

DISTRICT OF SAULT STE. MARIE SOCIAL SERVICES ADMINISTRATION BOARD

10 YEAR AFFORDABLE HOUSING AND HOMELESSNESS PLAN

2014-2024



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Introduction

The District of Sault Ste. Marie Social Services Administration Board (DSSMSSAB), here-after called the Service Manager, is responsible for administering a range of provincially legislated affordable housing, social housing and homelessness programs and services. The Service Manager has recently been given the responsibility of developing a 10-year Housing and Homelessness Plan for the community. The 10 year Housing and Homelessness Plan aims to address affordable housing and homelessness throughout the entire housing continuum. It includes homelessness prevention, emergency shelters, transitional housing and supportive and affordable rental and/or home ownership housing.

The delivery of safe, suitable and affordable housing is a complicated undertaking; involving shared responsibilities among all levels of government, the private sector, the non-profit sector, and residents. Development of the plan has benefited greatly from the input of dedicated community members who have a clear understanding of the housing issues and needs within the community. Community and housing stakeholders share a common interest in improving the delivery of housing and homelessness programs across the DSSAB district. It is the service manager's belief that securing safe, suitable and affordable housing for all members of society will result in better social, health, education and economic outcomes for the community as a whole. Thus, reducing homelessness and improving housing conditions and options must be seen as a priority by all levels of government.

The Plan is mandated under the Housing Services Act (2011) and Ontario's Housing Policy Statement. This plan is intended to be a living document that will be reviewed periodically through consultations with the general community and key stake holders. This will ensure the strategies and recommendations remain current and are meeting the community's changing needs. The Service Manager will increase its outcomes, effectiveness and efficiency within the catchment area by:

- Continuing to expand partnerships with local agencies, community groups, provincial ministries and provincial organizations involved in addressing the challenges of housing and homelessness services
- Displaying leadership in housing and homelessness planning and initiative development

Area Framework

Key Housing Themes

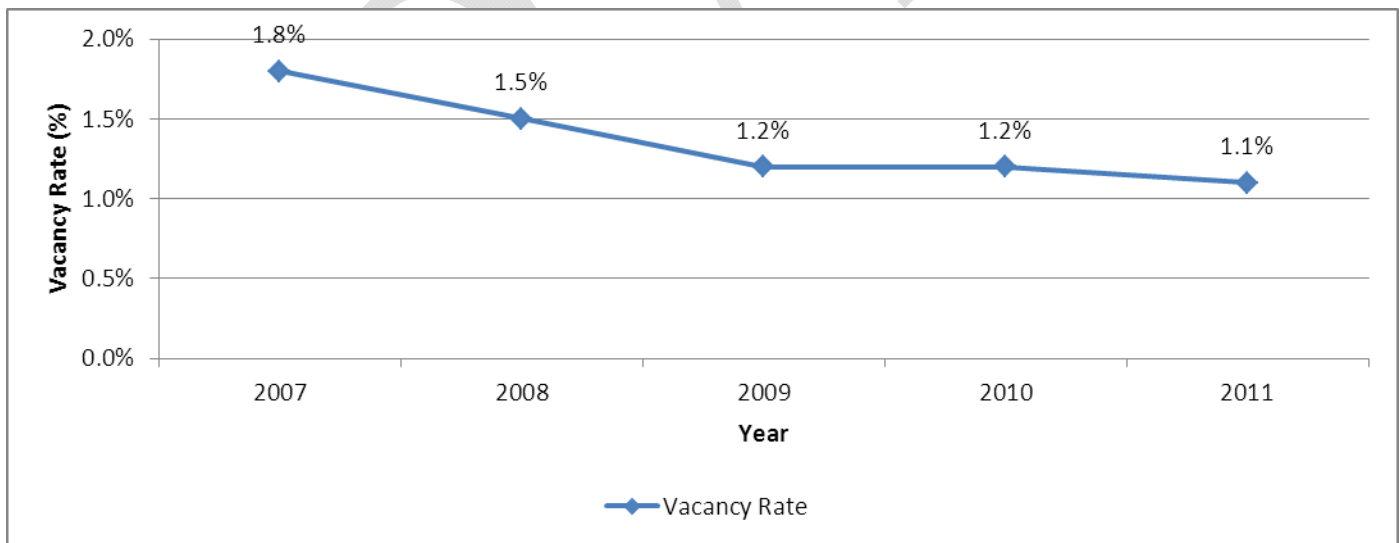
This section will show an overview of the demographics and needs of the District of Sault Ste. Marie taken from Demographic Reports, as well as public consultations and surveys.

