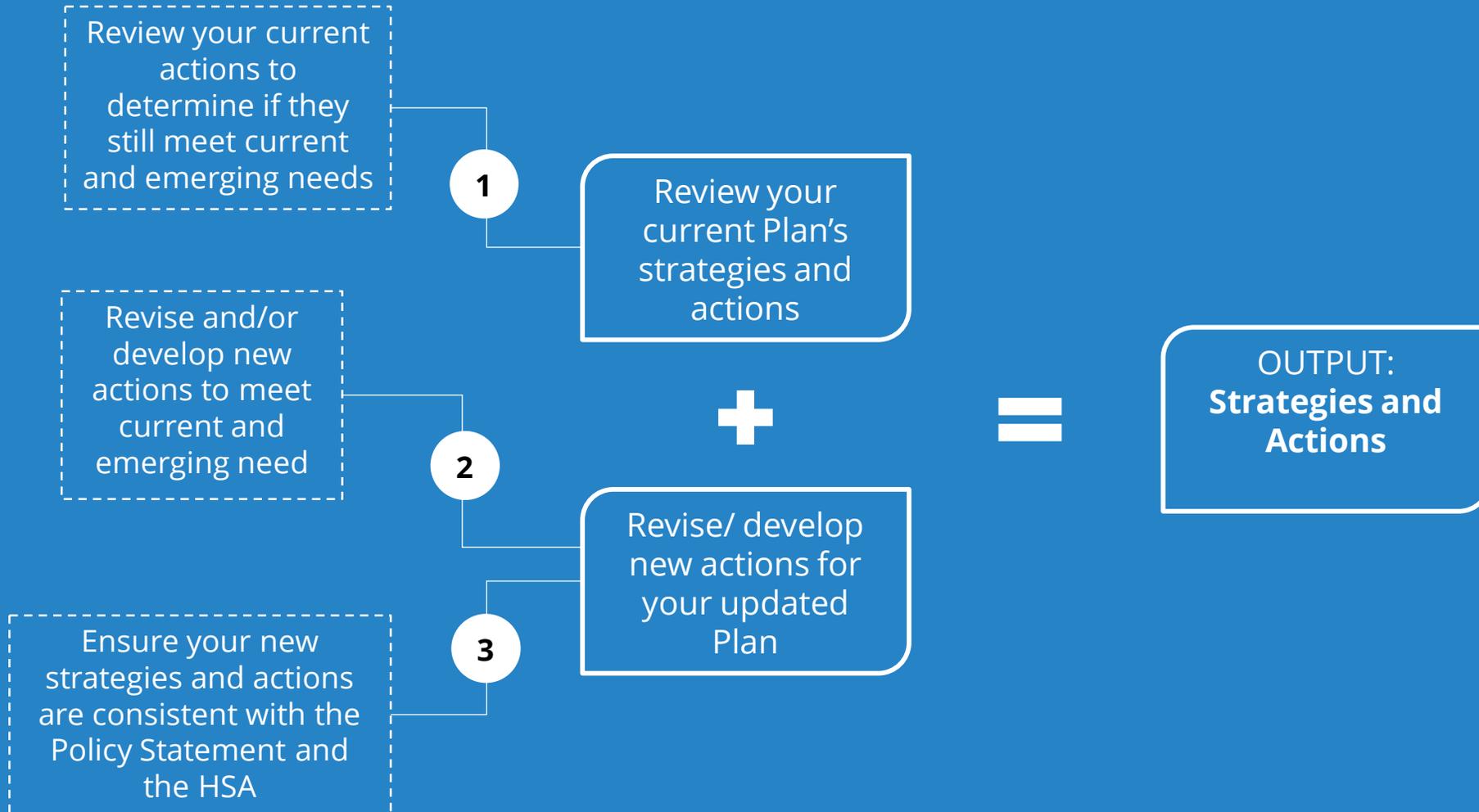
This goal will be achieved by creating a greater supply of new affordable ownership, rental, and special needs housing units and by using rent supplements. Working with partners in the private, non-profit and government sectors will be critical to the success of the Strategy. This success will also rely on implementing the strategic directions and priority actions that have been identified in this document.

#### Defining Affordable Housing

The broadly accepted approach to defining affordable housing is housing where a household is not spending more than 30 percent of its income on housing costs. In Bruce County, similar to many communities across the province, affordable housing is available to most residents; however, for some, affordable housing is out of reach.



# PLANNING



4. Review and revise your Plan's strategies and actions to ensure they are consistent with the Policy Statement and the requirements of the HSA and that they reflect the current and emerging housing need

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- Your strategies and actions must address the following:
  - Ending Homelessness
  - Indigenous Peoples
  - Coordination with other community services
  - A broad range of community needs
  - Non-profit housing corporations and non-profit cooperatives
  - The private housing market
  - Climate change and environmental sustainability

4. Review and revise your Plan's strategies and actions to ensure they are consistent with the Policy Statement and the requirements of the HSA and that they reflect the current and emerging housing need

- Your strategies and actions should also
  - Demonstrate a system of **coordinated housing and homelessness services** that assist households to improve their housing stability and prevent homelessness
  - Include strategies to promote **client-centred, coordinated access** to housing and homelessness prevention services.
  - Be developed with **public consultation and engagement** with diverse local communities, including those with lived experience of homelessness
  - Include strategies to **measure and report publicly on progress** under the Plan.

