

**FINANCE AND ECONOMIC
DEVELOPMENT COMMITTEE AND
COMMUNITY AND PROTECTIVE
SERVICES COMMITTEE
JOINT REPORT 1
10 MARCH 2021**

150

**COMITÉ DES FINANCES ET DU
DÉVELOPPEMENT ÉCONOMIQUE
ET DU COMITÉ DES SERVICES
COMMUNAUTAIRES ET DE
PROTECTION
RAPPORT CONJOINT 1
LE 10 MARS 2021**

EXTRACT OF DRAFT MINUTES 21
FINANCE AND ECONOMIC
DEVELOPMENT COMMITTEE AND
PROTECTIVE SERVICES
COMMITTEE
2 MARCH 2021

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 21
COMITÉ DES FINANCES ET DU
DÉVELOPPEMENT ÉCONOMIQUE
ET DU COMITÉ DES SERVICES
COMMUNAUTAIRES ET DE
PROTECTION
LE 2 MARS 2021

10-YEAR HOUSING AND HOMELESSNESS WORKPLAN 2021-2022

ACS2021-CSS-GEN-003

CITY WIDE

REPORT RECOMMENDATIONS

**That the Finance and Economic Development Committee and
Community and Protective Services Committee recommend Council:**

- 1. Approve the 2021-2022 Housing and Homelessness Work Plan set
out in Document 1 and as further detailed in this report.**
- 2. Delegate authority to the Director, Housing Services to action the
Work Plan and direct staff to bring forward a report to Committee
and Council for any Work Plan actions which have financial
implications**

Councillors R. King, J. Leiper and S. Menard were in attendance for this portion of the meeting.

The PowerPoint presentation for this item was combined with item 1.

Prior to receiving the public delegations' portion of this item, Councillor Dudas introduced a technical amendment. Councillor Fleury also introduced four motions

regarding the use of head leases; rapid housing initiative, the creation of a subsidies committee and pre-development funding visioning exercise.

Following the presentation, the Committee heard from the following delegations:

- 1) *Kaite Burkholder - Alliance to End Homelessness - Communities are reducing homelessness all over this country and showing that it can be done. Just two weeks ago, London, Ontario ended veteran homelessness. Ottawa City Council declared a Housing and Homelessness Emergency last year in January, and while many of the key ingredients to reduce homelessness are outlined in the work plan, there is not enough urgency. The fastest, most effective, and cheapest way to reduce homelessness dramatically is to rapidly re-house people through rent supplements.
- 2) *Salma Al-Shehabi – She asks to not commit to funding emergency shelters. There are alternatives. Carry cost-benefit-analysis. If we must do so, commit on a yearly basis not for the 10 years term. The city must put on conditions and allow council to withdraw at any time.
- 3) Laura Shantz – She noted that many people on social assistance, ODSP, cannot afford much of the housing in Ottawa. Simply not affordable. More social housing needs to be built.
- 4) *John Dickie – Eastern Ontario Landlords Association - Rents vary a great deal across Ontario, but the social assistance maximum shelter allowances do not vary by location. The maximum shelter allowance is adequate in small towns, but grossly inadequate in Ottawa. In a place like Ottawa, rent is by far the largest single expense for low-income households, and often consumes more, or much more, than 30% or 50% of income.
- 5) Gwen Madiba – Stated that affordable housing in Ottawa is difficult to find but even harder for black families. Need to find and be better attuned to minority groups and immigrants.
- 6) *Marie-Josée Houle – Action-Logement - Ottawa is far from reaching any kind of ratio to meet the dire needs of people and to have any kind of impact on the rental market to keep the prices at a reasonable rate, and to consistently offer housing at an affordable rate over the long term. She noted that we have to stop believing that they are providing a viable solution to the housing and homelessness sector without

real checks and balances in place. We need to recognize that the non-profit sector is a viable solution, and the plan needs to prioritize capital investments in new non-profit and social housing.

[* All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]

Written submission from:

- *Lowertown Community Association received February 26, 2021*
- *Vanier Community Association received March 1, 2021*

Following the delegations, staff responded to members' questions listed below:

- The proposed work plan outlines a review head leases as part of an initiative.
- A staff report will be considered at the Community and Protective Services Committee in April 2021 regarding the municipal housing subsidy program.
- The City worked with 130 partners to bring together all components of the work plan. It is anticipated to bring forward a progress report to Committee and Council in Q2 2022.
- No comparable measurements to other cities can be provided as cities have very specific needs and challenges.
- There has been a significant amount of people using respite centres such as the Tom Brown facility and staff are currently reviewing if it is related to the pandemic.
- The City uses a tiered housing allowance and does not require that families be removed from the waiting list. Currently looking at the Province to increase the rate given to families.
- Head lease study? Don't have head leasing program. If include in workplan, then something would have to come out.

