



**STRATHCONA
COUNTY**

**Encl 2 Community Housing
Implementation Plan (Proposed).docx**

April 2016



DRAFT Housing Implementation Plan

	Recommendation	Implementation Lead	Key Date
1.1	That Council continues to visibly tie community housing into the County's Strategic Plan, helping to make Strathcona County into " <i>Canada's Most Livable Community</i> ".	Corporate Planning and Intergovernmental Affairs (CPIA)	Annual, Q1
	Origin: community consultation		

On January 26, 2015 Council met to discuss their Strategic Plan and the prioritized strategic goals embedded within. Strong support for the goals related to community housing emerged. It is anticipated, as suggested by the report, that Council will meet annually to discuss their Strategic Plan and included in that conversation will be community housing. It should be noted that these discussions have typically occurred in the early part of the calendar year due to the very busy schedule around business plan and budget deliberations in December.

The goals that have direct linkages to the housing portfolio include:

Prioritized Strategic Goal (PSG): Increase public involvement and communicate with the community on issues affecting the County's future

Prioritized Strategic Goal (PSG): Build strong neighbourhoods/communities to support the diverse needs of our residents (Indicator: # of affordable housing units)

Note: Recommendation 1.1 received approval from Council on February 23, 2016.

(\$) indicates budget implications

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	Recommendation	Implementation Lead	Key Date
1.2	That Strathcona County facilitates the creation and hosting of a non-market Housing Registry that could also include a roommate registry component.	Heartland Housing Foundation (HHF)	Report to Council by September 2016 (\$)
	Origin: community consultation		

It is important that non-market housing services be integrated as soon as possible and provide a one-stop shopping approach. As the umbrella organization (see Recommendation 2.4) Heartland Housing Foundation (HHF) is in the best position to undertake a Housing Registry.

There are many different options for housing registries across Canada. These range from market housing registries (Lethbridge), accessible housing (Calgary) social housing (Kingston, Peel) crisis housing (London, ON), below market rent (Ottawa) and centralized provincial data bases (British Columbia). Edmonton has a registry operating in the Edmonton Aboriginal Seniors Centre and Lethbridge provides an all market rentals housing directory.

It would be beneficial to explore which options or blend of options best meet the housing needs in Strathcona County, and identify appropriate tools to assist implementation of the registry. This would require funding from outside the Family and Community Services (FCS) budget.

The roommate registry would require a possible “Phase 2” approach once the registry is operational. This typically involves a “shared housing” approach which matches homeowners, usually seniors, with home seekers willing to trade services for reduced rent. There is a Home Share Canada Network at www.homesharecanada.org

Principles include:

- Older and vulnerable sector people have a right to remain in their own home should they wish to do so, living with as much autonomy and independence as they wish, and the community’s service system should assist them to achieve this.
- Reciprocity and mutual benefit form the basis of an effective Home Share arrangement, providing dignity, autonomy and independence to the Home Provider and the House Mate, as well as opportunities to enhance the lives of both.

A full exploration of this option would be essential. Any budget implications of such a registry would come through the normal yearly HHF budget and be considered at that time.

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	Recommendation	Implementation Lead	Key Date
2.1	That Council direct the Community Living Advisory Committee (CLAC) to create a committee with responsibility for housing. This committee may include representation from housing suppliers, land owners (churches, school boards, developers) and social agencies. Origin: task force discussion	HHF	Housing sub-committee created by April 2016

The Community Living Advisory Committee (CLAC) has recently had their first meeting. The recommendations contained within this implementation plan were discussed. It was felt that CLAC was an advisory committee and as such did not have the day-to-day capacity that they felt was required to be successful in implementing the recommendations.