More Affordable Housing Options are Necessary

In 2006, there were 31,760 occupied private dwellings in the District; 69.3% (22,020) were owners and 30% (9,740) renters with a 7.8% increase in the number of renter households between 2001 and 2006 census years. The MLS Average Price for a home sale within the District was \$150,934 while the average household income was \$63,831. This is indicative of the growing demand for rental accommodation and for some segments of the population homeownership may be out of reach.

The current rental unit vacancy rate within the City of Sault Ste. Marie is 1.4%. Limited availability of rental housing is an issue that will continue to increase the cost of rental units in the near future. The vacancy rate identifies a very competitive rental market, with limited rental vacancies available. Although there was a slight improvement in recent years; this trend is not nor anticipated to significantly improve over the short term. Even with a tight rental market the data demonstrates that this trend has not improved over time. Typically, a vacancy rate of less than 3%, it is considered an inadequate supply of rental units.

Vacancy Rate, Sault Ste. Marie, DSSAB 2007-2011

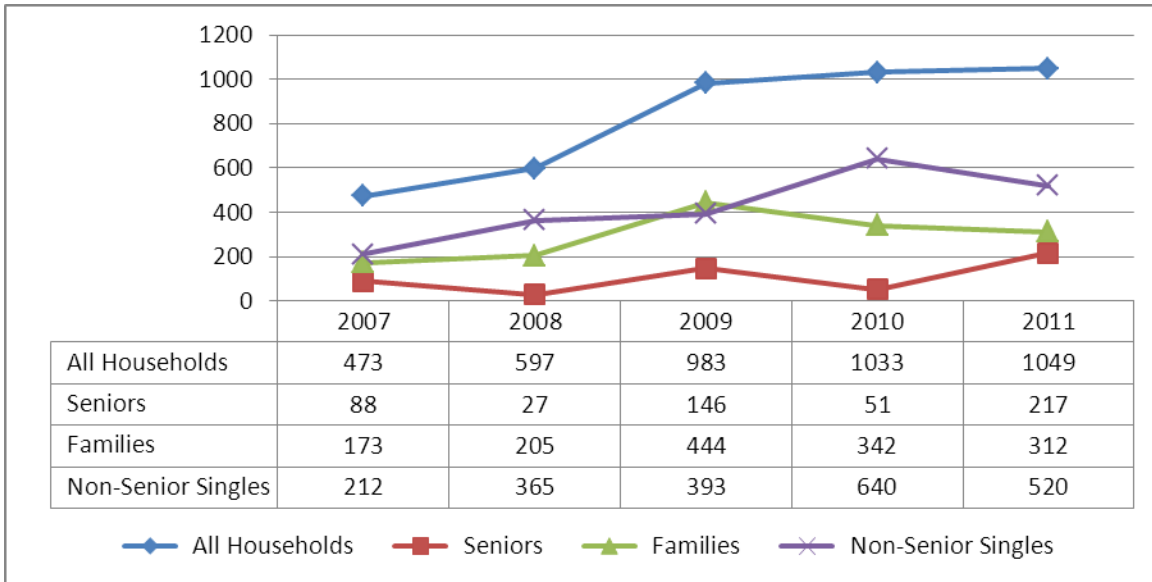


Source: HHRC Data Profile- Rental Market Indicators

The region clearly requires increased housing options for community members. In response, the City of Sault Ste. Marie has developed local tax incentives for rental unit development. Such incentives will assist in rental unit development; however without senior government funding it is anticipated that all new development will not include low income affordability options. The Service Manager’s social housing waitlist data identifies significant

investment is required to alleviate the pressure and need for low to moderate income affordable housing options.

