



**The Corporation of the City of Stratford
Social Services Committee
Open Session
AGENDA**

Date: Monday, October 23, 2017

Time: 7:45 P.M.

Location: Council Chamber, City Hall

Committee Present: Councillor Henderson - Chair Presiding, Councillor Vassilakos - Vice Chair, Councillor Beatty, Councillor Brown, Councillor Bunting, Councillor Clifford, Councillor Ingram, Councillor Mark, Councillor McManus, Councillor Ritsma

Staff Present: Rob Horne - Chief Administrative Officer, Joan Thomson - City Clerk, Carole Desmeules - Director of Social Services, Ed Dujlovic - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, John Paradis - Fire Chief, Ellen Balmain - Interim Manager of Housing

1. Call to Order

The Chair to call the Meeting to Order.

Mayor Mathieson provided regrets.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

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3. Sub-committee Minutes

Sub-committee minutes are provided as for background regarding the discussion held at the October 11, 2017 Sub-committee meeting.

4. Delegations

None scheduled.

5. Report of the Director of Social Services

5.1 100% provincially funded initiative, the Home For Good program from the Ontario Ministry of Housing (MHO) (SOC17-019)

*This item is also listed for consideration at the October 23, 2017 Council reconvene meeting.

Staff Recommendation: THAT the report be received;

THAT the Mayor and City Clerk be authorized to execute such agreements and documentation necessary with the Ontario Ministry of Housing including a Transfer Payment Agreement with the Province and Take-Up Plan, as may be required to receive funding for the Home For Good program by the 31st October 2017;

THAT Council approve the increased staffing in 2017 within the Housing Services Department by four permanent full-time equivalents (FTE) positions to support program implementation; fully funded through the Province's Home For Good program;

AND THAT Council authorize the Social Services Director to proceed with local funding allocations for Home For Good program and formal agreements or memorandums of understanding that may be required with projects partners to whom funding may be flowed for the purpose of meeting project objectives or addressing obligations as per operating and capital funding allocations to deliver and support the local Home For Good program, and to ensure funding for this program is fully utilized.

Motion by _____

Sub-committee Recommendation: THAT the report be received;

THAT the Mayor and City Clerk be authorized to execute such agreements and documentation necessary with the Ontario Ministry of Housing including a Transfer Payment Agreement with the Province and Take-Up Plan, as may be required to receive funding for the Home For Good program by the 31st October 2017;

THAT Council approve the increased staffing in 2017 within the Housing Services Department by four permanent full-time equivalents (FTE) positions to support

program implementation; fully funded through the Province's Home For Good program;

AND THAT Council authorize the Social Services Director to proceed with local funding allocations for Home For Good program and formal agreements or memorandums of understanding that may be required with projects partners to whom funding may be flowed for the purpose of meeting project objectives or addressing obligations as per operating and capital funding allocations to deliver and support the local Home For Good program, and to ensure funding for this program is fully utilized.

6. For the Information of Committee

6.1 Letter of Funding

Sub-committee Discussion: The Director of Social Services stated that a letter of funding for approximately \$736,000 was received in regards to reducing the carbon footprint of the 102 unit housing development at 25 Buckingham Drive.

The Director of Social Services stated that the department intends to contract a company to complete an extensive energy audit of the building to maximize the funding. The structural aspect of the building will need to be reviewed as well to ensure that the retrofit will be beneficial.

7. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by _____

Committee Decision: That the Social Services Committee meeting adjourn.



The Corporation of the City of Stratford Social Services Sub-committee MINUTES

Date: October 11, 2017
 Time: 4:34 P.M.
 Location: Council Chamber, City Hall

Sub-committee Present: Councillor Henderson - Chair Presiding, Councillor Vassilakos - Vice Chair, Councillor Bunting, Councillor Clifford

Regrets: Councillor Ritsma

Staff Present: Carole Desmeules - Director of Social Services, Kim McElroy - Manager of Ontario Works, Victoria Trotter, Mike Beitz - Corporate Communications Lead, Jody Brown - Supervisor of Social Services

Also present: Media

1. **Call to Order**

The Chair called the Meeting to Order.

Regrets were provided by Councillor Ritsma.

2. **Disclosure of Pecuniary Interest and the General Nature Thereof**

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

None declared at the October 11, 2017 Social Services Sub-committee meeting.

3. Delegations

None were scheduled.

