

## Supplementary Budget – Briefing Note

## 2020 Budget

## CK Renovates

**Briefing Note required for:****-items >\$50,000****-changes in FTE**

Dept	Division	Business Unit	Item	Base Supp	Amount	FTE Impact
CHS	ESS	Chatham-Kent Renovates Program	Chatham-Kent Renovates program	S	\$300,000	0
CHS	ESS	Chatham-Kent Renovates Program	Funding from OW Corporate Initiatives Reserve 17261	S	\$(300,000)	

**Background:**

This funding is to extend the CK Shelter Solutions Program. The program was established as a new component of the Chatham-Kent Shelter Solutions Program, to assist low-income households to make required repairs to their homes, to allow them to remain living in their homes and reduce homelessness in Chatham-Kent. Council previously approved a two year pilot for the Chatham-Kent Renovates Program. See attached Report to Council, dated January 5, 2017.

**Comment:**

Council approved the pilot in the 2016 budget, the program started in June of that year and there has been a large uptake to the program in the 2017 year. See council reports dated January 5, 2017 and November 24, 2017, which provide statistics on the program. The gross funding for the program is \$300,000 per year which is jointly delivered by the Employment & Social Services Division and the Housing Division, with assistance from the Building Division and the Legal Services Division. The funding is from the Ontario Works Corporate Initiatives reserve which is to be used to fund initiatives that assist low income individuals and families living within Chatham-Kent.

**Municipality of Chatham-Kent**  
**Health & Family Services**  
**Employment & Social Services and Housing Services**  
**Information Report**

**To:** Mayor and Members of Council

**From:** Valerie Colasanti, Director, Employment & Social Services  
Shelley Wilkins, Director, Housing Services

**Date:** January 5, 2017

**Subject:** Chatham-Kent Renovates Pilot Program

---

This report is for the information of Council.

**Background**

In January 2014 Council approved the 10 Year Chatham-Kent Housing and Homelessness Plan as mandated by the Ministry of Housing under the Housing Services Act (2011). This plan is based on a Housing First philosophy, and the vision is “Every person has an affordable, suitable, and adequate home to provide the foundation to secure employment, raise a family, and build strong communities.” Housing First is an approach to the delivery of homelessness services that emphasizes ending homelessness by supporting individuals’ return to permanent housing rather than directing resources primarily toward the provision of emergency shelter and basic needs. Housing First is a proactive approach rather than a reactionary approach.

Many studies show that poor quality housing and homelessness are clear threats to the health of Canadians. Housing is an absolute necessity for living a healthy life and living in unsafe, unaffordable or insecure housing increases the risk of health problems. Housing is also recognized as one of the main Social Determinates of Health. The Social Determinants of Health are the conditions in which people are born, grow, live, work and age. These circumstances are shaped by the distribution of money, power and resources at global, national and local levels. The social determinants of health are mostly responsible for health inequities - the unfair and avoidable differences in health status seen within and between countries.

On January 5, 2015 and June 27, 2016 Council received an information report regarding the Community Homelessness Prevention Initiative. Council will recall that this program provides funding for housing and homelessness services and supports as approved in the 10 year plan. The intent of the program is to provide a better coordinated and integrated service delivery system that is people-centre, outcome-focused and reflects a housing first approach to prevent, reduce and address homelessness.

The Chatham-Kent Shelter Solutions Program, approved by Council in April 2013, uses this approach whenever possible to assist citizens to remain in their homes and to prevent evictions and utility shut

offs. In the past two years the Shelter Solutions program provided \$1,618,068.00 in financial assistance to 3,394 individuals and families in Chatham-Kent to ensure that they remained housed. While administering this program, many requests were received for emergency home repairs that would allow families and individuals to remain in their homes. Due to the emergency nature of the request the Ontario Renovates program was not an option for these individuals. It is important to note that under the Community Homelessness Prevention Initiative, capital expenditures such as home repairs and renovations, cannot be covered.

At the September 8, 2014 regular meeting, Council received and approved the recommendations of the Housing Services Director's August 28, 2014 report "Investment in Affordable Housing for Ontario (2014 Extension) Service Manager Administration Agreement and Program Delivery and Fiscal Plan (PDFP)." Under the new Investment in Affordable Housing (IAH) Program, Chatham-Kent's Year 1 of a 6 year program (2014-2020) notional allocation was \$635,400.