Waiting List for Social Housing, Sault Ste. Marie, DSSAB 2007-2011

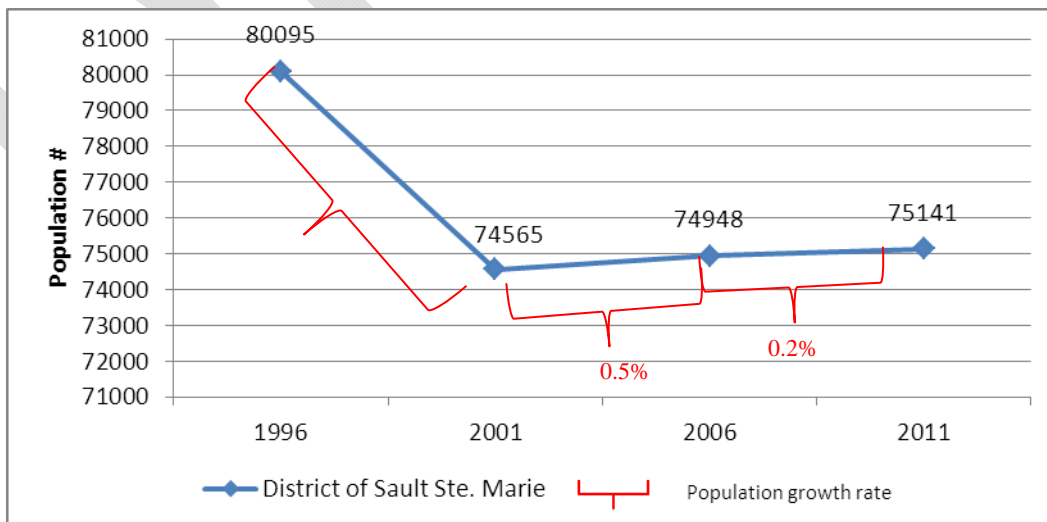


Source: HHRC Data Profile- Waiting List for Social Housing

Population

The District of Sault Ste. Marie Social Services Administration Board (DSSMSSAB) has a land area of 223.6 square kilometres with a population density of 336.6 per square kilometre. In 2011 the District's population was approximately 75,141, comprising 0.6% of Ontario's total population. Between 1996 and 2011 the District's permanent population declined by 6.1% from 80,095 to 75,141. The population has begun to stabilize over the past few years.

Population Growth, District of Sault Ste. Marie, 1996, 2001, 2006, 2011



Source: HHRC Data Profile- Demographic and Economic Indicators (2006-2011 Censuses)

Even though the population has stabilized there remains significant risk as the population growth stagnates while a significant portion of the community ages. These population changes create challenges in affordable housing and homelessness, even when population is not growing. As the population ages it is anticipated that the variety of housing options will increase. It is also anticipated that as the population increase there will be an increase in the number of community resident who are not attached to the labour market, this increased low and modest income households will add additional strain on tan already stretched affordable housing system

Trends in Age Distribution by Age Group, District of Sault Ste. Marie, 2006-2011

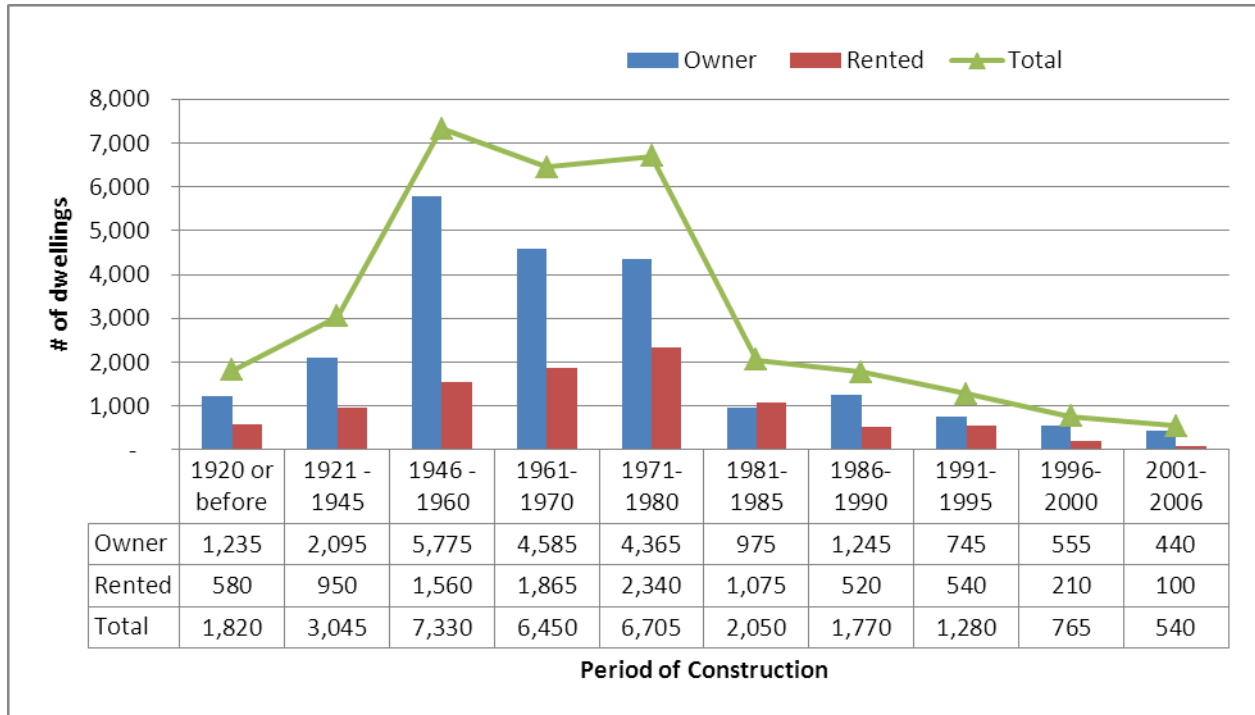
Age Group	2006			2011			2006 - 2011 (% Growth)
	Total	Male	Female	Total	Male	Female	Total
Total - Age groups	74,948	35,925	39,020	75,140	36,115	39,030	0.3
0 to 4 years	3,235	1,625	1,610	3,450	1,805	1,650	6.6
5 to 9 years	3,600	1,860	1,740	3,450	1,715	1,735	-4.2
10 to 14 years	4,600	2,420	2,180	3,770	1,965	1,795	-18.0
15 to 19 years	5,110	2,625	2,485	4,705	2,405	2,305	-7.9
20 to 24 years	4,750	2,320	2,430	4,750	2,380	2,370	0.0
25 to 29 years	3,900	1,850	2,050	4,220	2,050	2,170	8.2
30 to 34 years	3,695	1,730	1,965	4,070	1,945	2,125	10.1
35 to 39 years	4,270	2,065	2,205	3,995	1,915	2,085	-6.4
40 to 44 years	5,710	2,680	3,030	4,470	2,200	2,270	-21.7
45 to 49 years	6,480	3,060	3,420	5,830	2,735	3,095	-10.0
50 to 54 years	6,010	2,960	3,050	6,515	3,065	3,450	8.4
55 to 59 years	5,390	2,650	2,740	5,810	2,850	2,965	7.8
60 to 64 years	4,320	2,050	2,270	5,275	2,575	2,695	22.1
65 to 74 years	7,170	3,380	3,790	7,450	3,465	3,985	3.9
75 years and over	6,705	2,650	4,055	7,375	3,045	4,335	10.0

