DATE: March 5, 2014

TO: Chair & Members
Social Services Committee

FROM: Dan Temprile, General Manager
Public Health, Safety & Social Services

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Housing Services
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Housing Development Coordinator

1.0 TYPE OF REPORT
CONSENT ITEM []
ITEM FOR CONSIDERATION [x]

2.0 TOPIC
Progress report on the 40 Queen Street (Heritage House) renovation project.

3.0 RECOMMENDATION

A. That Council RECEIVE the progress report on the 40 Queen Street (Heritage House) renovation project; and

B. That capital project number SS1304 be AMENDED regarding the supportive rental housing unit at 40 Queen Street (Heritage House) to accommodate 3 residents in partnership with Participation House.
4.0 PURPOSE

To provide Council with a progress report with respect to the 40 Queen Street renovation project including a supportive rental housing unit to be leased by Participation House.

5.0 BACKGROUND

In October, 2013 staff presented report PHSSS2013-64 to Council at which time Council authorized staff to expend up to $150,000 from a reserve account RF0398 to renovate space at 40 Queen Street accommodating Participation House residents moving in. The approval was conditional upon Participation House receiving provincial funding to increase their respite beds at 10 Bell Lane.

Report PHSSS2013-64 advised Council that 4 supportive rental housing units would be created at 40 Queen Street. Following the October 21st, 2013 Council meeting, staff consulted with Participation House, Facilities Asset Management staff and an architect to look at the available space. It was determined that 3 residents could be accommodated without encroaching into the existing common area space. Therefore a 3 bedroom accessible unit will be created at 40 Queen Street.

By moving 3 Participation House residents to 40 Queen Street allows for 3 additional respite care beds at 10 Bell Lane. This increase in respite care beds will help to alleviate pressures on the health care system. The majority of the time the individuals occupying the respite care beds at 10 Bell Lane are being discharged from the Brantford General Hospital. The increase in respite care beds allows 3 Participation House residents to move in to 40 Queen Street.

This renovation project is innovative and adds the first supportive housing component to the City’s housing portfolio. It creates an accessible unit that integrates the residents into the community, it creates a partnership with a local agency, it increases rental revenue from space that is currently not being used, and leveraging $150,000 allows 3 physically disabled residents to live in an improved environment conducive to their needs.

The new, fully accessible, unit at 40 Queen Street will be an upgrade to the living accommodations previously occupied at 10 Bell Lane. The unit will include an accessible kitchen, living room, three bedrooms, an accessible washroom and a fully accessible, separate shower room. Each bedroom will have a lift above the bed which will be paid for by Participation House. The unit design will meet and/or exceed the Brantford Facilities Accessibility Design Standards.
Since the fall of 2013, staff has completed the following tasks:

- Consulted the building department regarding the Ontario Building Code requirements for the newly proposed use of the space
- Consulted the planning department regarding the Zoning By-law and any applications required due to the change in use of the space
- Consulted the legal department regarding a document to be prepared between the City and Participation House to outline the roles of each partner
- Partnered with Facilities Asset Management staff to project manage the renovations
- In accordance with the Purchasing Policy, obtained three quotes for architectural services
- Attended site meetings with interested bidders
- Met with Wilfrid Laurier Staff as required by the Joint City/WLU Agreement
- Held a meeting with the residents at 40 Queen Street
- Consulted the Ministry of Municipal Affairs and Housing due to the fact that this is an affordable housing project
- Consulted the Brantford Accessibility Advisory Committee (BAAC)
- Met with the architect hired to review the needs of Participation House residents and staff

This housing initiative aligns with the City’s Corporate Strategic Goals, Participation House’s Strategic Planning, and Provincial requirements as prescribed in the *Housing Services Act*.

The City of Brantford is the Service Manager for the Investment in Affordable Housing Program, it is recognized that leveraging all levels of government funding is critical in the success of the ongoing development of new affordable housing units. The Municipality has a very important role in facilitating the development of new affordable housing units. Housing is a key component of a diverse and complete community and housing which meets the needs of all community members including low income individuals and families, and persons with special needs, is vital to the success of the community.

It should be noted that in 2012, the Ministry of Municipal Affairs and Housing mandated Municipalities through the *Housing Services Act to develop 10 Year Housing Stability Plans*. There are specific requirements relating to provincial interest that need to be included in the 10 Year Plans and this partnership with Participation House fulfills these requirements, such as:
- Has a role for nonprofit corporations and nonprofit housing cooperatives;
- Provides for partnerships among governments and others in the community;
- Is coordinated with other community services;
- Allows for a range of housing options to meet a broad range of needs

The prescribed requirements of the 10 Year Housing Stability Plan are:

- Addressing the need for housing for victims of domestic violence
- Addressing the need for accessible housing for persons with disabilities

Source: Local Housing and Homelessness Plans: *Housing Services Act*, s.4-10, 22, 168 O. Reg 367/11 s 3-5.