The Housing Services Director submitted her PDFP to the Ministry of Municipal Affairs and Housing (MMAH) on October 14, 2014, and received approval targeting the full Year 1 funding allocation to the Ontario Renovates program. In 2015, \$577,300, was invested through the Ontario Renovates program to help 34 families in Chatham-Kent and create three units with accessibility improvements. In 2016, an additional \$344,700 was invested through the Ontario Renovates program. Further information on this program will be presented to Council in the annual Housing and Homelessness Report in June of this year.

Based on the demand for the above programs it was clear that Chatham-Kent required a way to assist low-income home owners with minor repairs to remain in their homes. In the 2016 Municipal budget a pilot program called Chatham-Kent Renovates was approved for the 2016 and 2017 calendar years with a supplementary budget of \$300,000 each year.

## **Comments**

It should be noted that aside from having a booth at the March 2013 Chatham-Kent Home & Garden Show, Housing Services has not advertised the Ontario Renovates Program and the Employment & Social Services Division has not advertised the Shelter Solutions program, although there is information available on the Municipal web site about the programs, and updates to Council are made from time to time. The need for financial assistance with home repairs has not diminished overtime as of yet. The Housing Claims Analyst and Building Maintenance Supervisor North were able to conditionally commit the entire funding allocation to eligible applicants of the Ontario Renovates Program for the 2015 and 2016 years without any advertising. There are limited dollars available under this program for 2017 and there is certainly the on-going need for the Ontario Renovates program, a determination will have to be made on how best to allocate the funding across the affordable housing initiatives needed in Chatham-Kent.

Council approved the pilot program in the 2016 budget, and staff spent several months developing the application process and eligibility criteria, which meant the program was not implemented until May 2016. The graph below shows eight months of program delivery so the approved funding of \$300,000. for the 2016 year was not fully spent. Most of the dollars are committed and will be spent within the first quarter of 2017.

The emphasis for the Chatham-Kent Renovates and the Ontario Renovates Program will be to continue to assist low-income home owners by providing financial assistance for necessary repairs, energy and/or accessibility improvements. Maintaining and upgrading older, but affordable housing stock in Chatham-Kent was identified as a priority in the 2012 Housing Study and Housing Plan.

## Complete CK Renovates 2016 Statistics (May to December 2016)

Program Totals	
Approved & Committed Applications	29
Approved & Committed Funds	\$223,688.00
Total Number of Applications Received & Assessed	68
CK Renovates CKSS	
Approved & Committed Applications	22
Approved & Committed Funds	\$108,031.00
Total Number of Applications Received & Assessed	59
CK Renovates Housing Services	
Approved & Committed Applications	7
Approved & Committed Funds	\$115,657.00
Total Number of Applications Received & Assessed	9

Household Income		Household Age		Household Composition	
Low Income	4	64 and under	25	Single	16
OW	5	65 and over	4	Families With Children	5
ODSP	20			Families Without Children	8
<b>TOTAL</b>	<b>29</b>	<b>TOTAL</b>	<b>29</b>	<b>TOTAL</b>	<b>29</b>

Ward		Repairs Approved	
East Kent	1	Accessibility	1
West Kent	2	Central Air for Medical Reasons	3
North Kent	4	Plumbing Issues	3
South Kent	4	Foundation Issues	1
Wallaceburg	8	Furnace	8
Chatham	10	Insulation	1
<b>TOTAL</b>	<b>29</b>	Roof	5
		Roof and Windows	2
		Roof, Windows, Central Air & Furnace	1
		Bathroom	2
		Flooring	2
		Doors	2
		Windows	6
		<b>TOTAL</b>	<b>37</b>

While there were 29 applications approved under the Chatham-Kent Renovates Program, a total of 68 applications were received. Some of the applications were not approved as they were above the approved Low-Income cut off used to determine eligibility, or applicants had assets in excess of the limits that were available to them to complete the repairs themselves. A financial needs – test is

completed on all applicants. Others were denied assistance as they did not have the financial means to sustain their living situation, and after the repairs were completed they would still be at risk of becoming homeless as they could not sustain the costs of the home with their present financial situation, and it would not be viable to spend the dollars on the repair. In some cases, the repairs required to make the home appropriate for living were so extensive that the applications had to be denied and staff worked with the applicants on finding more appropriate housing. Each application is reviewed and decisions made based on both financial eligibility and sustainability of the housing situation.

