



The Corporation of the County of Wellington

Social Services Committee

Minutes

March 8, 2023

County Administration Centre

Guthrie Room

Present:	Warden Andy Lennox Councillor David Anderson (Chair) Councillor Matthew Bulmer Councillor Campbell Cork
Regrets:	Councillor Gregg Davidson Mayor Cam Guthrie
Also Present:	Councillor Jeff Duncan Councillor Steve O'Neill Stephen Dewar, General Manager/Chief, Guelph-Wellington Paramedic Service Adam Donaldson, Reporter, Guelph Politico Jordan Snobelen, Reporter, Wellington Advertiser
Staff:	Jennifer Adams, County Clerk Luisa Artuso, Social Services Administrator Stuart Beumer, Director of Ontario Works Shauna Calder, Manager of Finance Mandy Koroniak, Director, Children's Early Years Mark Poste, Director of Housing Scott Wilson, CAO

1. Call to Order

At 1:00 pm, the Chair called the meeting to order.

2. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Delegation:

3.1 Stephen Dewar, General Manager/Chief, Guelph-Wellington Paramedic Service

1/2/23

Moved by: Warden Lennox

Seconded by: Councillor Cork

That the Paramedic Service 2022 Data Review Report by Stephen Dewar, Chief and General Manager, Guelph- Wellington Paramedic Service be received for information.

Carried

4. Financial Statements as of February 28, 2023

2/2/23

Moved by: Councillor Bulmer

Seconded by: Warden Lennox

That the Social Services Financial Statements as of February 28, 2023 be approved.

Carried

5. Children's Early Years Division

5.1 Canada-wide Early Learning and Child Care - Directed Growth Approach to Child Care Expansion

3/2/23

Moved by: Councillor Cork

Seconded by: Warden Lennox

That the report, Canada-wide Early Learning and Child Care - Directed Growth Approach to Child Care Expansion be received for information.

Carried

6. Housing

6.1 Pictures of Community Housing Properties In Development

4/2/23

Moved by: Warden Lennox

Seconded by: Councillor Bulmer

That the report, Pictures of Community Housing Properties in Development, be received for information.

Carried

6.2 2023-25 Planned Funding Allocations for Provincially-Delivered Housing and Homelessness Prevention Programmes

5/2/23

Moved by: Councillor Cork

Seconded by: Warden Lennox

That the report 2023-25 Planned Funding Allocations for Provincially Delivered Housing and Homelessness Prevention Programmes be received for information.

Carried

6.3 End of Mortgages System Planning Update

6/2/23

Moved by: Councillor Bulmer

Seconded by: Councillor Cork

That the report, End of Mortgages System Planning Update, be received for information; and

That staff be authorized to negotiate and execute agreements with Housing Services Act listed social housing providers subject to review by the County's Treasury department, County Solicitor and approval by the Social Services Administrator; and

That Council authorize the Warden and Clerk to execute all necessary agreements under the County's End of Mortgage Strategy.

Carried

7. Renovations to 129 Wyndham Street

7/2/23

Moved by: Warden Lennox

Seconded by: Councillor Cork

That the report Renovations to 129 Wyndham Street be received for information.

Carried

9. Closed Meeting

8/2/23

Moved by: Councillor Bulmer

Seconded by: Councillor Cork

That Council move into a closed meeting for the purposes of considering personal matters about an identifiable individual and information explicitly supplied in confidence by Canada, a province or territory or a crown agency of any of them.

Carried

10. Adjournment

At 2:22 pm, the Chair adjourned the meeting until April 12, 2023 or at the call of the Chair.

David Anderson
Chair
Social Services Committee

Information Report



To Chair and Members of the Social Services Committee

From Stephen Dewar, Chief and General Manager, Guelph-Wellington Paramedic Service

Date March 8, 2023

Subject **Paramedic Service 2022 Data Review**

Executive Summary

Purpose of Report

To provide an update to the Committee on the performance of Guelph Wellington Paramedic Service through 2022.

Key Findings

Guelph Wellington Paramedic Service continues to see an increase in emergency calls in Guelph and Wellington County. Response times to emergency calls are affected by this increase and by extensive and frequent offload delays in hospital Emergency Departments.

Report

Guelph Wellington Paramedic Service continues to see an ongoing increase in emergency call volumes. In 2022 the service surpassed 30,000 calls, representing an eight percent increase over 2021 responses. A consultant's report in 2016 predicted a 43% increase in call volumes by 2026, and our results from last year are a 40.5% increase since that assessment. Our service is currently responding to more than 82 calls for assistance each day.

The impacts of this increase in call volumes have been somewhat offset by an incremental increase in staffing that has been approved for our service in successive budget years. This includes a recently approved increase of four paramedics and two supervisors added by Guelph City Council in the City's 2023 budget confirmation.

Of interest, as we track the increase in call volumes, we have seen a trend of a disproportionate increase in calls for children. Our data shows a 43% increase in calls for patients under 18 years of age from 2021 numbers, and this is a trend that other paramedic services across Canada are also noting.

The most common medical complaints of patients treated by paramedics in 2022 included respiratory disease, chest pain and drug overdose.

The increase in call volumes along with hospital offload delays is straining our ability to maintain our response times to emergency calls. Through 2022 we responded to calls that were triaged as potentially life-threatening in an average of 8 minutes and 8 seconds, and in 90% of cases within 14 minutes. These times are higher than in 2021 where our average response time was 7 minutes and 39 seconds and our 90th percentile was 12 minutes and 36 seconds. Our compliance with our target response times set by Guelph City Council will be impacted by these increased response times.

As previously reported to the committee, hospital offload delays are a significant factor in our increasing response times. Our paramedics were required to stay in the hospital to care for our patients for almost 11,000 hours in 2022, more than double the number of hours in 2021.

We continue to work with our local hospitals and with the other paramedic services provincially to find solutions to the hospital offload issue. Other ongoing mitigation strategies include our use of a Fit2Sit program by which we can offload patients into the hospital waiting room where appropriate, batching of patients in offload delay where one paramedic can care for multiple patients, freeing up other paramedics, and the use of alternate destinations where approved by the Province. Our service and the City of Guelph have also established a media campaign asking our residents to 'Make the Right Call' to reduce non-emergent 911 calls. While these do not represent a large number of calls, they do add to the overall hospital problem.

To further help mitigate the impacts of offload delays, the Province has recently announced that the City of Guelph will receive funding to be shared with the Guelph General Hospital to staff a Dedicated Offload Nurse for 12 hours per day. The funding is one-time and for the current Provincial funding year, but we hope that it will be continued into 2023. We are working with our partners at Guelph General Hospital to assist them in putting this resource in place.