4. Review and revise your Plan's strategies and actions to ensure they are consistent with the Policy Statement and the requirements of the HSA and that they reflect the current and emerging housing need

- Make sure your strategies and actions align with your municipal land use planning documents and other strategic documents in your service area.
- Develop both **immediate/short term actions** as well **as longer term actions** that bring about fundamental changes.

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- Make sure your strategies and actions align with your municipal land use planning documents and other strategic documents in your service area.
- Develop both **immediate/short term actions** as well as **longer term actions** that bring about fundamental changes.



**Tip:**

Co-design your strategies and actions with your housing partners, taking into account current capacities and roles as well as any new roles you've identified.

When developing your actions, ask yourselves "**how do we achieve each of our identified future outcomes?**"

Action Plan for supportive housing in Peel Region





# ACHIEVEMENT





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5. Identify how you will measure and report on progress and achievement of your objectives and targets

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**Tip:**

Make sure to connect your indicators to your identified housing need as well as your targets.

5. Identify how you will measure and report on progress and achievement of your objectives and targets
  - a) Identify your indicators
  - b) Collect data on your indicators on an annual basis

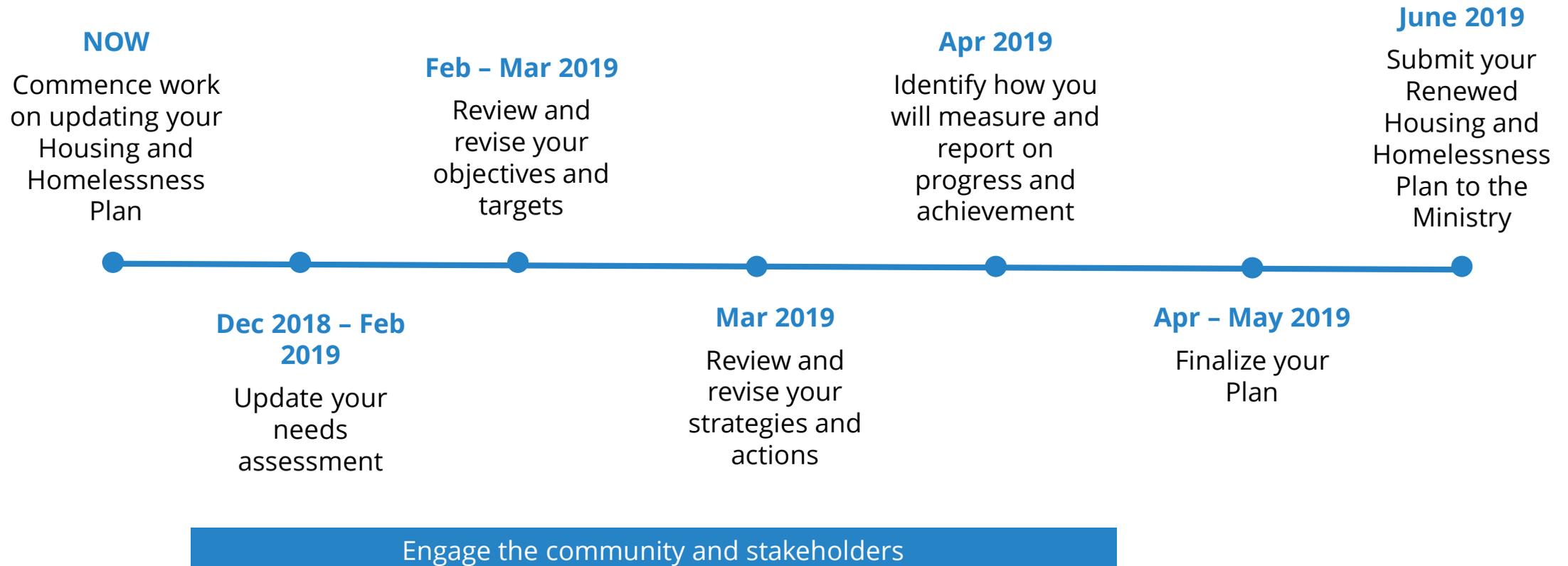
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## APPENDIX 4: (TEMPLATE) ANNUAL REPORTING OF PROGRESS ON THE PLAN

Summary table to supplement how each Service Manager structures its Annual Report (to be included in Annual Report).

Objectives	Outcomes	Measures	Targets	Annual Progress/Achievements
<p>Example</p> <p>To provide assistance to people experiencing homelessness</p>	<p>Example</p> <p>Improved housing situation for households</p>	<p>Example</p> <p>Number of households that have moved from emergency shelter to long-term housing</p>	<p>Example</p> <p>100 households moved from emergency shelter to long-term housing per year</p>	<p>Since 2016, 70 households moved from emergency shelter to long-term housing</p> <p>70% of targets has been met for year</p>

## SUGGESTED TIMELINES





**THANK YOU!  
GOOD LUCK!**

For questions, please contact:  
Christine Pacini at [cpacini@shs-inc.ca](mailto:cpacini@shs-inc.ca) or  
Johanna Hashim at [jhashim@shs-inc.ca](mailto:jhashim@shs-inc.ca)