4. Report of the Director of Social Services

4.1 100% provincially funded initiative, the Home For Good program from the Ontario Ministry of Housing (MHO) (SOC17-019)

Sub-committee Discussion: The Director of Social Services provided a presentation to Sub-committee regarding the Home for Good Program. The program is 100% provincially funded and the City of Stratford was chosen from 47 Service Managers to receive funding.

The four priorities included in the program are Chronic Homelessness, Youth Homelessness, Indigenous Homelessness and Transitions from Provincially Funded Institutions (eg. hospitals or prisons).

In response to questions from Sub-committee the Director of Social Services stated that there can be challenges with funding that is not up front and with private partnership. During the planning process the department worked to find three proponents that are build ready and have established community partners as well. This would allow for one proponent to withdraw and the program to continue.

Sub-committee asked if the land that the new units are being built on will be owned by the municipality or by the proponent.

The Director of Social Services responded that the land and building will be owned by the proponent and funding will cease if all conditions are not continued to be met by the owners as required by the Province.

Sub-committee questioned if the land is ready for building by each of the proponents.

The Director of Social Services responded that the land is ready as the 10% required equity for most proponents is the land. The builds will take place in St. Marys, Mitchell and Listowel.

The Director of Social Services stated that October 31, 2017 is the deadline to develop and submit to the Province a Take-Up Plan for approval. The Take-Up Plan must be consistent with the Proposal and approved by the Recipient's Council. After the agreements are signed by the Province, for which the deadline is March 31, 2018, the proponent has 120 days to commence construction with occupancy required by March 2019

Sub-committee questioned why one of the builds would not take place in Stratford.

The Director of Social Services responded that currently the City of Stratford has a good number of units as well as a pool of private units and therefore it was not in the best interest of the program to build in Stratford.

Sub-committee asked if the upkeep and repair of the units will be the responsibility of the proponent.

The Director of Social Services responded that a set amount is paid to the landlord for administrative and operating costs for each unit on a quarterly basis.

In response to questions from Sub-committee the Director of Social Services stated that if only two of the proponents complete the project that the Province would claw back a portion of the funding based on the reduced number of units.

The Supervisor of Social Services noted that each of the proponents are individuals or businesses that are very committed to their communities.

Motion by Councillor Bunting

Sub-committee Recommendation: THAT the report be received;

THAT the Mayor and City Clerk be authorized to execute such agreements and documentation necessary with the Ontario Ministry of Housing including a Transfer Payment Agreement with the Province and Take-Up Plan, as may be required to receive funding for the Home For Good program by the 31st October 2017;

THAT Council approve the increased staffing in 2017 within the

Housing Services Department by four permanent full-time equivalents (FTE) positions to support program implementation; fully funded through the Province's Home For Good program;

AND THAT Council authorize the Social Services Director to proceed with local funding allocations for Home For Good program and formal agreements or memorandums of understanding that may be required with projects partners to whom funding may be flowed for the purpose of meeting project objectives or addressing obligations as per operating and capital funding allocations to deliver and support the local Home For Good program, and to ensure funding for this program is fully utilized.

Carried

5. New Business

5.1 Letter of Funding

Sub-committee Discussion: The Director of Social Services stated that a letter of funding for approximately \$736,000 was received in regards to reducing the carbon footprint of the 102 unit housing development at 25 Buckingham Drive.

The Director of Social Services stated that the department intends to contract a company to complete an extensive energy audit of the building to maximize the funding. The structural aspect of the building will need to be reviewed as well to ensure that the retrofit will be beneficial.

6. Advisory Committee/Outside Board Minutes

There were no Advisory Committee/Outside Board Minutes to be provided at this time.

7. Next Sub-committee Meeting

The next Social Services Sub-committee meeting is Wednesday, November 15, 2017 at 4:30 p.m. in the Council Chamber, City Hall.

8. Adjournment

Motion by Councillor Vassilakos

Sub-committee Decision: THAT the Social Services Sub-committee meeting adjourn.

Carried

Meeting Start Time: 4:34 p.m.

Meeting End Time: 5:49 p.m.