Guelph Wellington Paramedic Service continued through 2022 to provide services to our residents through our Community Paramedicine program, funded by a grant from the Provincial Ministry of Long Term Care. The Community Paramedicine program has been shown to prevent acute emergencies from occurring and reduce the demand for emergency room and hospital services.

In 2022 our Community Paramedicine program enrolled and monitored over 13,000 residents and conducted home visits for approximately 18 people per day. Of those residents whom we provided services approximately 10% responded to our survey indicating that, had it not been for this program, they felt that they would have needed to access 911 or hospital emergency department services.

Summary

In 2022 Guelph Wellington Paramedic Service saw a continuation of the trend of increasing numbers of emergency calls. The higher call volumes along with hospital offload delays have led to higher response times to emergency calls.

GWPS is taking steps to help mitigate the increasing call volume and the impact on our hospitals, including through our Community Paramedicine program.

Respectfully Submitted by:



Stephen Dewar
General Manager / Chief
Guelph-Wellington Paramedic Service
519-822-1260 ext. 2805
Stephen.dewar@guelph.ca

This report was recommended by:

Colleen Clack-Bush
Deputy Chief Administrative Officer
Public Services, City of Guelph
519-822-1260 extension 2588
colleen.clack-bush@guelph.ca



COUNTY OF WELLINGTON

COMMITTEE REPORT

CEYD-23-02

To: Chair and Members of the Social Services Committee
From: Mandy Koroniak, Director of Children's Early Years Division
Date: Wednesday, March 08, 2023
Subject: Canada-wide Early Learning and Child Care - Directed Growth Approach to Child Care Expansion

Background:

Under the Canada-wide Early Learning and Child Care (CWELCC) System, Ontario is supporting the creation of approximately 86,000 new licensed child care spaces provincially (relative to 2019) by December 2026. Since 2019, 33,000 new spaces have become operational in Ontario, with another 53,000 spaces to be created.

The Ministry of Education has identified that a key priority in creating the remaining new CWELCC spaces is to support creating affordable child care spaces in communities with populations who need them most through a directed growth approach.

Update:

Directed Growth Approach

In December 2022, the ministry shared its Access and Inclusion Framework for consultation. The purpose of the framework is to support service system managers with updating local service plans with an increased focus on access as it relates to inclusion.

Under the Access and Inclusion Framework, the ministry is focused on improving equity of access by working towards a common provincial access ratio of 37%. In updating service plans, service system managers have been asked to consider the degree to which new affordable licensed child care spaces will support:

- Low-income families
- Vulnerable communities
- Diverse communities
- Children with special needs
- Francophone families
- Indigenous families
- Families needing more flexible models of care, including evening, weekend, and overnight care

Capital Start-up Grants

Ontario's Action Plan for implementing the CWELCC System includes providing capital start-up grants to support the creation of new spaces in targeted regions, and for underserved communities and populations. Capital start-up grants can be used to offset the initial costs required to expand or create spaces in these regions, such as equipment and leasehold improvements. Start-up funding may be used for retrofits, renovations or expansion projects, but cannot be used to purchase land or buildings.

To access capital start-up grant funding, service system managers will require a commitment from licensed child care providers to participate in the CWELCC System for the remainder of the CWELCC agreement (through 2026) and spend the start-up grant funding within two years. Eligible licensed child care providers will be able to apply to receive a grant covering up to \$90 per square foot of a new or expanded space with a cap of up to \$350,000 for every 50 child care spaces created. The ministry has indicated that further information about the access to the capital start-up grant funding, including the application and approval process, will be made available in Spring 2023.

Staff in the Children's Early Years Division are currently developing Wellington's initial approach to directed growth, in alignment with the ministry's request and Access and Inclusion framework, to be included as an addendum to the Children's Early Years service plan and provided to Committee in Spring 2023.

Financial Implications:

All capital start-up grant funding that is allocated to eligible licensees over the 2023-2026 time frame will be funded entirely from the 100% federal CWELCC funding and will have no impact on the tax levy.

Recommendation:

That the report, Canada-wide Early Learning and Child Care - Directed Growth Approach to Child Care Expansion be received for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Koroniak', written in a cursive style.

Mandy Koroniak
Director of Children's Early Years Division



COUNTY OF WELLINGTON

COMMITTEE REPORT

HS-23-02

To: Chair and Members of the Social Services Committee
From: Mark Poste, Director of Housing
Date: Wednesday, March 08, 2023
Subject: Pictures of Community Housing Properties in Development

Background:

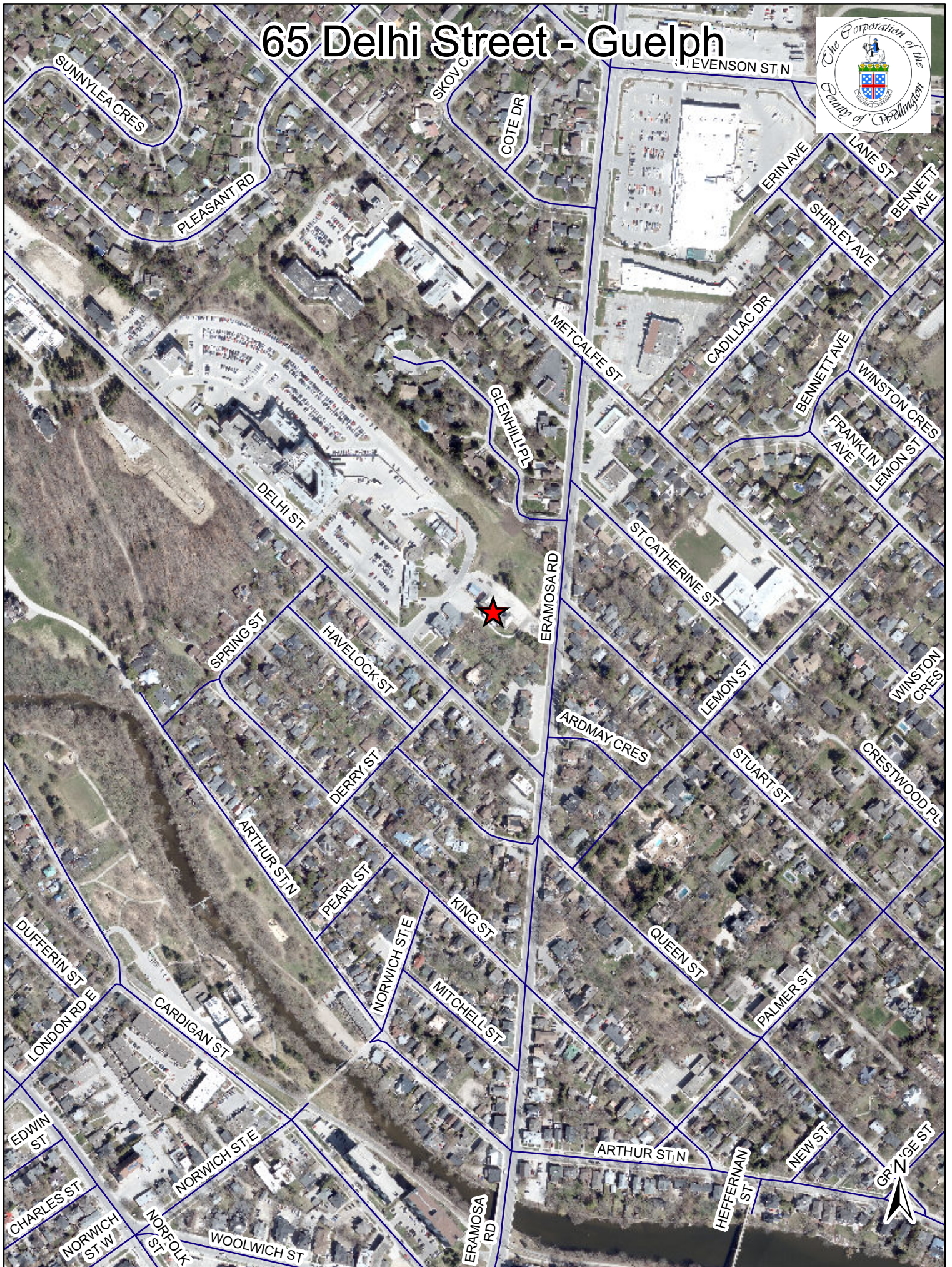
At the January 11, 2023, Social Services Committee meeting, staff were asked to share pictures of community housing properties currently in development that have been referenced in discussions at Committee. Staff will look for opportunities in the late spring/early fall of 2023 to facilitate tours of these sites for interested Committee and Council members.