Given this, administration met with the next logical entity in the community, HHF, who were also mentioned in other recommendations about pursuing this initiative. Discussions were very beneficial and led to the following recommendations and motions being made at their March 16, 2016 Board meeting:

The Executive Director of the Heartland Housing Foundation recommended:

- a) HHF board form a sub-committee to explore options for the provision of community housing in this sub-region,**
- b) Representatives from both Strathcona County and the City of Fort Saskatchewan be included,
- c) An experienced consultant is engaged to assist with the initial work of this sub-committee
- d) HHF host and provide the secretarial support to this sub-committee

The Board Chair recommended that:

- a) Members of the public and administration from both communities be included on the sub-committee**
- b) Members should have specific skill sets that will assist the sub-committee with its work**

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	Recommendation	Implementation Lead	Key Date
2.2	That Council direct the CLAC to set targets for the number and types of non-market housing units to be achieved by interim dates. These targets are to be approved by Council.	HHF	Targets presented to Council by October 2016
	Origin: review of CLAC terms of reference		

It is anticipated that while creating the terms of reference for the sub-committee noted in HHF, one of the deliverables will be to work towards identifying appropriate targets in the non-market housing portfolio for Council's consideration.

There is a direct linkage between this recommendation and recommendation 1.1 that mentions the Strategic Plan.

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- c) An experienced consultant is engaged to assist with the initial work of this sub-committee**
- d) HHF host and provide the secretarial support to this sub-committee

The Board Chair recommended that:

- a) Members of the public and administration from both communities be included on the sub-committee
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	Recommendation	Implementation Lead	Key Date
2.3	That Council direct County Administration to work with the Heartland Housing Foundation to facilitate faith, community and business groups in supporting low income families.	Family and Community Services (FCS)	Low income adoption program presented to Council by November 2016
	Origin: community consultation		

It is anticipated that the new HHF sub-committee terms of reference will include the facilitation of various stakeholders as noted in the recommendation.

FCS is currently working with a number of community social agencies and stakeholders to develop a Poverty Reduction Strategy for implementation by the municipality. This is a recommended action in the Social Sustainability Framework update.

It is suggested that the Poverty Reduction Strategy Committee explore the option of setting up an online portal which would allow donors, including churches, businesses and individuals to post available housing, goods and services.

The role of the CLAC could be to provide community input to HHF on any housing issues that arise. In addition, they could be requested to serve as the leaders for community consultations on housing.

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	Recommendation	Implementation Lead	Key Date
2.4	That Council direct County Administration to explore options to coordinate with the HHF for the provision of all non-market housing within the County.	HHF	Recommendation provided to Council by February 2017 (\$)
	Origin: community consultation		

HHF is an umbrella organization for the planning and delivery of Non-Market housing options in the sub-region.

On June 27, 2012 Council passed the following motion:

1. That Council approves the establishment of the HHF and the recommendations as outlined in the Detailed Implementation Strategy:

Section 1.3 Strategy Goals

- *Enable the HHF to take on an expanded mandate/role in the planning and delivery of Non-Market housing options in the sub-region - a “go to” agency for the municipalities*
- *Put in place a sub-regional planning committee for Non-Market housing led by the HHF.*

Further information on the Sub-Regional Non-Market Housing Planning Committee states, “It is proposed that a planning committee be established with participation of a number of key players in Non-Market Housing in the Sub-Region. This includes the municipalities, the province, housing and service providers and others that could contribute to the planning process. HHF’s lead role will be to ensure that the committee is organized and fulfills its mandate. Planning reports will be prepared and distributed to appropriate sources for use in regional, provincial and other planning forums”.

As previously noted, the March 16, 2016 HHF Board Meeting included the following progressive steps:

The Executive Director recommended:

- a) HHF board form a sub-committee to explore options for the provision of community housing in this sub-region,
- b) Representatives from both Strathcona County and the City of Fort Saskatchewan be included,

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c) An experienced consultant is engaged to assist with the initial work of this sub-committee

d) HHF host and provide the secretarial support to this sub-committee

The Board Chair recommended that:

a) Members of the public and administration from both communities be included on the sub-committee

b) Members should have specific skill sets that will assist the sub-committee with its work

Carla Howatt MOVED “THAT the Board establishes a sub-committee on Community Housing to address this issue within this sub-region.” CARRIED UNANIMOUSLY

Birgit Blizzard MOVED “THAT the Vice Chair of Heartland Housing Foundation and Executive Director of Heartland Housing Foundation be the co-chairs of the Sub-committee on Community Housing.” CARRIED UNANIMOUSLY

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	Recommendation	Implementation Lead	Key Date
2.5	That Council direct County Administration to prepare a report on options for increasing Habitat for Humanity development in Strathcona County.	Planning and Development Services (PDS)	Report presented to Council by Q4 2016 Municipal Development Plan (MDP)
	Origin: community consultation, <i>CRB Strathcona/Fort Saskatchewan Sub-Region Housing Needs Assessment, 2015</i>		

It is recommended that due to the strong linkages between community housing and the revised MDP, all progress on recommendations relating to PDS come forward as part of a consolidated discussion. This is anticipated to occur in Q4.