Source: HHRC Data Profile- Population Distribution by Age and Sex

Aging Housing Stock

The overall existing housing stock in the DSSMSSAB is aging, due to the historic nature of some of the communities. Although there have been small increases in new housing growth taking place within the geographic area 79% of the housing stock in the District of Sault Ste. Marie is over 30 years old constructed prior to the 1980. As the District of Sault Ste. Marie housing stock ages attention must be paid to preserving and maintaining both existing rental and ownership units to ensure they remain in livable condition. The creation of more up-to-date and adequate units affordable by persons of low and modest income is a more desirable solution to meeting the needs; however, than relying heavily on a stock of aging dwellings.

Period of Dwelling Construction by Housing Tenure, Sault Ste. Marie 2006



Source: HHRC Data Profile- Period of Construction by Condition of Dwelling

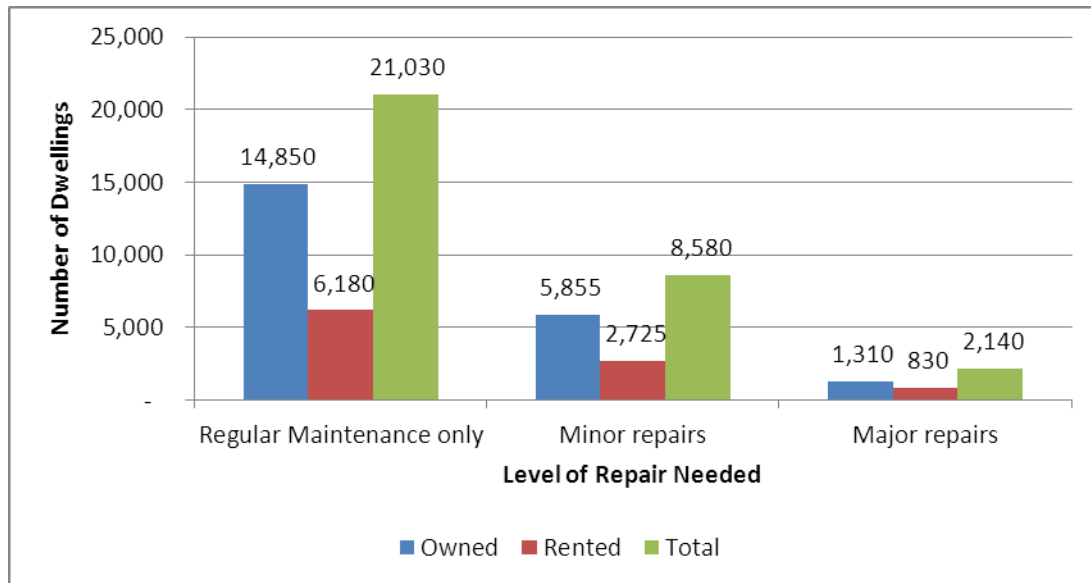
Financial Support from Government is required for New Builds

The economic reality is that rental housing is not financially viable without some form of government assistance such as grants, operating subsidies, rent subsidies, capital loans/grants, financing assistance, ongoing operating subsidies, waiving of fees/charges, etc. The cost of building new rental units is significant when one considers all development costs; property, materials, labour, fees, etc.