65 Delhi Transitional Housing – 28 Transitional Housing Units with Supports

Address: 65 Delhi St. Guelph, Ontario



65 Delhi Street - Guelph

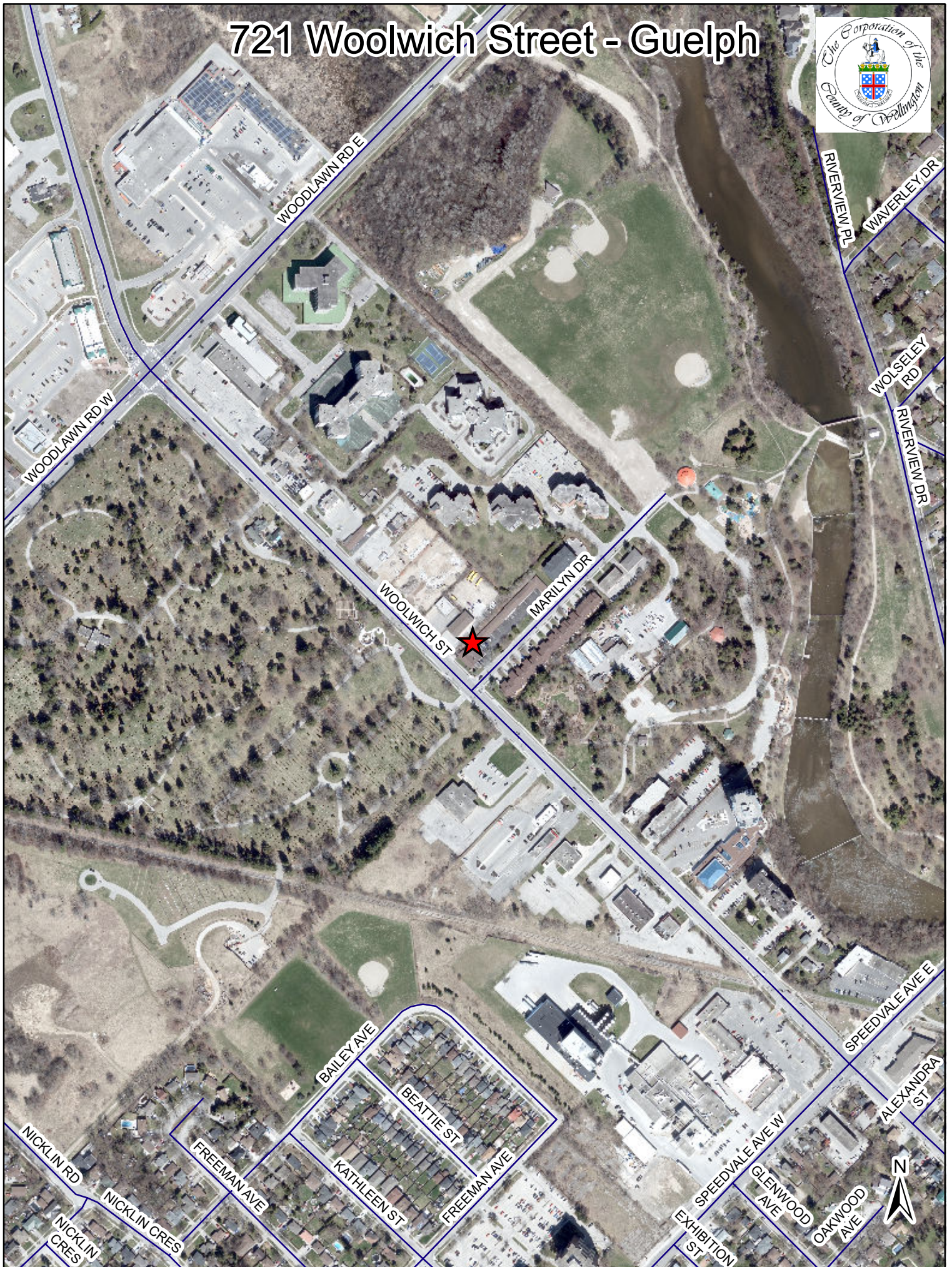


Grace Gardens Supportive Housing – 32 Adult Permanent Supportive Housing Units

Address: 721 Woolwich St. Guelph, Ontario



721 Woolwich Street - Guelph