	Recommendation	Implementation Lead	Key Date
2.6	That Council recommends to the CLAC that the committee hosts an annual community housing consultation similar to that hosted by the Community Housing Task Force on June 25, 2015.	HHF	Consultation held in November 2016 (Housing Month) (\$)
	Origin: community consultation		

As the terms of reference for the new HHF sub-committee are created, this recommendation is suggested to be considered at that time. Any consultation of this nature would best be completed by the entity responsible for non-market housing for the sub-region. The results of this consultation will serve the new sub-committee well when contemplating strategies to improve.

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	Recommendation	Implementation Lead	Key Date
2.7	That Council direct County Administration to explore options for using private/public partnerships to develop vacant public land into mixed use areas that may include non-market housing, market housing and siting for community-based organizations.	PDS	Report presented to Council by Q4 2016 (MDP)
	Origin: task force discussion, community comments		

It is recommended that due to the strong linkages between community housing and the revised MDP, all progress on recommendations relating to PDS come forward as part of a consolidated discussion. This is anticipated to occur in Q4 of 2016.

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	Recommendation	Implementation Lead	Key Date
3.1	That Council direct County Administration to bring forward a report identifying possible planning policy tools that can be implemented to help ensure developers provide various multiple housing types within all new residential neighbourhoods.	PDS	To coincide with the MDP update – Q4 2016
	Origin: task force discussion, CMHC's Guide for Canadian Municipalities for the Development of a Housing Action Plan, 2010		

It is recommended that due to the strong linkages between community housing and the revised MDP, all progress on recommendations relating to PDS come forward as part of a consolidated discussion. This is anticipated to occur in Q4 of 2016.

	Recommendation	Implementation Lead	Key Date
3.2	That Council continues to support the Mature Neighbourhood Strategy as it adapts existing neighbourhoods to a changing environment.	PDS	Strategies presented to Council by September 2016
	Origin: community consultation, ongoing research		

As this strategy is coming forward to Council for approval in September 2016, it remains to be seen what implementation may arise. This is seen as a recommendation with strong linkages to the community housing portfolio.

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	Recommendation	Implementation Lead	Key Date
3.3	That Council requests County Administration conduct a review of the costs of getting community housing developments approved with the goal of increasing non-market housing development.	PDS	Results of review provided to Council by Q4 2016
	Origin: community consultation, task force discussion, input from developers		

It is recommended that due to the strong linkages between community housing and the revised MDP, all progress on recommendations relating to PDS come forward as part of a consolidated discussion. This is anticipated to occur in Q4 of 2016.

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	Recommendation	Implementation Lead	Key Date
4.1	That Council direct County Administration to bring forward a report outlining current policies with regards to land use planning and engineering, and how current policy supports transit service routes within the Sherwood Park Urban Service Area.	Strathcona County Transit (SCT)	Any necessary legislative changes provided to Council by June 2017
	Origin: community consultation		

SCT will be bringing forward new strategies for Council's consideration in June 2017. Community housing and the impacts that transportation have on affordability will be both a topic for discussion and a factor in the recommendations.

	Recommendation	Implementation Lead	Key Date
4.2	That Council direct County Administration to bring forward a report that outlines the perceived barriers by the development industry with respect to community housing (i.e. servicing standards, parking regulations) and recommend solutions and possible incentives to encourage community housing development.	PDS	To coincide with the MDP update – Q4 2016
	Origin: community consultation, task force research		

It is recommended that due to the strong linkages between community housing and the revised MDP, all progress on recommendations relating to PDS come forward as part of a consolidated discussion. This is anticipated to occur in Q4 of 2016.