MANAGEMENT REPORT

Date: October 11, 2017
To: Social Services Sub-committee
From: Carole Desmeules, Director of Social Services
 and CEO of Perth and Stratford Housing Corporation;
 Jody L. Brown, Social Services Supervisor
Report#: SOC17-019
Attachments: Correspondence – Ontario Ministry of Housing, Office of the Minister,
 September 11, 2017

Title: 100% provincially funded initiative, the Home For Good program from the Ontario Ministry of Housing (MHO)

Objective:

- (1) To provide an overview on the new 100% provincially funded **Home For Good (HFG)** proposal and implementation plan;
- (2) To authorize the Mayor and City Clerk to execute such agreements and documentation necessary with the Ontario Ministry of Housing including a Transfer Payment Agreement with the Province and Take-Up Plan, as may be required to received funding for Home For Good program by the 31st October, 2017;
- (3) To seek approval to increase staffing in 2017 within the Housing Services Department by four permanent full-time equivalents (FTE) positions to support program implementation; fully funded through the Province's Home For Good Program; and
- (4) To authorize the Social Services Director to proceed with local funding allocations for Home For Good and formal agreements or memorandums of understanding that may be required with any projects partners to whom funding may be flowed for meeting project objectives or addressing obligations as per operating and capital funding allocations to support the local HFG program, and to ensure funding for this program is fully utilized.

Background: In March of 2017, the Ontario Ministry of Housing issued a call for Expressions of Interest (EOI) to all 47 "Service Managers" (Consolidated Municipal Service Managers and District Social Services Boards) for funding under the newly created Home

For Good Initiative. Service Managers were invited to submit proposals for either operational funding alone to provide support services to individuals and families, or for joint operational and capital funding to be used to increase the supply of supportive housing units.

In May 2017, the City of Stratford's Social Services Department submitted a proposal to the Ontario Ministry of Housing (MHO) for funding under the new initiatives called Home For Good. On September 11, 2017, the City of Stratford was notified that the HFG proposal was successful (letter attached); of 46 Service Managers who submitted proposals, approximately half were selected to receive funding. The MHO agreed to fund the full project (100% of the total funding requested).

As outlined in the Long-Term Affordable Housing Strategy, Home For Good is a program delivered through Service Managers, designed to further the Provincial's goal to end chronic homelessness by 2025. HFG is a homelessness-focused program. It is intended to provide housing assistance and support services to people who are experiencing homelessness or at imminent risk of homelessness from the following four provincial priority homelessness areas: chronic homelessness; youth homelessness; Indigenous homelessness; and homelessness following transitions from provincially-funded institutions and services systems (e.g., hospital and prisons).

Home For Good is part of an overall provincial investment in supportive housing that includes both an operating and capital funding components. Under HFG, operating funding can be used on its own, and in conjunction with capital funding. The province intends to provide operating funding on an ongoing basis, beyond 2018-19 (subject to annual provincial budget approvals and fulfillment of accountability requirements by the Service Manager). All capital funding is to be used to increase the supply of physical supportive housing units, which can be either transitional or long-term supportive housing projects. New units must also be linked to housing assistance and supportive services, funded through operating funding allocations under the HFG funding proposal.

Plan for Local Home For Good Allocations:

In response to the call for Expressions of Interest for the Home For Good program, the City of Stratford's Social Service department developed and submitted a proposal requesting capital and operating funding that included two empirically-validated, supportive housing options:

- a) fixed-site congregate supportive housing in purposely built multi-unit properties, specifically to serve youth 16-24 years of age and families with children; and
- b) scattered-site supportive housing for single adults, wherein participants receive intensive case management support coupled with portable housing allowances to offset or subsidize rent to live in a unit of their choosing in the private market. In both instances, priority would be given to those who have higher acuity or barriers to housing stability and who

have a history of chronic or prolonged homelessness as identified in the four priority homelessness populations.

Partnerships with public and non-profit human service agencies were deemed pivotal to the proposed program, as was collaboration with private property developers /operators who have experience locally in addressing affordable housing needs. Contacts were made with potential partners and developers during the drafting of the proposal, and letters of support were secured. Potential partners for the fixed-site component of the initiative included KLM Properties and Little Lake Residential, and EvoGlobe Inc. Proposed partners for the scattered-site initiative included Canadian Mental Health Association of Huron-Perth, Choices for Change, the John Howard Society, Optimism Place, and Shelterlink Youth Services.

The proposal included a request for funding to staff some new positions aimed at providing direct support services to program participants. More specifically, the proposal included a request to fund four full-time equivalent Intensive Case Manager positions hosted by community partners for the scattered-site component, three full-time equivalent Onsite Housing Workers hosted by fixed-site providers, along with a part-time Addictions Counsellor and After-Hours / On-Call support. In addition to these external positions, the proposal submitted to the Ontario Ministry of Housing included a request to fund four additional positions to be hired directly by the Social Services Department that would ensure program oversight and direct client services support.

