



Report of the General Manager

Modular Home Development on Housing York Inc. Property

Recommendations

1. The Board of Directors approve moving forward with a modular home development at 20898 Dalton Road, in the Town of Georgina (Attachment 1), subject to the Region's approval.
2. This report be circulated to the Town of Georgina requesting their consideration of fast tracking required approvals.

Summary

This report requests approval of the Board of Directors to locate a minimum of four units of modular housing adjacent to the Sutton Youth Shelter building located at 20898 Dalton Road, in the Town of Georgina. The units would be funded by the Province through the Social Services Relief Fund (SSRF) Phase Two allocation. This funding includes \$1 million in capital funding to construct and install modular housing units by the end of 2021.

Background

Funding through the provincial Social Services Relief Fund is intended to help municipalities and social service providers expand and continue to provide a wide range of services and supports for vulnerable populations

In March 2020, the Ontario government announced the first phase of the SSRF. York Region, as the Service Manager for housing and homelessness under the *Housing Services Act, 2011*, was allocated \$4,981,700, through the Community Homelessness Prevention Initiative. York Region established a strategy in [April 2020](#) aimed at preventing and stopping the spread of COVID-19 and preventing housing loss while proactively ensuring supports and services were available to those experiencing homelessness through the pandemic. In Phase One, the Region implemented a variety of supports and services as part of the strategy. This initial funding allocation was spent by November 2020.

Social Service Managers were given planning allocations of Social Services Relief Fund Phase Two funding and were required to submit a business case to access the allocations

In August 2020, the Province announced additional funding through Phase Two of the SSRF. Municipalities were given initial planning allocations (\$8,419,414 for York Region) and required to submit a business case to the Ministry of Municipal Affairs and Housing outlining how the following provincial objectives could be met using the funds:

1. Mitigate ongoing risk for vulnerable people, especially in congregate care settings
2. Encourage longer-term housing-based solutions to homelessness post-COVID-19
3. Enhance rent assistance provided to households in rent arrears due to COVID-19

The business case detailed how the Region intends to continue the approaches developed during Phase One while increasing the focus on rapid rehousing options and helping people to retain and maintain housing.

The provincial government's Social Services Relief Fund has committed \$1 million to the Region for modular housing

SSRF Phase Two permitted allocation of funds to capital projects, provided those projects could be completed by the end of 2021. The Region has been allocated \$1 million to construct and install a minimum of four modular housing units.

Information about the full plan for allocation of SSRF Phase Two funding will be provided to Committee of the Whole at its December 3, 2020 meeting.

Analysis

Review of potential sites has identified the preferred location in the Town of Georgina

Staff participated in the Region's application submission to the Province to access SSRF Phase Two funding, to help identify opportunities where new housing could quickly be provided. This work was supported by the Portfolio Management Plan for the HYI portfolio, endorsed by the Board in 2019. The Portfolio Management Plan included a comprehensive review of the real estate assets, financial factors and redevelopment potential within the HYI portfolio. The plan recommended an action for each property: retain, redevelop or divest.

Staff reviewed Regional and Housing York Inc. owned properties to determine suitability to construct a minimum of four modular homes. The Sutton Youth Shelter at 20898 Dalton Road in the Town of Georgina was identified as a property to redevelop in the Portfolio Management Plan. It has sufficient land to accommodate a minimum of four modular home units, and potentially add additional units in the future. Attachment 2 includes some examples of modular homes.

As property management services are already conducted by Housing York Inc. on this site, the additional operating costs to manage the new housing units should be minimal. Operating costs for these affordable units are expected to be recovered through rent as well existing Social Services programs. The Salvation Army is located on the site as the Emergency Housing provider for the Region, and they will operate and support the occupants of the modular homes.

Town of Georgina staff are supportive and interested in moving forward with this project

An initial meeting with Town of Georgina planning staff was held as part of the review of potential sites. Assistance from the Town to fast track approvals will help ensure the units can be implemented by the provincial deadline of December 31, 2021. An engagement and communications plan will be developed for residents and the broader community, with outreach to the neighbourhood early in the process to understand the plans for the site. Staff will work collaboratively with Town of Georgina to implement.

Flexibility with acquisition of the modular homes and their installation is required to meet the provincial funding deadline

Staff have engaged with modular home vendors to review their products and ability to deliver units within the required timeframe. Given the demand that the industry will experience as a result of other SSRF Phase Two recipients also looking to create modular housing, there may be limited entities reasonably capable of providing the deliverables. Staff will endeavor to obtain the best value for any deliverables purchased.

A report will be brought forward to Regional Council in December 2020 to seek approvals to facilitate efficient delivery of this project. As a procurement of this nature could take several months, the ability to direct purchase will assist with expedient delivery of the project to meet the program requirements by the end of 2021. In line with section 7.3 of the Shareholder Direction, the report will also request the approval of the Region to proceed with this development project.

The program support Housing York Inc.'s Strategic Plan

On November 4, 2020, Housing York Inc. approved "*Building Better Together: Housing York Inc. 2021 to 2024 Strategic Plan*," which includes a strategic priority to expand the housing portfolio. Using the \$1 million in SSRF funds to create a minimum of four units of modular housing on the Sutton Youth Shelter site will directly contribute to this priority through the provision of new permanent affordable housing stock.

Financial Considerations

Funding program provides 100% capital contribution

The SSRF Phase Two funding provides 100% of the capital funds to the Region for select projects. One of these projects is funding of \$1 million to install a minimum of four modular housing units. Operating costs for these affordable units are expected to be recovered through rent as well existing Social Services programs. There will be no new direct capital or operating costs to Housing York Inc.

Local Impact

The need and demand for affordable housing remains high across the Region. At the end of 2019, there were over 17,400 households on the wait list, with less than 300 new households being housed each year. This project provides the opportunity to expedite delivery of housing initiatives for the Region.

Local municipalities are critical partners in increasing the supply of affordable housing and will be instrumental in providing timely approvals for these developments. The project completed through this funding will provide additional and enhanced affordable, longer-term housing options to serve the Region's communities and local municipalities.

Conclusion

The Region's funding for the SSRF Phase Two program provides an opportunity for new affordable housing units built by the end of 2021, with 100% of capital cost funded through the program. Efficient delivery of this project will provide additional affordable housing options to serve the Region's communities and local municipalities.

For more information on this report, please contact Kathy Milsom, General Manager, Housing York Inc., at 1-877-464-9675 ext. 72091. Accessible formats or communication supports are available upon request.

Recommended by: Kathy Milsom
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Approved for Submission: Katherine Chislett
President, Housing York Inc.

November 19, 2020
Attachments (2)
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