Following the delegations, staff responded to members' questions listed below:

MOTION No. FEDC/CPSC 2021 4/1

Moved by Councillor L. Dudas

WHEREAS the report “*10-Year Housing and Homelessness Work Plan 2021-2022*” (the Report) was referred by the Community and Protective Services Committee for consideration at the Joint meeting of Finance and Economic Development Committee and Community and Protective Services Committee; and

WHEREAS following publication of the Report, staff has identified two places where there is incorrect data in the report that require updating by way of a technical amending motion;

THEREFORE BE IT RESOLVED that the figures in the third row of Table 5 on Page 10 of the report be replaced with the following amended figures:

Table 5: Households Supported to Access Permanent Housing & Services

Program	Term of Council 2015 to 2018	Term of Council 2019 to 2022 (to date)
Family shelter households moved to permanent housing	<u>2007</u> <u>(5,433 individuals)</u>	<u>1083</u> <u>(2,286 individuals)</u>

BE IT FURTHER RESOLVED that the figures contained in the fourth paragraph on Page 18 of the Report be replaced with the following amended figures:

In 2019 **555** family households (**1147 people**) were transitioned out of shelter to permanent housing and in 2020, **528** family households (**1139 people**) moved to housing.

CARRIED

MOTION No. FEDC/CPSC 2021 5/1

Moved by Councillor M. Fleury

As the City's 10 Year Housing and Homelessness Workplan identifies a review and recommendations on the feasibility of the City establishing head leases, that staff be directed to make recommendations of the feasibility of City, or designate organization, taking on head leases on a long term basis. This review should also include analysis of other municipalities/community organizations using Head Leases (City of London, Ontario, Canadian Mental Health Association Ottawa, etc.).

That staff be directed to complete this review and provide recommendations prior to Q4 2021 to ensure any financial implications can be considered as part of the 2022 Budget process.

LOST on a division of 3 YEAS and 16 NAYS, as follows:

YEAS (3): Councillor, M. Fleury, T. Kavanagh, C. McKenney,

NAYS (16): Councillors J. Cloutier, G. Darouze, D. Deans, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, C.A. Meehan, S. Moffatt, J. Suds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

MOTION No. FEDC/CPSC 2021 6/1

Moved by Councillor M. Fleury

As the City's 10 Year Housing and Homelessness Workplan anticipates that there will be a second round of federal Rapid Housing Initiative funding issued, that Staff be directed to proactively identify development opportunities with non-profit housing providers taking into consideration all City lands, and projects in all neighbourhoods in Ottawa.

Further, that staff also be directed to prioritize family-friendly developments to

assist in housing the 390 households currently in the family shelter system.

LOST on a division of 3 YEAS and 16 NAYS, as follows:

YEAS (3): Councillor, D. Deans, M. Fleury, T. Kavanagh

NAYS (16): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower,
J. Harder, A. Hubley, C. Kitts, C. McKenney, C.A. Meehan,
S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair
L. Dudas and Chair M. Luloff, Mayor J. Watson

MOTION No. FEDC/CPSC 2021 7/1

Moved by Councillor M. Fleury

As the City's 10 Year Housing and Homelessness Workplan identifies the need for housing benefits based on current and future trends along with recommendations to re-design the municipal housing subsidy programs, that staff be directed, as part of this re-design, to strike a committee to evaluate changes to subsidy amounts, every four years, taking into consideration cost of living increases, vacancy rates and current market rent rates, along with other relevant factors.

WITHDRAWN

MOTION No. FEDC/CPSC 2021 8/1

Moved by Councillor M. Fleury

WHEREAS the City's 10 Year Housing and Homelessness Workplan identifies creating and maintaining an inventory of opportunities available for development by issuing strategic REOs and RFPs, including for pre-development funding.

THEREFORE BE IT RESOLVED that staff add an item to the workplan that includes a visioning exercise to plan for the allocation of pre-development

funding. This visioning exercise should include elements such as, but not limited to: timeline for construction completion, cost per unit, number of units, and targeted housing groups.

BE IT FURTHER RESOLVED that this visioning exercise must also identify a specific link to how the development(s) will lead to achieving the goals outlined in the Housing and Homelessness 10 Year Plan Refresh.

BE IT FURTHER RESOLVED, to account for this additional workload, that Staff remove item 21 from the workplan and replace it with the above visioning exercise.

LOST on a division of 4 YEAS and 15 NAYS, as follows:

YEAS (4): Councillor, D. Deans, M. Fleury, T. Kavanagh, C. McKenney

NAYS (15): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, C.A. Meehan, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

The report CARRIED as amended by Motion No FEDC/CPSC 2021 4/1 on a division of 15 YEAS and 4 NAYS, as follows:

YEAS (15): Councillors J. Cloutier, G. Darouze, E. El-Chantiry, G. Gower, J. Harder, A. Hubley, C. Kitts, C.A. Meehan, S. Moffatt, J. Sudds, T. Tierney, Vice-Chair K. Egli, Vice Chair L. Dudas and Chair M. Luloff, Mayor J. Watson

NAYS (4): Councillor D. Deans, M. Fleury, T. Kavanagh, C. McKenney,