In order to ensure program fidelity and adherence to best practices, it was proposed that this local initiative be overseen by an Administration Committee comprised of leadership from the partnering agencies/operators and chaired by the Service Manager or designate. Moreover, it was envisioned that the Administration Committee would then receive guidance from a larger community stakeholder group – i.e., the Stratford, Perth County, and St. Marys Alliance to Prevent Homelessness and Enhance Housing Stability – which has already been tasked with providing input on the mandated local 10-Year Affordable Housing and Homelessness Plan.

Analysis: On September 11, 2017, the City of Stratford's Social Services Department was notified that the Home For Good proposal was successful (Ministry Correspondence attached). The Province has committed 3-Years of funding as outlined below:

Program Component	Notional Funding Allocation		
	Year 1 (2017-2018)	Year 2 (2018-2019)	Year 3 (2019-2020)
Operating Component	\$805,438	\$1,619,896	\$1,619,896
Capital Component (To be paid over a 20-year affordable period)	\$1,407,263	\$0	\$0

Capital funding component amount to \$1,407,263 million amortized over a 20-year period to build a total of 12 new units of various sizes within three multi-unit dwellings; one dwelling in each of the communities of Listowel, Mitchell, and St. Marys. Information regarding potential construction-ready projects was included in the proposal.

The capital funding projects are to be used to increase the supply of physical supportive housing units. Capital project approvals will be similar to previous Ontario Ministry of Housing programs, which required Council recommended projects to MHO for review and approval; and the issuance of a Conditional Letter of Commitment before signing a Contribution Agreement for each project. Approved capital projects must remain affordable for a minimum period of 20-years. Affordability is defined as having rents for the project that are at or below 80% of Canadian Mortgage Housing Corporation (CMHC) Average market Rent at the time of occupancy. The MHO will be providing payments over a 20-year period based on affordability payment schedules.

The approved operating funding allocation amount to \$805,438 for the remainder of fiscal year October 2017 to March 31st of 2018; followed by \$1,619,896 million in annual operating funding for each of Provincial fiscal years 2018-2019 and 2019-2020 (April 1st of one year to March 31st of the following year). The MHO also indicated that the operating funding is intended to become ongoing, subject to actual take-up, annual provincial budget approvals, and fulfillment of accountability requirements including entering into a Transfer Payment Agreement with the Province and submitting quarterly Take-Up Plans. Service Managers will be permitted to use up to 10% of their allocated operating funds and up to 5% of their allocated capital funds to cover operating administration costs.

As such, Social Services Department is requesting that Council authorize the Mayor and City Clerk to enter into a Transfer Payment Agreement with the Ontario Ministry of Housing to receive the Home For Good funding by October 31st, 2017 so that the Social Services team can begin the process of implementing the local HFG proposal.

Financial Impact: No impact on the municipal tax levy is expected on the 2017 to March 31st, 2020 budget years, as the Home For Good initiative is 100% provincially funded by the Ontario Ministry of Housing to include both capital and operational components, including the funding of 4.0 full-time permanent positions within Social Services.

Staff Recommendation: **THAT the report 100% provincially funded initiative, the Home For Good program from the Ontario Ministry of Housing (MHO) be received;**

THAT the Mayor and City Clerk be authorized to execute such agreements and documentation necessary with the Ontario Ministry of Housing including a Transfer Payment Agreement with the Province and Take-Up Plan, as may be required to receive funding for the Home For Good program by the 31st October 2017;

THAT Council approve the increased staffing in 2017 within the Housing Services Department by four permanent full-time equivalents (FTE) positions to support program implementation; fully funded through the Province's Home For Good program;

AND THAT Council authorize the Social Services Director to proceed with local funding allocations for Home For Good program and formal agreements or memorandums of understanding that may be required with projects partners to whom funding may be flowed for the purpose of meeting project objectives or addressing obligations as per operating and capital funding allocations to deliver and support the local Home For Good program, and to ensure funding for this program is fully utilized.