Overview of Participation House:

Participation House Brant (PHB) is a not for profit charitable organization that provides supports and services in the community to individuals in Brantford and Brant County with a physical disability as well as individuals with chronic health concerns and seniors. PHB provides supportive housing and respite to clients at 10 Bell Lane (27 beds) and 255 Colborne Street (17 beds) in Brantford. PHB also provides Attendant Care Outreach to individuals living in the community with physical disabilities and complex health care needs. Recently PHB began to offer Assisted Living to Seniors in the community. Wait times for Participation House are long due to very little turnover, therefore often individuals find other accommodations or become urgent cases at the Emergency Department, or are placed in respite beds for an undetermined time.

PHB submitted a proposal to the Local Health Integration Network last fall and received funding approval for operating dollars to increase their respite beds.

The Executive Director of Participation advises that the residents are “thrilled” and looking forward to their move to 40 Queen Street.
Facility Accessibility Design Standards (FADS):

The new three bedroom unit will be fully accessible. The architect has incorporated the FADS into the unit design and the Brantford Accessibility Advisory Committee has reviewed the design.

Project Budget:

Council approved $150,000 be spent from reserve account RF398. The $150,000 includes soft and hard costs and all permits.

Next Steps (approximate dates):

- Tender for a contractor to be issued on March 6, 2014 with a closing date of March 20, 2014
- Submit building permit application
- Construction start April 7, 2014
- Construction completion June 30, 2014
- Occupancy date July 1, 2014
- Continue to work with Legal staff in developing a head lease
- Continue to investigate financial resources to make up for any shortfall in the total project costs

6.0 STRATEGIC PLAN CONTEXT

Excellence In Governance & Municipal Management:
- Brantford will engage its citizens through open and transparent communications, and be recognized as a well-managed city that provides efficient and effective government services while remaining fiscally responsible.

High Quality of Life and Caring for all Citizens
- Develop and coordinate partnerships with community organizations and other levels of government to address the support needs of those most in need.

7.0 INPUT FROM OTHER SOURCES

Finance staff, Purchasing staff, Facilities Asset Management staff, Building Department staff, Planning Department staff, Legal staff, Participation House.
8.0 ANALYSIS

The net result of the renovation at 40 Queen Street is that 3 physically disabled residents will have an improved living environment compared to the original report to Council advising 4 residents would be accommodated.

The project is innovative and increases rental stock and rental revenue for the Municipality, and supports partnership opportunities.

9.0 FINANCIAL IMPLICATIONS

Council previously approved staff to expend up to $150,000 from the housing reserve account RF398. After the approved funds are spent, the remaining balance of reserve account RF398 will be approximately $88,000 with continued annual contributions of $24,000. The community will gain one supportive rental housing unit accommodating 3 physically disabled residents, increasing the property value and generating additional rental revenue for the municipality that currently doesn’t exist.

The new unit will increase rental revenue by $17,244 annually (gross). The renovation project will increase the City’s rental stock by one unit, however accommodates three physically disabled residents. These 3 new residents will generate rent revenue in the amount of the Ontario Disability Support Program (ODSP) shelter allowance being $479.00 per month for each resident (3 x 479 = $1,437.00 per month or $17,244 annually). Shelter allowance portion remains the same as the amount that the residents currently receive from ODSP and pay Participation House.

Thus far, staff has incurred expenses to hire the architect to complete the construction drawings to obtain a building permit.
10.0 CONCLUSION

The monies to be expended are a good investment for the community as a new supportive rental unit will be added to the City’s housing portfolio and builds on partnership opportunities. The unit will accommodate 3 physically disabled residents; it will generate rental revenue, increase property value and have minimal operating expenses due to the energy efficiency of the design. As well, this housing initiative and partnership meet provincial requirements under the Housing Services Act and align with the recommendations in the 10 Year Brantford - Brant Housing Stability Plan.

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Attachments: NA
Copy: NA

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required [ ] yes [ x ] no
Agreement(s) or other documents to be signed by Mayor and/or City Clerk [ ] yes [ x ] no
Is the necessary by-law or agreement being sent concurrently to Council? [ ] yes [ x ] no