Bellevue Youth Supportive Housing – 8 Youth Permanent Supportive Housing Units

Address: 51 Bellevue St. Guelph, Ontario

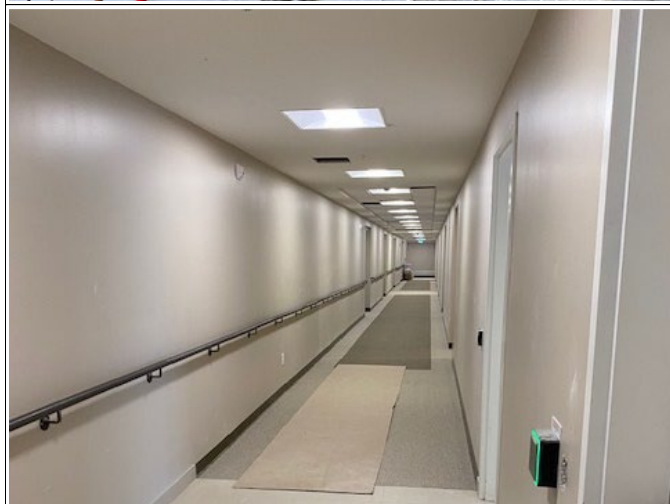
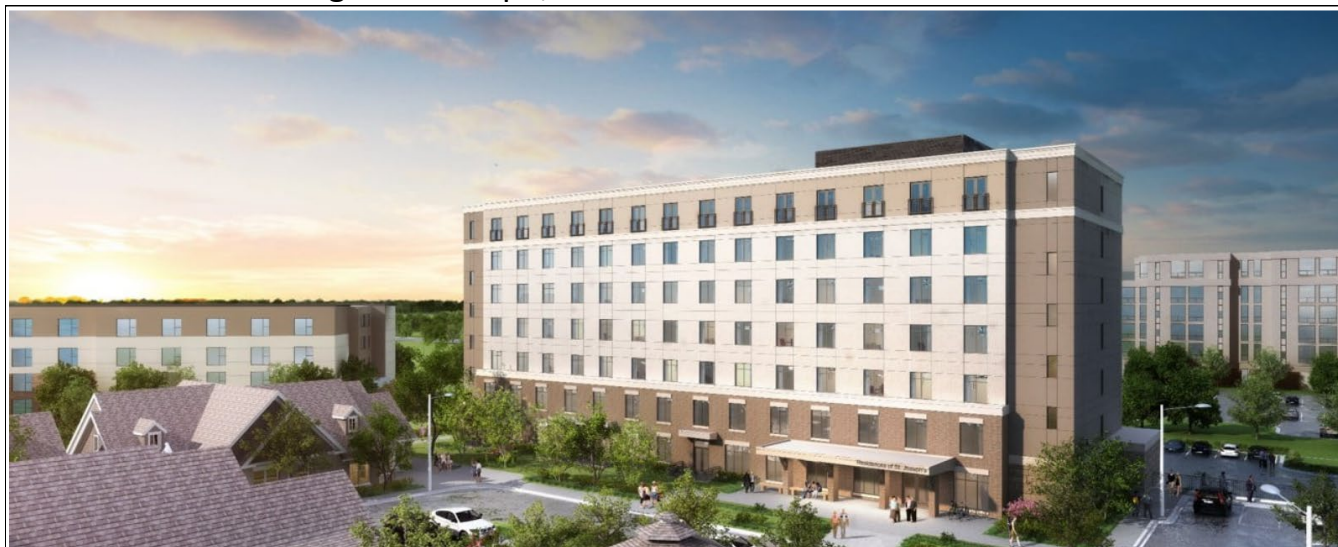


51 Bellevue Street - Guelph

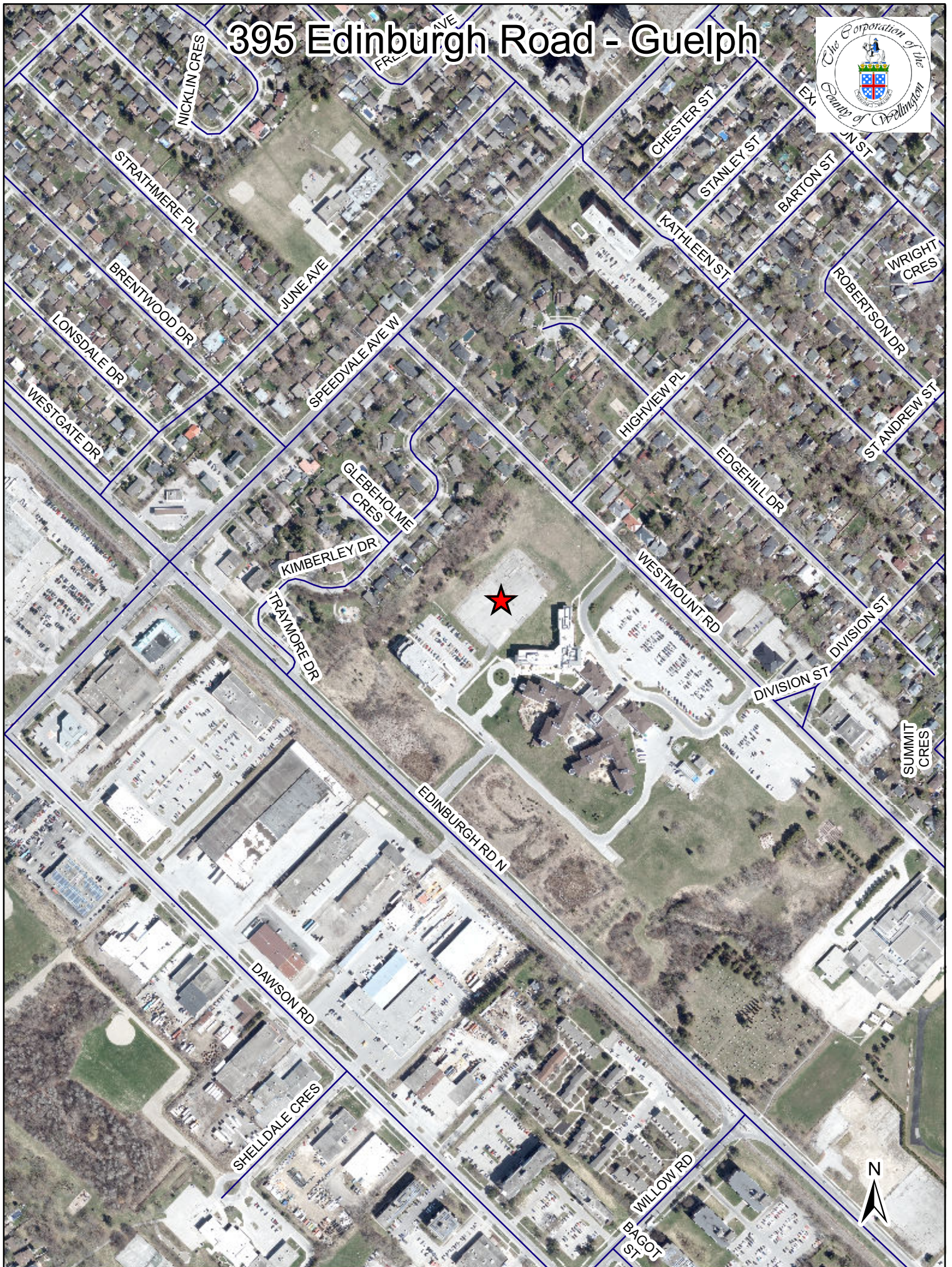


St. Josephs Silver Maples Project – 65 Affordable Seniors Units – 50 Market Rent Units