Jody L. Brown, Social Services Supervisor



Carole Desmeules, Director of Social Services and
CEO of Perth and Stratford Housing Corporation



Rob Horne, Chief Administrative Officer

Ministry of Housing**Minister Responsible for the
Poverty Reduction Strategy**

Office of the Minister

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Toronto ON M5G 2E5
Tel.: 416 585-6500
Fax: 416 585-4035**Ministère du Logement****Ministre responsable de la Stratégie
de réduction de la pauvreté**

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777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-6500
Téléc. : 416 585-4035

September 11, 2017

His Worship Daniel Mathieson
Mayor
City of Stratford
PO Box 818
Stratford ON N5A 6W1

Dear Mayor Mathieson:

Thank you for your proposal under the Expression of Interest process for the Province's Home For Good (HFG) initiative.

The ministry received 46 strong proposals from Service Managers. I am pleased to advise you that the City of Stratford's proposal was successful, and has been approved for funding as indicated below:

Program Component	Notional Funding Allocation		
	Year 1 (2017-18)	Year 2 (2018-19)	Year 3 (2019-20)
Operating Component	\$805,438	\$1,619,896	\$1,619,896
Capital Component (To be paid over a 20-year affordability period)	\$1,407,263	\$0	\$0

The Operating Component of the notional funding allocation is ongoing, subject to actual take-up, annual provincial budget approvals, and fulfillment of accountability requirements. The funding is also contingent on the City of Stratford entering into a Transfer Payment Agreement with the Province that will be forwarded shortly.

Our government recognizes the need for more housing assistance and supports across the province. HFG is part of an overall provincial investment in supportive housing under the updated Long-Term Affordable Housing Strategy, and it will make a significant contribution to our goal of ending chronic homelessness by 2025.

Supportive housing is widely recognized as being a key component to assisting people living with complex physical and mental health challenges to achieve and maintain housing stability. When delivered appropriately, supportive housing is proven to prevent homelessness and to assist people with lived experience of homelessness to secure and maintain housing.

I look forward to our partnership under this new initiative that will help house our chronically homeless persons.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Milczyn", with a long horizontal flourish extending to the right.

Peter Milczyn
Minister

c. Mr. Rob Horne, Chief Administrative Officer, City of Stratford

Presentation Overview

- **Key Program Highlights**
- **Eligibility – Operating Funding and Capital Funding**
- **Program Guidelines**
- **Implementation Timelines**
- **Overview of the Proposal & Funding - Home For Good**
- **Recommendations**

Homes for Good (HFG)

Ministry of Housing Program Guidelines 2017

- **Supportive housing** is widely recognized as being a key component to assisting people living with complex physical and mental health challenges to achieve and maintain housing stability.
- When delivered appropriately, supportive housing is proven **to prevent homelessness and to assist people with lived experience of homelessness to secure and maintain housing.**

Homes for Good (HFG)

Ministry of Housing Program Guidelines 2017

- As part of the 2016 Budget and the Long-Term Affordable Housing Strategy (LTAHS) Update, the Province of Ontario reaffirmed its goal of ending chronic homelessness by 2025.
- A significant component of this goal is **an ongoing investment in supportive housing** including:
 - **Operating funding for housing assistance and support services, eventually assisting up to 6,000 families and individuals in supportive housing; and**
 - **Support for the construction of up to 1,500 new supportive housing units over the long-term.**

Homes for Good (HFG)

Ministry of Housing Program Guidelines 2017

- In total, **up to \$33.3 million** in operating funding is being made available in 2017-18,
- **Up to \$66.6 million** is being made available in 2018-19 and
- **Up to \$100 million** in 2019-20 for housing assistance and support services.

Key Program Highlights/Overview

- The Service Manager Component will be captured under a new program called Home For Good (HFG). HFG is a homelessness-focused program, which will provide housing assistance and support services to people within the **following four provincial priority homelessness areas**:
 - **Chronic homelessness;**
 - **Youth homelessness;**
 - **Indigenous homelessness; and**
 - **Homelessness following transitions from provincially-funded institutions and service systems (e.g. hospitals and prisons).**
- **It is the province's intention to provide operating funding on an ongoing basis, beyond 2018-19** (subject to annual provincial budget approvals, and fulfilment of accountability requirements).

References: Home For Good -Ministry of Housing Program Guidelines 2017.