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	Recommendation	Implementation Lead	Key Date
5.1	That Council requests that County Council and County Administration continue to seek provincial and federal funding to continue with community housing programs, either alone or in conjunction with Capital Region Board partners.	CPIA	Ongoing with annual report to Council
	Origin: community consultation		

Federal Budget (2016)

Doubling the Investment in Affordable Housing Initiative

In response to the persistent, high demand for affordable housing across the country, Budget 2016 proposes to double current federal funding under the Investment in Affordable Housing initiative. Under this initiative, provinces and territories match federal investments and have the flexibility to design and deliver programs that are tailored to address local housing needs and pressures.

To support the construction of new affordable housing units, the renovation and repair of existing affordable housing, measures to support housing affordability such as rent supplements, and measures to foster safe, independent living, the government will invest \$504.4 million over two years, starting in 2016–17. This increased support is expected to benefit more than 100,000 Canadian households.

Increasing Affordable Housing for Seniors

Canada's senior population is growing, and many seniors now find it difficult to afford housing that is suitable, or that allows them to easily stay in their homes as long as possible.

Budget 2016 proposes to provide \$200.7 million over two years, starting in 2016–17, to support the construction, repair and adaption of affordable housing for seniors. While funding will be provided under the Investment in Affordable Housing initiative, provinces and territories will not be required to cost-match these investments. This investment is expected to help improve housing conditions for more than 5,000 low-income senior households.

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Table 2.1
Affordable Housing Investments
millions of dollars

	2016–2017	2017–2018	Total
Doubling the Investment in Affordable Housing Initiative	261.6	242.8	504.4
Increasing Affordable Housing for Seniors	100.3	100.4	200.7
Supporting Energy and Water Efficiency Retrofits and Renovations to Existing Social Housing	500.0	73.9	573.9
Supporting Shelters for Victims of Violence	60.0	29.9	89.9
Tackling Homelessness	57.9	53.9	111.8
Subtotal	979.8	500.9	1,480.7
<i>Additional Investments in Housing for First Nations, Inuit and Northern Communities¹</i>	356.2	382.8	739.0
Total Investments Funded Through Social Infrastructure Commitment	1,336	883.7	2,219.7
<i>Additional Investments to Support the Construction of Affordable Rental Housing²</i>	13.1	72.6	85.7
Grand Total	1,349.1	956.3	2,305.4

¹ Includes funding for renovation and construction of new shelters on reserve. An additional \$3.4 million would be provided for shelters on reserve in 2018–19, bringing total investments for housing in First Nations, Inuit and northern communities to \$742.4 million over three years, starting in 2016–17. See Chapter 3—A Better Future for Indigenous Peoples.

² Funding for the construction of affordable rental housing will continue beyond 2017–18. Additional funding of \$122.6 million over three years, starting in 2017–18, would be provided, bringing total investments to \$208.3 million over five years. Funding for this measure is over and above investments in affordable housing under the Government's social infrastructure commitment.

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	Recommendation	Implementation Lead	Key Date
5.2	That Council direct County Administration to ensure that the municipal census includes a permanent question on income so that aggregate numbers and ages of low income people are known and services can be tailored to them.	CPIA	2017 Census
	Origin: task force research, <i>CRB Strathcona/Fort Saskatchewan Sub-Region Housing Needs Assessment, 2015</i>		

The return of the federal long form census assists in this area. A question with respect to income thresholds has historically been on our municipal census. To continue to leverage historical data, it is recommended that the same format be utilized.

	Recommendation	Implementation Lead	Key Date
5.3	That Strathcona County offers to host a Capital Region Housing Symposium in 2016 or 2017.	Council	Council decision by March 2016 (\$)
	Origin: task force discussion		

Strathcona County hosted the Capital Region Housing Symposium in 2014, followed by a sub-regional partner in Fort Saskatchewan in 2015. This will likely be a factor when the CRB considers who will host in both 2016/2017. One of the criteria the CRB tends to use when choosing hosts for these types of sessions is sharing the opportunity among members. That being said, if an opportunity arises Council will be made aware.