Address: 395 Edinburgh Rd. Guelph, Ontario



395 Edinburgh Road - Guelph



NICKLIN CRES

STRATHMERE PL

BRENTWOOD DR

LONSDALE DR

WESTGATE DR

JUNE AVE

SPEEDVALE AVE W

GLEBEHOLME CRES

KIMBERLEY DR

TRAYMORE DR

EDINBURGH RD N

DAWSON RD

SHELLDALE CRES

CHESTER ST

STANLEY ST

BARTON ST

ROBERTSON DR

ST ANDREW ST

KATHLEEN ST

HIGHVIEW PL

EDGEHILL DR

WESTMOUNT RD

DIVISION ST

DIVISION ST

SUMMIT CRES

WILLOW RD

BAGOT ST

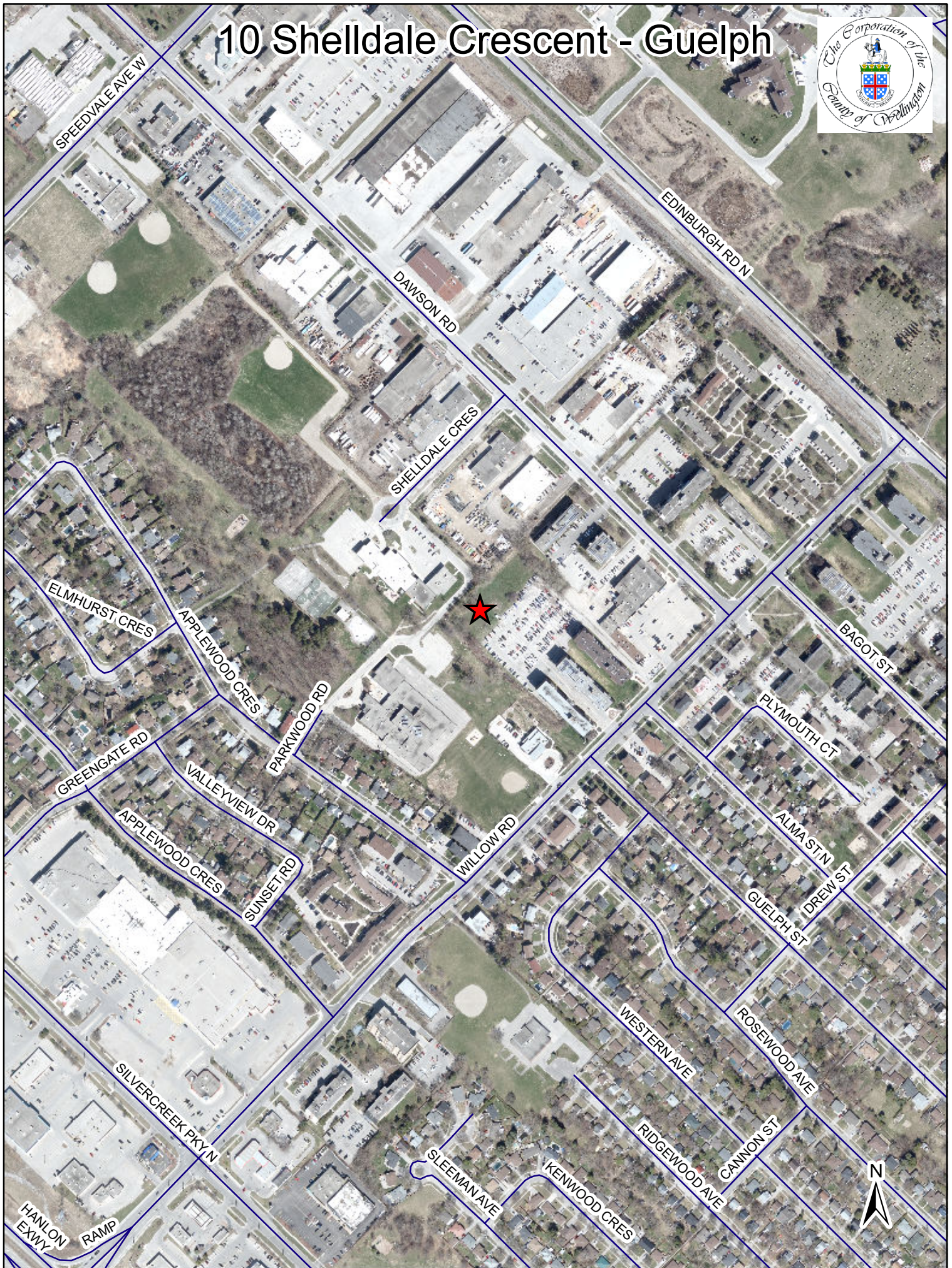


Kindle Communities Supportive Housing: 32 Adult Permanent Supportive Housing Units

Address: 10 Shelldale Cres. Guelph, Ontario



10 Sheldale Crescent - Guelph



Recommendation:

That, the report, Pictures of Community Housing Properties in Development, be received for information.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mark Poste".

Mark Poste

Director of Housing



To: Chair and Members of the Social Services Committee
From: Mark Poste, Director of Housing
Date: Wednesday, March 08, 2023
Subject: **2023-25 Planned Funding Allocations for Provincially-Delivered Housing and Homelessness Prevention Programmes**

Background:

On February 2, 2023, the County received a letter from the Minister of Municipal Affairs and Housing, Steve Clark, regarding the 2023/24 and 2024/25 Fiscal Year Planned Funding Allocations for a number of programmes delivered by the Housing Services Division. This report provides an overview of the details contained in this letter and the impacted funding programmes. To note, the funding allocations provided in the letter are for planning purposes and final funding allocations will be confirmed once federal and provincial bilateral agreements have been signed.

Capital Funding Programmes:

Canada-Ontario Community Housing Initiative (COCHI)

The COCHI programme is traditionally used by the Housing Services Division to invest in needed capital repairs for our community's non-profit and co-op social housing provider stock. The programme also allows for the potential investment into new affordable housing developments, but investing in the capital repairs of existing social housing properties is a provincial priority.

The 2023-24 planning allocation for the COCHI programme has increased to \$1,633,500 and \$2,222,200 in 2024-25. This funding programme was created through bilateral housing agreements established between the federal and provincial governments, where federal savings from declining support provided locally under the "Service Manager Federal Funding for Social Housing" annual allocations are reinvested into the housing system. The planning allocation letter recognizes that the previous COCHI funding allocation model was based on outdated 2018-19 Social Housing Agreement funding levels, and that the ministry has updated the funding model for 2023-24 to provide a more equitable, needs-focused approach based on social housing stock and core housing needs. Below are the historical allocations under this funding programme since its creation.