Given that over 10% of the population of Chatham-Kent is in receipt of Social Assistance (either Ontario Works or Ontario Disability Support Program) the dollars committed through Shelter Solutions and the Ontario Renovates are just not enough to keep people housed in Chatham-Kent. Therefore the additional dollars that would be available through the Chatham-Kent Renovates would further meet the need demonstrated in the Community. With the recent record breaking cold weather, even further strain will be put on those in need in our communities. For those on a fixed income the additional costs in heating often will use up any savings leaving people vulnerable if they require home or car repairs or are faced with other “emergency” expenses. If individuals or families are not able to make the necessary repairs to their heating systems they may be forced to move and lose their homes to foreclosure. Chatham-Kent Renovates would provide the necessary proactive intervention that the Housing First model supports.

### **Consultation**

The Directors of Housing Services and Employment & Social Services consulted with the Housing Services Building Maintenance Supervisor, North, the Housing Claims Analyst and the Program Manager, Employment and Social Services (ESS). The Housing staff are directly involved in the delivery of both the Investment in Affordable Housing (IAH) and the IAH Extension (2014) Ontario Renovates Program. The ESS Program Manager is directly involved in the delivery of the Community Homelessness Prevention Initiative, locally administered through the Chatham-Kent Shelter Solutions program and other programs.

The Directors reported on the initial draft proposal of this program at their November 18<sup>th</sup>, 2014 Housing and Homelessness Plan Implementation Committee meeting, where it was generally endorsed as a positive response to the needs of the community.

### **Financial Implications**

Funds for the pilot program were taken from the Ontario Works Corporate Initiatives Reserve in 2016 and the same is recommended in the 2017 budget. This reserve was established in 2011 from one-time monies allocated from departments for service delivery of Ontario Works, due to significant changes to the way Ontario works was funded. The program delivery funding allocation has been aligned with the two-year Ontario Works business cycle and is updated at the start of each new cycle.

Prepared by:

\_\_\_\_\_ and \_\_\_\_\_

Shelley Wilkins, (Hon) BPA, CMM III  
Director, Housing Services

Valerie Colasanti, (Hon) BA, CMM III  
Director, Employment & Social Services

Reviewed by:

---

Dr. April Rietdyk, RN, BScN, MHS, PhD PUBH  
General Manager  
Health and Family Services

Consulted and confirmed the content of the consultation section of the report by:

---

Brandon Bechard, B.Arch.Sc., CET, Supervisor, Building Maintenance, North  
Housing Services

---

Nicole McCutcheon, Housing Claims Analyst  
Housing Services

---

Chantal Perry, B.A, Program Manager  
Employment and Social Services

Attachment: None

c: Brandon Bechard, Building Maintenance Supervisor, North, Housing Services  
Nicole McCutcheon, Housing Claims Analyst, Housing Services  
Chantal Perry, Program Manager, Employment and Social Services

P:\RTC\Health & Family Services\2017\Report To Council Chatham-Kent Renovates Program Jan  
2017 .Docx

**Municipality of Chatham-Kent**  
**Health & Family Services**  
**Employment & Social Services and Housing Services**  
**Information Report**

**To:** Mayor and Members of Council  
**From:** Valerie Colasanti, Director, Employment & Social Services  
**Date:** November 24, 2017  
**Subject:** Chatham-Kent Renovates Pilot Program

---

This report is for the information of Council.

**Background**

In January 2014, Council approved the 10 Year Chatham-Kent Housing and Homelessness Plan as mandated by the Ministry of Housing under the Housing Services Act (2011). This plan is based on a Housing First philosophy, and the vision is “Every person has an affordable, suitable, and adequate home to provide the foundation to secure employment, raise a family, and build strong communities.” Housing First is an approach to the delivery of homelessness services that emphasizes ending homelessness by supporting individuals’ return to permanent housing rather than directing resources primarily toward the provision of emergency shelter and basic needs. Housing First is a proactive approach rather than a reactionary approach.