Operating Funding Eligibility

- Operating funding is to be used to provide housing assistance and/or support services to help recipients obtain and retain stable housing.
- **Service Managers can use funds for the following types of housing assistance:**
 - **Rent supplements (rent subsidies tied to a rental unit and paid directly to landlords, on behalf of recipients); and**
 - **Housing allowances (rent subsidies paid direct to recipients).**

Examples of eligible support services include:

- counselling; personal support; case management; income support and assistance with applying for financial assistance; assistance with medication; and life skills training (e.g., purchasing food/meal preparation, and money management).

References: Home For Good -Ministry of Housing Program Guidelines 2017.

Operating Funding Eligibility

- **Operating funding can be used on its own, and**
- **in conjunction with capital funding under this program.**
- For capital projects being developed, Service Managers will **be required to link housing assistance** and support services to the units created.

Ref: Home For Good -Ministry of Housing Program Guidelines 2017.

Examples of Eligible Support Services

Ministry of Housing Program Guidelines 2017

- Counselling, case management, crisis prevention, harm reduction, and intervention services
- Assistance with substance use issues
- Support with mental health and mental illness
- Support with physical and cognitive disabilities
- Pre-discharge planning from provincial institutions (e.g. hospitals and prisons)
- Household set-up assistance, including: obtaining personal identification; moving; transportation; basic furnishings; and rent/utility deposits
- Development of support service plans, to document recipients' goals, activities, and levels of support to be provided

Examples of Eligible Support Services

Ministry of Housing Program Guidelines 2017

- Tenant-landlord relations and orientations; and information about how to be a good neighbor and crisis intervention/eviction prevention
- Assistance with basic needs, including: personal care; exercise; shopping; purchasing food and meal preparation; house cleaning; laundry; money management; dispensing medication; and conflict resolution
- Assistance with transitioning to other forms of housing that better meet recipients' needs
- Assistance with referrals to gain access to services including: income support; employment, job placements, vocational counselling, education, and skills training; parenting courses and child care; legal services; and recreational activities.

References: Home For Good -Ministry of Housing Program Guidelines 2017.

Capital Funding Eligibility

- **Eligible capital projects must be one of the following:**
 - New construction, including additions and extensions;
 - Acquisition and/or rehabilitation of existing residential buildings to maintain or increase the affordable rental housing stock; or
 - Conversion of non-residential buildings or units to purpose-built rental buildings/units.
- **Capital funding is to be used to increase the supply of physical supportive housing units**, which can be in either transitional, or long-term supportive housing projects. Units must also be linked to housing assistance and support services, funded through program operating dollars.
- **Approved capital projects must remain affordable for a minimum period of 20 years.** Affordability is defined as having rents for the project that are **at or below 80% of CMHC Average Market Rent (AMR) at the time of occupancy.**

Capital funding will be provided based on affordability payments. This involves MHO **advancing payments over a 20-year period**. The first payment would begin at the time of the proponent's first required payment for long-term financing (interest adjusted date).

Ref: Home For Good -Ministry of Housing Program Guidelines 2017.

Operating Component

Take-Up Plan

- (1) The Recipient shall prior to October 31, 2017** develop and submit to the Province for approval a Take-Up Plan. Subsequent Take-Up Plans will then need to be developed and submitted by the Recipient to the Province by **February 15 prior to each Funding Year from 2019 onwards**.
- (2) The Take-Up Plan must be consistent with the Proposal and approved by the Recipient's council, through delegated authority or by the Board, as applicable.**
- (3) The Take-Up Plan shall contain**, among other things, the following information:
 - (a) the amount of Funds that will be used under the Operating Component in each Funding Year;
 - (b) the amount of Funds that will be used for administration costs in each Funding Year;
 - (c) the amount of Funds to be Committed quarterly under the Operating Component;
 - (d) details of Commitments to be made for Support Services and Housing Assistance under the Operating Component; and
 - (e) the projected number of households to be assisted under the Operating Component.

References: Home For Good -Ministry of Housing Program Guidelines 2017.