Year	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
COCHI Funding	\$190,338	\$477,074	\$774,558	\$631,676	\$1,633,500	\$2,222,200

Ontario Priorities Housing Initiative (OPHI)

The OPHI programme allows for some flexibility in how the funds can be invested locally, but the main investment options are direct capital investment for the creation of new affordable rental housing

units, supporting our local homeownership down payment assistance programme, supporting accessibility and major capital upgrade grants for homeowners, and providing rent supports in the community. Over the past years, this funding has been prioritized by the Housing Services Division as a main source of capital funding to support our community’s new affordable housing developments.

The 2023-24 planning allocation for the OPHI programme is \$1,186,200 in 2023-24 and \$1,144,500 in 2024-25. This funding programme was created in 2019 through agreements established between the federal and provincial governments and is the successor programme to previous funding programmes delivered through the County of Wellington in its role as Service Manger such as the Affordable Housing Programme (AHP), Investment in Affordable Housing (IAH), and the Social Infrastructure Fund (SIF). Below are the historical allocations under this funding programme since its creation.

Year	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
OPHI Funding	\$1,519,400	\$1,319,355	\$693,245	\$1,117,200	\$1,186,200	\$1,114,500

Operating Funding Programmes:

Canada-Ontario Housing Benefit (COHB)

The COHB programme is a portable housing benefit that supports the rental affordability of households living in the private rental market. The benefit comes in the form of a rent subsidy that is provided directly to landlord on behalf of the tenant. The rent subsidy calculation is complex, but the basic principle is that with the benefit the household shouldn’t pay more than 30% of their before tax income on their monthly rent.

The 2023-24 planning allocation for the COHB programme is \$497,900, and we anticipate will support rent subsidies for approximately 45 households. However, this represents a substantial decrease in funding for the programme. Like the COCHI and OHPI programme, the COHB programme was created through bilateral housing agreements established between the federal and provincial governments, where federal savings from declining support provided locally under the “Service Manager Federal Funding for Social Housing” annual allocations are reinvested into the housing system. This funding programme is the successor programme to previously provincially funded Survivor of Domestic Violence- Portable Housing Benefit programme delivered through the County of Wellington. Below are the historical allocations under this funding programme since its creation.

Year	2020-21	2021-22	2022-23	2023-24
COHB Funding	\$379,371	\$774,558	\$616,900	\$497,900

Homelessness Prevention Programme (HPP)

The HPP is our primary funding source for our community’s housing stability system, including all services that focus on homelessness prevention, shelter diversion and rapid rehousing services, street outreach supports and the emergency shelter system for those experiencing homelessness.

On April 1, 2022, the Homelessness Prevention Programme came into effect replacing three programmes, and was designed to support Service Managers in preventing, addressing, and reducing homelessness, including chronic homelessness.

The three programmes being replaced by the HPP are:

- The Community Homelessness Prevention Initiative (CHPI), which is our community’s primary source of funding for the homeless serving system.
- The Strong Communities Rent Supplement Programme, which a 17-year-old, long-term rent support programmes that provides housing stability for 75 low-income households.
- The Home for Good supportive housing programme, which is a provincially funded RFP process that was made available in 2017 (of which our community’s application for funding was not successful).

The 2023-24 planning allocation for the Homelessness Prevention Programme is \$4,878,400. Unfortunately, this amount of funding represents a 0% increase over previous years funding, which is problematic given heavy inflationary pressures over the past year. The planning allocation letter indicates that the ministry is conducting a review of the funding allocation model for the Homelessness Prevention Program (HPP). Given the ongoing review, the letter identifies that the funding allocations under HPP may be subject to change and that any potential change would not result in a reduction to the planning allocation provided. Below are the historical allocations under this funding programme since its creation.

Year	2022-23	2023-24
HPP Funding	\$4,878,400	\$4,878,400

Social Services Relief Funding (SSRF)

The planning allocation letter did not mention new funding under the Social Services Relief Funding programme. The end of 2022 meant the end of the Province’s Social Services Relief Funding (SSRF), which annually contributed on average \$2 million in additional provincial funding to support local housing stability work. Our partners at the Ministry of Municipal Affairs and Housing indicated that they are working with the federal government to find a way to sustain the SSRF into the future, however, the impact of the end of the SSRF funding and the 0% increase on the Homelessness Prevention Programme funding will result in significantly decreased service delivery levels of our community’s housing stability system.

Financial Implications

The funding allocations for both COHB and HPP are in line with the 2023 budget. The funding allocations provided for both COCHI and OPHI represent a significant increase over the funding that was originally included in the 2023 housing budget. As this funding is 100% provincial the increase will not impact the municipal tax levy.

Attachment

Letter dated February 3, 2023, from Steve Clark, Minister of Municipal Affairs and Housing Re: 2023-25 Planned Funding Allocations for Provincially Delivered Housing and Homelessness Prevention Programmes

Recommendation:

That the report, 2023-25 Planned Funding Allocations for Provincially-Delivered Housing and Homelessness Prevention Programmes, be received for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Poste". The signature is fluid and cursive, with the first name "Mark" and last name "Poste" clearly distinguishable.

Mark Poste

Director of Housing

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre
777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



February 3, 2023

Andy Lennox
Warden, County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Andy Lennox:

Re: 2023-24 and 2024-25 Planned Funding Allocations for Provincially-Delivered Housing and Homelessness Prevention Programs

I am pleased to be writing to you today with important details regarding your planned funding allocations for community housing and homelessness prevention programs for 2023-24 and 2024-25 where available.

Our government's policies have delivered historic results in getting more homes built faster and complement our nearly \$4.4 billion in investments to create community and supportive housing, respond to COVID-19, and address homelessness over the past three years. Community and supportive housing are critical components of our commitment to build 1.5 million new homes over the next 10 years, which will ensure that all people in Ontario, especially our most vulnerable, have a home that meets their needs and budget.

We are committed to ensuring our partners have certainty and stability in funding for their housing and homelessness services and will continue to fight to ensure Ontario municipalities receive their fair share of funding under the National Housing Strategy – and I would urge you, as municipal leaders, to join us in making the case to the federal government. We are committed to continuing our vital work with you to provide affordable housing and homelessness prevention options in our local communities.

Today, I'm pleased to inform you that the province is investing a further \$11.5 million in both 2023-24 and 2024-25 through the Canada-Ontario Housing Benefit for women and children escaping violence.