Private sector developers and builders cannot be expected to construct new buildings or renovate existing properties and charge affordable rent rates to low and moderate income community members, as such rates would be below market potential and in some instances create a loss in profit. Similarly, is the private sector cannot generate positive revenues while charging such rates; this also applies to the non-profit housing sector.

While the DSSAB believes there is a vital role for both sectors in addressing our housing needs, this cannot be done without significant investment from senior levels of government.

Condition of Housing Stock, Sault Ste. Marie 2006



Source: HHRC Data Profile- Period of Construction by Condition of Dwellings

Vision Statement for the District of Sault Ste. Marie

Our vision is to eliminate homelessness and provide safe, adequate and affordable housing choices for residents, while having access to a variety of community supports, to enable them to meet their housing needs throughout their lifetime.

Principles of the Plan

- All members of the community should have access to affordable housing,
- People in need of affordable housing must be involved in decision-making,
- The 'Housing First' module is key to putting an end to long-term homelessness,
- Housing is a social determinant of health,
- Community partnerships must be enhanced to provide better outcomes and value for money, and;
- Senior government must provide adequate, long-term funding to address local housing deficiencies and needs.

Community Consultations

Community Consultations were held during the month of October 2013, at three separate locations across the City of Sault Ste. Marie. Community stakeholders including residents with lived experience, landlords, social housing providers, health and education organizations, social service agencies and political leaders. Feedback was also received through use of an on-line survey distributed through various media channels. In total, 361 people participated in the development of the plan through direct community consultations or digital surveys. The Service Manager considers the plan a live document and will seek continued stakeholder feedback to ensure the plan continues to meet the needs of the citizens of the District of Sault Ste. Marie into the future.

What We Heard Through Consultations:

- There is a severe lack of safe, affordable housing within the district
- There is an immediate need to offer accessible and/or supportive housing in the community
- The 2013 cuts to Ontario Works and ODSP have severely impacted access to safe affordable housing
- Social agencies are not effectively working together to assist those most in need
- The conditions of low income private housing units are often deplorable
- Government doesn't care about providing safe, affordable housing to people
- There is an immediate need for new apartment units deemed affordable for all income levels

Survey Finding:

- 96% of respondents felt that homelessness and a lack of access to affordable housing are serious issues in the community
- The two biggest challenges related to housing and homelessness in the geographic area are:
 - availability / access to quality, affordable housing and
 - cost of rent and utilities
- The top two priorities for improving access to affordable housing were:
 - increase the number of affordable rental housing units for lower income families and individuals
 - provide supports to allow people with barriers remain housed (mental health, addictions, accessibility, etc.)
- 33% of respondents reported they had accessed financial assistance for rent/utilities or had used an emergency shelter or food bank at least once over their lifetime

Strategic Directions

The DSSMSSAB identified four (4) primary strategic directions and opportunities to address homelessness and affordable housing in the catchment area. These four strategies and their actions will be the cornerstone for our 10-Year Housing and Homelessness Plan. The plan's success lies with the Service Manager's ability to strengthen strategic partnerships at the community level and leverage enhanced funding from senior levels of government. Positive outcomes in affordable housing and homelessness cannot be achieved without strong commitment from all partners. The Service Manager will take a leadership role in forging and enhancing partnerships at the local level, while committing to being an active partner with senior levels of government as we begin to solve the issues identified by the community.

The Ministry of Municipal Affairs and Housing (MMAH), the North East Local Health Integration Network (NELHIN) and the Ministry of Community and Social Services are paramount in the role of providing funding that supports increased housing opportunities, innovation and cooperation. The plan will also not succeed without the input and string partnerships from citizens residing in the service area, people who access or are in need of social housing supports, the private sector, and community agencies.

Increased investment, communication and collaboration are a common thread throughout the plan. The strategy is not a quick fix solution, but one that makes changes for the long term. The strategy will require all stakeholders in the housing sector, including upper levels of government and the community as a whole, to act together in identifying and implementing steps to address current and future challenges.

The four strategic directions identified below set the tone for the District of Sault Ste. Marie Service Manager's 10-Year Housing and Homelessness Plan:

- Strategic Direction I: **Secure New Investment in Affordable Housing Units and Programs**
- Strategic Direction II: **Promote healthy, inclusive and sustainable community partnerships**
- Strategic Direction III: **Enhance support services**
- Strategic Direction IV: **Develop solutions to address homelessness**

STRATEGIC DIRECTION I: Secure New Investment in Affordable Housing Units and Programs

GOAL: Reduce the number of individuals on the waitlist by 20% over the next 10 years.