Capital Component

- **Affordability Period** - the twenty (20) year period following the date of the first (1st) occupancy of a Unit in a Supportive Housing Project.
- **Unit** - a unit of supportive rental housing including self-contained residential dwellings, multi-bedroom units which are used for congregate living, and disabled/accessible units.
- **Proposed Projects** – The Recipient shall between April 1 and December 31 of each Funding Year submit to the Province a list of Supportive Housing Projects with projected Affordability Payments based on the Recipient's Proposal. The list must be approved by the Council
- **No Up-Front Funds** – The Recipient acknowledges that no Funds will be provided before or during the construction, acquisition, rehabilitation and/or conversion of a Supportive Housing Project.
- **Contribution Agreement** – Following the approval of each Supportive Housing Project by the Province, the Recipient shall arrange for an appropriate form of Contribution Agreement with the Proponent to be executed.
- **Construction, Acquisition, Rehabilitation and/or Conversion Completion** – Construction, acquisition, rehabilitation and/or conversion for each approved Supportive Housing Project must **be completed within two (2) years of the date of the Commitment for the Supportive Housing Project. If construction for an approved Supportive Housing Project is not completed within two (2) years of the date of the Commitment for the Supportive Housing Project, the Province may cancel the Funds for the Supportive Housing Project.**

Ref: Home For Good -Ministry of Housing Program Guidelines 2017.

Overview of the Proposal Home For Good

Year 1 - 2017- to March 31st 2018

Year 2 - 2018- to March 31st 2019

Year 3 - 2019- to March 31st 2020

HFG Perth County Governance Structure²⁹

Stratford, Perth County and St. Marys Alliance to Prevent Homelessness and Enhance Housing Solutions

Serves in an Advisory Capacity to the HFG Perth County Initiative

Administration Committee including Management / Leadership from Shelterlink, CMHA, JHS, DV Sector, KLM, and City of Stratford Social Services (Housing)

Develops shared Policies and Procedures and Ensures Program Fidelity

Scattered Site – up to 40 people

**HFG Team Leader and Intake
Social Services Department**

Congregate Site

28 to 32 people

**Three locations: 12 Units
Listowel, Mitchell, and St. Marys**

**Housing
Stability
Housing-Based
Intensive Case
Managers**
CMHA Huron-
Perth/
John Howard
Society
Optimism Place;
Choices for
Change

**24 hr phone
service -
Shelterlink**

**Clerical &
Admin
Support**
Finance &
Program
Support –
both hired by
City of
Stratford
Social Services
directly

**Housing
Selection -
Landlord
Liaison**
Housing
Locator hired
by City of
Stratford
Social
Services
directly

**Listowel
EvoGlobe
Inc**

**Mitchell
CJW
Custom
Homes**

**St. Marys
KLM /Little
Lake
Residential**

Plan for Local Home for Good Allocations

Program Component	Notional Funding Allocation		
	Year 1 (2017-2018 End of March)	Year 2 (2018-2019 End of March)	Year 3 (2019-2020 End of March)
Operating Component	\$805,438	\$1,619,896	\$1,619,896
Capital Component (To be paid over a 20-year affordable period)	\$1,407,263	\$0	\$0

Implementation Timelines

Activity	Date
Ministry Issues Expression of Interest	March 2017
Service Managers Prepare Submissions	March 2017 to May 19, 2017
Ministry Reviews Submissions, and Selects Successful Service Managers	May 2017 to July 2017
Ministry and Service Managers Sign Transfer Payment Agreements, and Take-Up Plans are Submitted	August 2017 to October 2017 Before October 31, 2017 and before February 15, 2018
Transfer Payments Begin	October 2017 - (end of March 2018 for year one)
Quarterly Reports Due to Ministry	October 15 th , January 15 th , April 15 th , and July 15 th of Each Year

Staff Recommendations

Staff Recommendations:

- **THAT** the report 100% provincially funded initiative, the Home For Good program from the Ontario Ministry of Housing (MHO) be received;
- **THAT** the Mayor and City Clerk be authorized to execute such agreements and documentation necessary with the Ontario Ministry of Housing including a Transfer Payment Agreement with the Province and Take-Up Plan, as may be required to receive funding for the Home For Good program by the **31st October 2017;**
- **THAT Council approve the increased staffing in 2017** within the Housing Services Department by **four permanent full-time equivalents (FTE)** positions to support program implementation; fully funded through the Province's Home For Good program;
- **AND THAT** Council authorize the **Social Services Director to proceed with local funding allocations for Home For Good program and formal agreements or memorandums of understanding that may be required with projects partners to whom funding may be flowed for the purpose of meeting project objectives or addressing obligations as per operating and capital funding allocations to deliver and support the local Home For Good program, and to ensure funding for this program is fully utilized.**

Reference: Management Report #S0C17-019 - City of Stratford Social Services Committee; 100% provincially funded initiative, the Home For Good program from the Ontario Ministry of Housing (MHO).