Additionally, a further \$33.9 million in 2023-24 is being allocated through the Canada-Ontario Community Housing Initiative (COCHI). Recognizing that the COCHI funding allocation model was based on outdated 2018-19 Social Housing Agreement funding levels, the ministry has updated the funding model for 2023-24 onwards to provide a

more equitable, needs-focused approach based on social housing stock and core housing need. This is intended to help achieve the COCHI objectives, such as preserving and creating new social housing units across the province. Importantly, the revised allocation model ensures that all participating SMs and IPAs see an increase in COCHI allocations from the 2022-23 amounts.

To assist with your local planning, we are providing **your specific planned funding allocations for 2023-24 and 2024-25 fiscal years**.

Please be aware that the ministry is conducting a review of the funding allocation model for the Homelessness Prevention Program (HPP). Given the ongoing review, funding allocations under HPP may be subject to change although any change would not result in a reduction to the planning allocation provided.

All funding allocation amounts included below are for planning purposes only and are subject to confirmation through the province's annual budget planning process. The National Housing Strategy initiatives are dependant on agreement with the Canada Mortgage and Housing Corporation on the National Housing Strategy Bilateral Agreement amendments. Updated program materials including Transfer Payment Agreements, Program Guidelines and Investment Plan templates for the National Housing Strategy initiatives will be released in the coming weeks.

Planning Funding Allocations – County of Wellington

Program	Planning Allocation Amounts	
	2023-24 Fiscal Year	2024-25 Fiscal Year
Canada-Ontario Community Housing Initiative (COCHI)	\$1,633,500	\$2,222,200
Ontario Priorities Housing Initiative (OPHI)	\$1,186,200	\$1,144,500
Canada-Ontario Housing Benefit (COHB) ¹	\$497,900	N/A
Homelessness Prevention Program (HPP) ²	\$4,878,400	N/A

Notes:

¹The allocation amount for COHB is funding available to enroll new participants in the program for the fiscal year, including SM administration payments. Allocations exclude the funding required to support existing participants. As the cost required to support existing participants in 2024-25 depends on the 2023-24 participant take-up, the 2024-25 allocations will not be available until early 2024. Housing Program staff will be in touch with you to discuss estimates for the number of applications you should plan to enroll with the 2023-24 funding amount.

²The 2023-24 allocation amounts for HPP are under review and will not decrease from the 2022-23 amount shown. Once finalized, allocations for 2023-24 and 2024-25 will be confirmed.

For more information on the programs listed above, please see the enclosed Appendix.

Again, we sincerely appreciate your efforts to assist vulnerable residents and to keep people safe. I look forward to continuing our work together.

Yours truly,

A handwritten signature in blue ink that reads "Steve Clark". The signature is fluid and cursive, with the first letters of "Steve" and "Clark" being capitalized and prominent.

The Honourable Steve Clark
Minister of Municipal Affairs and Housing

Enclosures

c. Scott Wilson, Chief Administrative Officer
Mark Poste, Director of Housing, Housing Services
Cynthia Cabral, Team Lead, Municipal Services Office

Appendix – Program Descriptions

Canada-Ontario Community Housing Initiative (COCHI)

To support Ontario's *Community Housing Renewal Strategy*, COCHI was launched in fiscal 2019-20. COCHI funding is provided under the National Housing Strategy and represents a reinvestment of federal funding that has been declining under the *Canada-Ontario Social Housing Agreement*.

COCHI provides an opportunity for Service Managers and housing providers to address the challenges associated with social housing projects reaching the end of their operating agreements and/or mortgage maturity. This initiative provides flexible funding for social housing affordability support, repair and/or new supply.

Ontario Priorities Housing Initiative (OPHI)

In addition to launching COCHI under the *Community Housing Renewal Strategy*, the Ministry also launched OPHI in fiscal 2019-20. OPHI provides significant flexibility to address local priorities in the areas of housing supply and affordability, including new affordable rental construction, community housing repair, rental assistance, tenant supports and affordable homeownership.

Canada-Ontario Housing Benefit (COHB)

Launched in April 2020, the COHB is a joint federal/provincial housing allowance program under the National Housing Strategy.

The purpose of the COHB is to increase the affordability of rental housing by providing an income-tested, portable housing benefit payment directly to eligible households in housing need that are on, or are eligible to be on, a social housing waiting list, and to households in housing need living in community housing.

Homelessness Prevention Program (HPP)

Launched on April 1, 2022, HPP is a provincially-funded program that supports Ontario's 47 municipal Service Managers to provide affordable housing and support services for people at risk of or experiencing homelessness. The objective of the program is to support Service Managers in preventing, addressing and reducing homelessness, including chronic homelessness.

It combines three previous programs and is intended to be streamlined and flexible so that Service Managers can target funding where community need is greatest and can make the most impact.



COUNTY OF WELLINGTON

COMMITTEE REPORT

HS-23-04

To: Chair and Members of the Social Services Committee
From: Mark Poste, Director of Housing
Date: Wednesday, March 08, 2023
Subject: End of Mortgages System Planning Update

Background:

The County of Wellington, as the Service Manager for the administration of social housing in Guelph-Wellington is currently responsible for the funding and oversight of over 2342 Rent Geared to Income (RGI) units. Of the 2342 RGI units, 1080 units along with an additional 261 units of low-market rent (affordable units) are provided by community housing providers administered through volunteer Board of Directors and governed by the Housing Services Act (HSA).

Through the funding model within the HSA, the County is required to provide subsidies to these housing providers through annual benchmarks to help ensure that each project's operational viability is maintained. Locally, funding support for these housing provider partners is nearly \$11.5 million annually, with approximately \$10.1 million of this funding coming from the municipal tax levy (\$8.6 million City and \$1.5 million County). One of the main components of this funding model are the mortgage costs, which are close to \$8 million annually and will have a significant impact on the funding relationship between housing providers and the County of Wellington once they begin expiring in 2023.

New Regulations from the province introduced in 2022 have established a framework in which Service Managers can negotiate new funding agreements with housing providers, provided they meet a prescribed number of conditions. The three key requirements introduced by the province are that funding must:

- bridge the gap between 30% of a household's income and unit rent;
- provide other types of housing assistance to reduce non-RGI rental rates; and,
- maintain housing projects in a "satisfactory state of repair and fit for occupancy"

County of Wellington Priorities

In 2018, County Council approved our community's 10-year Housing and Homelessness Plan, which had a community vision, that "Everyone in Guelph-Wellington can find and maintain an appropriate, safe and affordable place to call home." Objective #7 of the County of Wellington's Housing and Homelessness Plan is "To support the sustainability of the existing social and affordable housing stock" with two of the key recommended activities being to:

- Continue to support non-profit housing corporations and co-operatives in the delivery and potential development of social and affordable housing
- Develop a funding strategy between local provincially reformed housing providers and the County of Wellington to ensure that the providers thrive in our community by maintaining existing and developing new high quality and stable long term social and affordable housing

In June 2022, background Information was provided to the Social Services Committee and County Council, and approval was granted to maintain savings resulting from the end of mortgages (EOM) in the housing system. Key priorities identified included housing provider operational and capital obligations and contributions to the County's Shared Regeneration Reserve. Since that approval, the Housing Services division has worked internally and collaborated with sector associations and other Service Managers to prepare a funding model for EOM housing providers that reflects these directions, supports the Housing and Homelessness Plan and meets the County's legislative requirements for the province.