ACTION: *Maintain constant vigilance regarding new-build programs from Federal and Provincial Government.*

- Partner with non-profit advocacy groups, regional and provincial associations, local agencies and private sector to lobby upper level governments for new build subsidy programs.
- Develop current list of non-profits / private sector builders interested to develop affordable housing.
- Pro-actively identify potential locations, designs and costs for “new builds” in anticipation of new government funding.
- Identify and take advantage of local opportunities to leverage increased affordable housing units.
- Work collaboratively with the City's planning departments in developing safe, affordable housing strategies.
- Establish a library of tools and resources focused on developing affordable housing.
- The Service Manager, partnering with non-profits, local governments, advocacy groups and private sector builders, will advocate for annualized capital new affordable housing build funding from upper level governments.
- Partnering with local municipalities, community groups, upper levels of government, and NELHIN, the Service Manager will consider the potential for increasing the supply of affordable housing with or without supports.
- The Service Manager will analyze the merits of allocating funds to an affordable new build reserve fund to create future quality affordable rental housing in partnership with senior levels of government.
- The Service Manager will explore the feasibility of renovating / rehabilitating vacant buildings both inside the City and outside of Sault Ste. Marie proper.
- The Service Manager in partnership with local agencies (NELHIN, March of Dimes, Red Cross, etc.) will develop a plan to expand the number of supportive housing service hubs.
- In partnership with the Sault Ste. Marie Housing Corporation, investigate the feasibility of changing commercial rent supplement units at termination of agreement, with upper lever government funding, into housing allowance program.
- Partner with non-profit groups to develop innovative ways to use rent supplement units to access current or future funding for affordable units.
- Support the creation of a National Housing Strategy.

ACTION: Develop a long term financial plan including new housing stock, preventative maintenance and capital reserve on existing stock.

- Develop a regeneration plan of current properties based on current and future demographic needs.
- Identify potential for shared service integration among all housing providers to generate economies of scale and reduce operating costs. ie.. bulk purchasing.
- Partner with local agencies, social housing providers, private landlords, provincial ministries, colleges and universities, etc. to identify ways to reduce eviction and unit turnover costs.
- Partner as much as possible with different organizations such as Housing Services Corporation, Ontario Non-Profit Housing Association (ONPHA) and Co-operative Housing Federation of Canada (CHF) to provide access to improved technical services.

ACTION: Provide and preserve affordable housing for homeowners.

- The Service Manager to encourage the City of Sault Ste. Marie to allow for the creation of additional units in existing homes and the creation of garden suites.
- The Service Manager to continue to partner with Habitat for Humanity to assist in providing good quality home ownership for qualified families on their waitlist.
- The Service Manager to look at the feasibility of starting a Homeownership Reserve fund to match the provincial Investment in Affordable Housing (IAH) funding to increase the number of homeownership units per year to two (2) and possibly using some dollars for energy efficiency repairs.
- The Service Manager will continue to participate in any future federal / provincial homeownership programs.
- The Service Manager will consider the merits of adding additional funding to the Revolving Fund to ensure at least 40 homes per year are made affordable for low income families / seniors.
- The Service Manager will partner with private suppliers and contractors to advocate for the continuance of the Federal / Provincial IAH program area.

ACTION: Develop and Promote Environmental Sustainability and Energy Conservation.

- Partner with local utility companies, MMAH and Canada Mortgage and Housing Corporation (CMHC) to produce products that provide up-to-date information regarding energy conservation programs and financial assistance.

- Partner with municipal waste management staff, non-profits, co-ops, local non-for-profit green sector and private green sector distribution recyclers to develop plans around waste conservation, recycling management and buying green products.
- Partnering with Housing Services Corporation (HSC) and local utilities to perform energy audits.

STRATEGIC DIRECTION II: Promote Healthy, Inclusive, Sustainable Communities and Partnerships

GOAL: Develop or Strengthen Local Strategic Partnerships

ACTION: *Create a Housing Providers Community Work Group to Share Best Practices*

- Partner with the non-profit and co-op providers and Housing Programs, to review the current Housing Services Act, new legislation and share best practices and local policy changes on a bi-annual basis.
- Develop, where applicable, community wide approaches to housing system issues and barriers.
- Create a review tool to monitor service level standards and develop strategies to ensure provincially legislated numbers are achieved.
- Develop risk management procedures and protocols regarding the Service Manager's responsibilities under Housing Services Act for end of agreements with social housing providers
- Work towards developing educational products and training new and current members.
- Meet yearly with board members to share experiences, discuss end of agreements strategies, etc.
- Coordinate educational sessions with sector support agencies and the broader public.
- Identify system needs, efficiencies and solutions across the broader housing sector.
- Partner with the Community Housing Support Committee to educate agencies and the broader community with respect to the processes and protocols of the housing and homelessness subsidy programs.

ACTION: *Partnering with the Ontario Aboriginal Housing and Support Services Corporation (OAHSSC) to expedite the development of housing for Aboriginal people.*

- Strengthen partnership with OAHSSC
- Partner with local municipalities and OAHSSC to expedite planning matters.