Many studies show that poor quality housing and homelessness are clear threats to the health of Canadians. Housing is an absolute necessity for living a healthy life, and living in unsafe, unaffordable, or insecure housing increases the risk of health problems. Housing is also recognized as one of the main social determinates of health. The social determinants of health are the conditions in which people are born, grow, live, work and age, and are mostly responsible for health inequities - the unfair and avoidable differences in health status seen within and between countries. These circumstances are shaped by the distribution of money, power and resources at global, national and local levels.

On January 5, 2015, June 27, 2016 and September 18, 2017 Council received information reports regarding the Community Homelessness Prevention Initiative. This program provides funding for housing and homelessness services and supports as approved in the 10-year plan. The intent of the program is to provide a better coordinated and integrated service delivery system that is people-centred, outcome-focused and reflects a housing first approach to prevent, reduce and address homelessness.

The Chatham-Kent Shelter Solutions Program, approved by Council in April 2013, uses this approach whenever possible to assist citizens to remain in their homes and to prevent evictions and utility shut offs. Each year since it was approved, the Shelter Solutions program has provided approximately \$800,000 in financial assistance to 1,700 individuals and families in Chatham-Kent to ensure they remained housed. While administering this program, many requests were received for

emergency home repairs that would allow families and individuals to remain in their homes. Due to the emergency nature of the request, the Ontario Renovates program was not an option for these individuals nor was the Community Homelessness Prevention Initiative funds as capital expenditures such as home repairs and renovations cannot be covered under this initiative.

In 2015, \$577,300 was invested through the Ontario Renovates program to help 34 families in Chatham-Kent and create three units with accessibility improvements. In 2016 and 2017, an additional \$702,100 was invested through the Ontario Renovates program. Based on the demand for the programs, it is clear that Chatham-Kent continues to require a way to assist low-income home owners with minor repairs to remain in their homes. In the 2016 municipal budget, a pilot program called Chatham-Kent Renovates was approved for the 2016 and 2017 calendar years with a supplementary budget of \$300,000 each year.

## **Comments**

The Housing Services Division has not advertised the Ontario Renovates Program and the Employment & Social Services Division has not advertised the Shelter Solutions program, although there is information available on the Municipal web site about the programs, and updates to Council are made from time to time. The need for financial assistance with home repairs has not diminished over time as of yet. The Housing Claims Analyst and Manager, Housing Assets, North were able to conditionally commit the entire funding allocation to eligible applicants of the Ontario Renovates Program for the 2016 and 2017 years without any advertising. There are limited dollars available under this program for 2018 and there is certainly the on-going need for the Ontario Renovates program.

Council approved the two-year Chatham-Kent Renovates pilot program in the 2016 budget, and staff spent several months developing the application process and eligibility criteria, which meant the program was not implemented until May 2016. The graph below shows 19 months of program delivery so the approved funding of \$600,000 for the two years is not fully spent, however most of the dollars are committed and will be spent within the first quarter of 2018.

The emphasis for the Chatham-Kent Renovates and the Ontario Renovates Program will be to continue to assist low-income home owners by providing financial assistance for necessary repairs, energy and/or accessibility improvements. Maintaining and upgrading older, but affordable housing stock in Chatham-Kent was identified as a priority in the 2012 Housing Study and Housing Plan.