Proposed Funding Model Overview

The proposed EOM Strategy and Funding Model consists of three key components which will make up the agreement with providers:

1. the Service Manager Funding Agreement, which sets the relationship for the delivery of rent subsidies to residents;
2. the Municipal Housing Project Facility Agreement, which focuses on delivering baselevel housing affordability through property tax relief, and;
3. the Municipal Capital Agreement, which provides funding to keep units in a good state of repair.

These agreements are designed to comply with current legislation and will be paired with streamlined reporting requirements. The approach outlined in this strategy aims to simplify the funding models available to participating groups by reducing regulatory requirements, improve cash flows and allow housing providers to stabilize operations and focus on providing quality service to their residents. The agreements will be a minimum of a ten-year commitment, with a requirement for a joint financial plan negotiated between the Housing Provider Board and the Housing Services Division.

Community Impacts:

- The immediate impact of the EOM Strategy is that it safeguards the existence of social housing in the Wellington County/Guelph Service Area.
- The short-term impact of the EOM Strategy will be the overall improvement to the quality of social housing being provided in the Wellington County/Guelph Service Area.
- The long-term impact of the EOM Strategy is that it preserves and enhances social housing in the Wellington County/Guelph Service Area and increases the funding available in the County's Regeneration Reserve Fund to support the development of new high quality social and affordable housing.
- RGI residents will continue to receive rental assistance without disruption.
- Housing providers benefit from improved financial viability, resident retention and risk management, allowing housing provider Boards to meet their mandates and engage in long-term strategic planning.
- The County will retain partnerships with legacy providers, continue to meet Service Level Standards and maintain community investments into these important community assets.

Financial Review

A financial review and capital needs assessment was completed for each housing provider using existing data found in the reconciled Annual Information Returns (AIR) and Building Condition Assessments (BCA). This information was then used to estimate funding required to implement the

EOM Strategy, assess the financial impact on housing providers, determine capital shortfalls over the next 25 years and project any additional capital funding required. The model was further stress tested for annualized increases to operating expenses, and annualized increases to capital expenses.

Under the proposed EOM model, the funding required to implement the Facility (Property Tax) and Service Manager Funding Agreements (Rent Supplement) is projecting to be lower than current spending and will place housing providers in improved financial situations.

Operating surpluses experienced by the housing providers will be redirected to capital needs and further supported by the savings in the housing system to ensure that capital upkeep of the building is maintained.

Financial Impacts:

In June 2022, Council approved the commitment that any future savings that the housing system experiences through the maturity of mortgages, be kept in the system to help support the future operational and capital obligation of the County to the social housing providers and to support future development.

It is projected that over the current 10-year plan timeframe, the costs of the proposed EOM model will be within existing budget and have no impact of the municipal tax levy. Any savings that result will be retained for future EOM costs or possible future development.

Recommendation:

That the report, End of Mortgage System Planning Update, be received for information; and

That staff be authorized to negotiate and execute agreements with Housing Services Act listed social housing providers subject to review by the County's Treasury department, County Solicitor and approval by the Social Services Administrator; and

That Council authorize the Warden and Clerk to execute all necessary agreements under the County's End of Mortgage Strategy.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Mark Poste', with a stylized, cursive script.

Mark Poste

Director of Housing



COUNTY OF WELLINGTON

COMMITTEE REPORT

AD-23-01

To: Chair and Members of the Social Services Committee
From: Luisa Artuso, Social Services Administrator
Date: Wednesday, March 08, 2023
Subject: Renovations to 129 Wyndham Street

Background:

The County has made very strong statements about our commitment to Health and Safety through our current policies. In the County of Wellington Health and Safety Statement Policy, it indicates that “Where reasonable, the County of Wellington will strive to exceed the legislated requirements by adopting the best practices available to protect employees and to promote a positive health and safety culture. The County of Wellington will work towards continuous improvement in its health and safety programme.”

Furthermore, in the County’s Workplace Violence Policy, it indicates “The County of Wellington is committed to providing a safe and healthy workplace free from actual, attempted or threatened violence. The County recognizes that workplace violence is a health and safety and human resources issue and will take reasonable precautions to prevent workplace violence and to protect employees at the workplace.”

It is the ultimate responsibility of the County of Wellington to ensure a healthy and safe workplace for all. Scott Wilson – CAO, Luisa Artuso – Social Services Administrator and Susan Farrelly – Director of Human Resources, have been meeting regularly to discuss steps to enhance the safety and security at the workplace, specifically in relation to certain Social Services locations. This work has led to several action items which have included temporary security services until more safety measures can be implemented.

Update:

A staff review of the physical layout of the Social Services reception area at 129 Wyndham Street concluded that this area needs minor renovations to allow for better visibility of people entering the building, limiting people displaying concerning behaviours in certain areas but always with the option to exit the building, the ability to control public access to staff office areas, and for staff to safely exit customer service areas if needed. In addition, the renovations will allow visitors to be greeted immediately upon entering the building and will establish a Social Services Help Centre. Visitors will be allowed into the Help Centre from the reception area where staff can provide information, assistance to complete applications for all social services programmes, and offer referrals to local community resources. The Help Centre will also provide people with access to computers, land line phones, and photocopiers.

Attachment:

Proposed Renovation Drawings from +VG The Ventin Group Architects Ltd.

Financial Implications:

Staff are currently in the investigation phase, and it is unclear what the costs for this work might be. Once more information is known, options for funding will be considered and reported back to Committee.

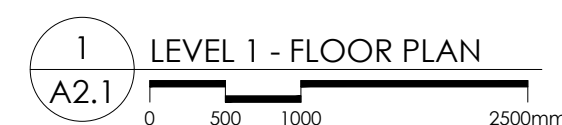
Recommendation:


That the report, Renovations to 129 Wyndham Street, be received for information.

Respectfully submitted,

A handwritten signature in cursive script that reads "Luisa Artuso". The signature is written in dark ink and is positioned above the printed name and title.

Luisa Artuso
Social Services Administrator

NOTES:

 A - DETAIL NO.
 B - DETAIL NO. ORIGIN

CHECKED BY : YY