- Advocate in coordination with the local Indian Friendship Centre, Urban Native housing providers and, where appropriate, First Nations to increase housing supply and options for Aboriginal residents.

STRATEGIC DIRECTION III: Enhance Support Services

GOAL: Coordinate and Implement Community Supportive Housing Solutions

ACTION: *Expand the current supportive hub system.*

- Continue to partner with the Alternative Level of Care Committee which includes Sault Area Hospital (SAH), Local Health Integration Network (LHIN) and Community Care Access Centre (CCAC) and the Sault Ste. Marie Innovation Centre to further identify geographic gaps in service.
- Advocate to the North East LHIN / CCAC to provide more funding to expand the supportive hub program.

ACTION: *Expand, integrate and improve access to housing and homelessness programs administered by the Service Manager and programs delivered by other agencies and private sector organizations.*

- Partner with local agencies, Ministries and NELHIN to develop and use a common intake form to facilitate better customer service.
- Partner with French language service providers and school boards to ensure that current and future information regarding programs and program delivery is available in both official languages.
- Explore the feasibility of an information center to help residents navigate the large and complex community social service program.
- Partner with private landlords to look at the feasibility of managing their waitlist and the ability of listing their vacancies free of charge through the information centre.
- Study the feasibility of an Emergency Housing Subsidy to help homeowners during a financial crisis.
- Partner with local organizations and service providers (ie..United Way) and reinstate agency luncheons for exchange of program information.

STRATEGIC DIRECTION IV: Develop Solutions to Prevent Homelessness

The DSSMSSAB has taken on a variety of initiatives to combat homelessness. Some of the current programs include housing allowances, emergency renovations, a financial assistance program through credit counseling, and a community liaison position to name a few. Stabilizing an individual's housing situation is the beginning of improving their access to education, health, employment and social well-being.

The prevention of homelessness through the stabilization of housing in the Service Manager's catchment area will achieve:

- Individuals accessing the proper community support services,
- Closing service gaps through better communication and partnerships with community service providers,
- Increased understanding of what risk factors mitigate homelessness,
- Educating people at risk of losing their housing what options and support services are available and best suit their needs,
- Use of all community resources to achieve better value for money and increased outcomes.

GOAL: Administer 'Housing First' approach in ending homelessness

ACTION: Develop new partnerships, as funding envelopes permit, in the following ways:

- Support Northern Ontario Service Deliverers Association (NOSDA) in advocating the provincial government for increased funding
- Support the province as it advocates with the federal government for increased resources to better address housing and homelessness needs in the province
- Educate and inform participants and local agencies about homelessness options through a variety of communication tools (pamphlets, information screens, Facebook etc.)

ACTION: Continue to support clients within the Homelessness portion of the Housing Continuum.

Supports are required by individuals and families that are currently homeless or at risk of homelessness. Safe and affordable housing is the first step to success.

- The Service Manager will partner with the local mental health organization, Sault Area Hospital, LHIN and local agencies dealing with health related services to improve coordination of services
- Review the feasibility of a family shelter

- Explore the potential of increased supportive housing options for people experiencing mental health illnesses
- In partnership with the community shelters and community agencies, the Service Manager will review the feasibility of developing protocols / processes where former residents of shelters have the opportunity to continue their support within the shelter during the transitioning period to community support.
- Partner with appropriate agencies to develop training and education programs and support services to assist non-profit providers and private landlords with at-risk residents.

ACTION: *For the City of Sault Ste. Marie, through the Social Services Department, continue in their role as Community Entity for the Homelessness Partnering Strategy (HPS) and Homeless Individuals and Families Information System (HIFIS), and to continue to support the Community Plan's Priorities:*

- PRIORITY 1: Enhanced Prevention/Intervention Services for the At Risk of Homelessness Population
- PRIORITY 2: Increase Communication, Coordination, Collaboration, and Partnerships to Address the Needs of the Homeless and those At Risk of Homelessness
- PRIORITY 3: Semi Independent Living or Supportive Housing for the Homeless Population
- PRIORITY 4: Enhance Client Skill Development
- PRIORITY 5: Emergency (non-shelter) short term housing

Challenges and Barriers

The housing continuum currently consists of a wide range of significant gaps, barriers and challenges surrounding homelessness. The Service Manager must create a fully integrated service system for a one-stop service, working towards a `Housing First` model. A Housing First approach is paramount in reducing the costs of housing people in long-term care facilities, emergency shelters, our health care system and correctional services. Studies have clearly demonstrated that investment in Housing First models creates efficiencies throughout the broader public service. This will be achieved by the Service Manager taking a leadership role for increased communication and coordination, engaging all stakeholders involved in affordable housing to reduce these challenges over the life of the Plan

Providing safe, secure and affordable housing cannot be the sole responsibility of municipal governments however, as they have very limited taxation powers and revenue streams. A participatory approach to community engagement and meaningful investment from senior levels of government is also required.