## Chatham-Kent Renovates 2016/2017 Statistics (May 2016 – November 2017)

Program Totals	
Approved & Committed Applications	58
Approved & Committed Funds	\$489,466.00
Total Number of Applications Received & Assessed	107

Household Income		Household Age		Household Composition	
Low Income	14	64 and under	46	Single	34
OW	10	65 and over	12	Families With Children	9
ODSP	34	<b>TOTAL 58</b>		Families Without Children	15
<b>TOTAL 58</b>				<b>TOTAL 58</b>	

Ward	
East Kent	1
West Kent	3
North Kent	7
South Kent	7
Wallaceburg	16
Chatham	24
<b>TOTAL</b>	<b>58</b>

Repairs Approved	
Accessibility	5
Central Air for Medical Reasons	8
Plumbing Issues	12
Foundation Issues	1
Furnace	16
Insulation	2
Roof	18
Siding	1
Bathroom	9
Flooring	3
Doors	6
Windows	13
<b>TOTAL</b>	<b>94</b>

A total of 107 applications were received for the Chatham-Kent Renovates Program, and of these, 58 applications were approved. Each application is reviewed and decisions made based on both financial eligibility and sustainability of the housing situation. Some of the applications were not approved as they were above the accepted low-income cut off threshold used to determine eligibility, or applicants had assets that were available to them to complete the repairs themselves. A financial needs test is completed on all applicants. Other applications were denied assistance as they did not have the financial means to sustain their living situation, and after the repairs were completed they would still be at risk of becoming homeless as they could not sustain the costs of the home with their present financial situation, and it would not be viable to spend the dollars on the repair. In some cases, the repairs required to make the home appropriate for living were so extensive that the applications had to be denied and staff worked with the applicants on finding

more appropriate housing.

Given that 17% of the population of Chatham-Kent is living below the poverty line the dollars committed through the existing Affordable Housing and Community Homelessness Programs are not enough to keep people housed in Chatham-Kent. Therefore, the additional dollars that would be available through the Chatham-Kent Renovates Program would further meet the need demonstrated in the community. With the cold winter weather approaching, even further strain will be put on those in need in Chatham-Kent. For those on a fixed income the additional costs in heating often will use up any savings, leaving people vulnerable if they require home or car repairs, or are faced with other emergency expenses. If individuals or families are not able to make the necessary repairs to their heating systems they may be forced to move and lose their homes to foreclosure. Chatham-Kent Renovates would provide the necessary proactive intervention that the Housing First model supports.

Extending the CK Renovates Pilot for an additional two years will provide four years of assistance to people and families at risk of losing their homes, as well as valuable data on housing conditions in Chatham-Kent.

### **Consultation**

The Director of Employment & Social Services consulted with the Housing Services Manager, Housing Assets, North, the Housing Claims Analyst and the Program Manager, Employment and Social Services (ESS). The Housing Services staff are directly involved in the delivery of both the Investment in Affordable Housing (IAH) and the IAH Extension Ontario Renovates Program. The ESS Program Manager is directly involved in the delivery of the Community Homelessness Prevention Initiative, locally administered through the Chatham-Kent Shelter Solutions program and other programs. The Supervisor of Finance and System Supports reviewed the 2016 and 2017 financial records.

### **Financial Implications**

Funds for the pilot program were taken from the Ontario Works Corporate Initiatives Reserve in 2016 and 2017. The same is requested for the 2018 budget.

Prepared by:

Reviewed by:

---

Valerie Colasanti, (Hon) BA, CMM III  
Director, Employment & Social Services

---

Dr. April Rietdyk, RN, BScN, MHS, PhD PUBH  
General Manager  
Health & Family Services

Consulted and confirmed the content of the consultation section of the report by:

---

Brandon Bechard, B.Arch.Sc., CET  
Manager, Housing Assets, North  
Housing Services

---

Nicole McCutcheon  
Housing Claims Analyst  
Housing Services

---

Chantal Perry, B.A  
Program Manager  
Employment and Social Services

---

Jeff Millman, CPA, CGA  
Supervisor, Finance & Systems Support  
Employment & Social Services

---

Shelley Wilkins, (Hon) BPA, CMM III  
Director, Housing Services

Attachment: None

c: Brandon Bechard, Manager, Housing Assets, North, Housing Services  
Nicole McCutcheon, Housing Claims Analyst, Housing Services  
Chantal Perry, Program Manager, Employment and Social Services  
Shelley Wilkins, Director, Housing Services  
Jeff Millman, Supervisor, Finance & Systems Support, Employment and Social  
Services

P:\RTC\Health & Family Services\2017\Employment And Social Services\Report To Council  
Chatham-Kent Renovates Program Dec 2017\_ (002).Docx