The primary challenges involved in securing and maintaining affordable housing include: homelessness challenges, rental housing challenges and home ownership challenges

Homelessness Challenges

- Pressure on the current shelter system.
- No core funding for shelters.
- No funding to create new affordable housing options for low income families or individuals
- Changing face of homelessness including youth and working families.
- Gaps and lack of partnerships in the health care and social net systems contribute to homelessness challenges.
- Lack of a family shelter
- Making the emergency shelters more handicap accessible
- There is no Domestic Violence Men's Shelter.
- Few supportive housing units especially for seniors and those suffering with mental illness.

Rental Housing Challenges

- An average Social Housing waitlist of 1,200 households.
- The waitlist has tripled in the past six (6) years while subsidy from senior levels of government has remained unchanged.
- 85% of applicants on the waitlist require one (1) & two (2) bedroom units, which was not the case when the last social housing stock/investment was established 15 years ago.
- Since 2007, the average market rent has experienced a 100% increase.
- The Service Manager catchment area over the past 6 years has a vacancy rate below 1.8% and is currently at 1.4%.
- Few new affordable rental housing units being built (social or private) since the mid 1990's.

Home Ownership Challenges

- Home prices have increased over 81% in the last 10 years.
- Average household income in the Service Manager catchment area is \$63,831, which is below the Provincial average of \$81,329.
- The vast majority of rental households cannot afford to purchase a home.
- Most lower-end market homes require extensive renovations which low income homeowners cannot afford.
- Low income earners have difficulty saving for the cost associated with entering the home ownership market ie down payment, legal fees, taxes, etc.
- The District must consider the impact of labor force changes and the economy has on housing issues.
- As the district attempts to redefine and expand its current economy, the relationships between the different sectors and the housing needs of those sectors will offer insight into future housing developments.

A Summary of the Community's Needs

Over the next 10 years:

- The most vulnerable in the Service Manager's geographic area will continue to require housing subsidies in order to maintain affordable housing. This group includes new immigrants, youth, the aboriginal population, individuals/families facing eviction, people with mental health issues, seniors and victims of domestic violence.
- The Service Manager must take a leadership role in promoting increased communication, coordination, collaboration and innovation with the various stakeholder partners including all levels of government, community groups and agencies, education and health service providers, private sector housing providers, non-profit employers, associations and private businesses.
- The creation of new supportive housing units, especially for seniors and people struggling with mental health issues.
- A fully integrated system providing one-stop service, and working towards a "Housing First" model.

DSSMSSAB Commitments proposed over the next 10 years:

- Reduce the number of individuals on the waitlist by 20%
- 100 more renter households will receive rent supplements to make their housing more affordable
- 50 new single affordable rental units will be created
- 10 new supportive housing units

- To promote a comprehensive, integrated response to meet the community's housing needs.
- To ensure Affordable Housing Repair Program continues
- To initiate a new Emergency Family Shelter
- For existing and new emergency shelters, seriously consider making them handicapped accessible, if funding available

Everyone deserves a suitable and affordable place to live. With more stable accommodation, individuals and families can look forward to improved physical and mental health, as well as financial stability. Safe and affordable housing would result positive supports for better employment and educational opportunities among families. Significant changes for housing and homelessness in the District of Sault Ste. Marie would occur if these needs were addressed.

Documents Reviewed to Support the Plan

- Socio/Economic Needs Assessment, Ontario Municipal Social Services Association
- Moving Forward on Affordable Housing and Homelessness in Northern Ontario, Housing Services Corporation
- First Nation, Metis and Inuit Strategic Housing Framework
- Municipal Survey on Housing, Initiated by the Mayor of Sault Ste. Marie

Performance Measurements to Support the Plan

- Housing and homelessness strategy report card to be presented annually to the Service Manager board and be publicly distributed for comment
- Homeless Information and Families Information System (HIFIS)
- Community Plan Assessment Committee

Accomplishments since 2007

- Developed an 11 unit affordable senior project under the Canada / Ontario Affordable Housing Program
- Repaired / renovated 562 single family units and 1 multi unit under the AHP / IAH programs.
- Subsidized 2408 individuals, families and seniors under AHP / IAP.
- Advocating to senior levels of government for continued funding in all aspects of housing.
- Reviewing the potential of surplus lands as well as tax arrears property for affordable housing.
- \$5,738,857.00 Social Housing Renovation and Retrofit Program (SHRRP) funding issued to social housing providers for the completion of major capital works projects.
- Partnering with Habitat for Humanity resulted in 3 homes being built with Affordable Housing Program (AHP) / IAH funding.