METRO VANCOUVER REGIONAL DISTRICT
HOUSING COMMITTEE

REGULAR MEETING

Friday, July 13, 2018
1:00 p.m.
28th Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia

REVISED AGENDA

1. ADOPTION OF THE AGENDA
   1.1 July 13, 2018 Regular Meeting Agenda
       That the Housing Committee adopt the agenda for its regular meeting scheduled for July 13, 2018 as circulated.

2. ADOPTION OF THE MINUTES
   2.1 May 4, 2018 Regular Meeting Minutes
       That the Housing Committee adopt the minutes of its regular meeting held May 4, 2018 as circulated.

3. DELEGATIONS

4. INVITED PRESENTATIONS

   On Table
   4.1 Eric Nicholls, Manager, Planning and Land Use, Ministry of Municipal Affairs and Housing, Province of British Columbia
       Subject: Provincial Rental Zoning Legislation Update

5. REPORTS FROM COMMITTEE OR STAFF

   5.1 Transit-Oriented Affordable Housing Study: Phase 2 Scope Update
       Verbal Update
       Designated Speaker: Raymond Kan, Regional Planner II

   Withdrawn
   5.2 Provincial Rental Zoning Legislation Update

   5.3 Report on Metro Vancouver Community Entity Fiscal Year Four Investments
       Designated Speaker: Theresa Harding, Regional Planner II

1 Note: Recommendation is shown under each item, where applicable.
That the MVRD Board receive for information the report dated June 22, 2018, titled “Report on the Metro Vancouver Community Entity Fiscal Year Four Investments”.

5.4 Redesign of the Federal Homelessness Partnering Strategy
*Designated Speaker: Theresa Harding, Regional Planner II*
That the MVRD Board receive for information the report dated June 18, 2018, titled “Redesign of the Federal Homelessness Partnering Strategy.”

5.5 Homelessness Partnering Strategy – Year Five of Community Entity Agreement
*Designated Speaker: Neal Carley, General Manager Parks, Planning & Environment*
That the MVRD Board receive for information the report dated June 29, 2018, titled “Homelessness Partnering Strategy – Year Five of Community Entity Agreement”.

5.6 Mortgage Renewal for Pinewood Place
*Designated Speaker: Dean Rear, Director Financial Planning and Operations*
That the Metro Vancouver Housing Corporation Board pass the following resolutions as required by the British Columbia Housing Management Commission:

a) that the Metro Vancouver Housing Corporation Board hereby irrevocably authorizes British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Canada Mortgage Housing Corporation (the “Mortgage”) for the Pinewood Place project located at 850 West 17th Street, North Vancouver, BC (BCHMC File no. 91070/4187/CMHC#10437671007); and

b) that any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

5.7 Manager’s Report
*Designated Speaker: Donna Brown, General Manager Human Resources & Housing Services*
That the Housing Committee receive for information the report dated July 4, 2018, titled “Manager’s Report”.

6. INFORMATION ITEMS

6.1 Municipal Measures for Affordable Housing Matrix 2018 Update

6.2 Regional Affordable Housing Strategy – Impact of Revised (2016 Census) Median Regional Household Income
6.3 Progress Update on the 2018 Regional Parking Study

7. OTHER BUSINESS

8. BUSINESS ARISING FROM DELEGATIONS

9. RESOLUTION TO CLOSE MEETING

10. ADJOURNMENT/CONCLUSION
    That the Housing Committee adjourn/conclude its regular meeting of July 13, 2018

Membership:
Clay, Mike (C) – Port Moody
Read, Nicole (VC) – Maple Ridge
Buchanan, Linda – North Vancouver City Coté,
Jonathan Cote – New Westminster
Jang, Kerry – Vancouver
Jordan, Colleen – Burnaby
Kanakos, Jeannie - Delta
Long, Bob – Langley Township
McNulty, Bill – Richmond
Mackay-Dunn, Doug – N. Vancouver District
Stevenson, Tim – Vancouver
Stewart, Richard (M) – Coquitlam
Villeneuve, Judy – Surrey
Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Housing Committee held at 1:05 p.m. on Friday, May 4, 2018 in the 28th Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia.

MEMBERS PRESENT:
Chair, Mayor Mike Clay, Port Moody
Vice Chair, Mayor Nicole Read, Maple Ridge
Mayor Jonathan Coté, New Westminster
Councillor Kerry Jang, Vancouver
Councillor Colleen Jordan, Burnaby
Councillor Jeannie Kanakos, Delta
Councillor Bob Long, Langley Township
Councillor Doug MacKay-Dunn, North Vancouver District (arrived at 1:29 p.m.)
Councillor Bill McNulty, Richmond
Councillor Tim Stevenson, Vancouver (arrived at 1:10 p.m.)
Mayor Richard Stewart, Coquitlam (arrived at 1:09 p.m.)
Councillor Judy Villeneuve, Surrey

MEMBERS ABSENT:
Councillor Linda Buchanan, North Vancouver City

STAFF PRESENT:
Donna Brown, General Manager, Human Resources and Housing Services
Carol Mason, Chief Administrative Officer
Janis Knaupp, Legislative Services Coordinator, Board and Information Services

1. ADOPTION OF THE AGENDA

1.1 May 4, 2018 Regular Meeting Agenda

It was MOVED and SECONDED
That the Housing Committee adopt the revised agenda for its regular meeting scheduled for May 4, 2018 as circulated.

CARRIED
2. ADOPTION OF THE MINUTES

2.1 March 16, 2018 Regular Meeting Minutes

It was MOVED and SECONDED
That the Housing Committee adopt the minutes of its regular meeting held March 16, 2018 as circulated.

CARRIED

3. DELEGATIONS
No items presented.

4. INVITED PRESENTATIONS
No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Affordable Housing DCC Waiver Bylaw
Report dated April 20, 2018 from Heather McNell, Regional Planning and Electoral Area Service Director, Parks, Planning and Environment, providing information about, and an opportunity to provide feedback on, the draft GVS&DD Affordable Housing DCC Waiver Bylaw.

Members were provided with a presentation on the GVS&DD Affordable Housing DCC Waiver highlighting background, context, use of the waiver to date, bylaw development to date, and main policy issues.

1:09 p.m. Mayor Stewart arrived at the meeting.
1:10 p.m. Councillor Stevenson arrived at the meeting.

In response to questions, members were informed about:
• various tools being used by local governments to incentivize and encourage the development community to build affordable housing
• staff developing Frequently Asked Questions and implementation guidelines
• challenges with projecting rate structure impacts at this time
• a review of waiver use and associated finances planned for 2020
• regional-local staff efforts to work with developers on waiver applications
• focus being on contributing to the expansion of affordable housing stock and not on redefining affordable housing currently being explored in Vancouver

The Committee was requested to consider endorsing the establishment of a waiver bylaw and were informed that staff will present a bylaw to the Finance and Intergovernment Committee on May 18, 2018, and GVS&DD Board on May 25, 2018.
It was MOVED and SECONDED
That the Housing Committee endorse the GVS&DD to establish a waiver of Development Cost Charges for affordable housing bylaw as presented in the attached report, dated April 20, 2018 titled “GVS&DD Affordable Housing DCC Waiver Bylaw”.

CARRIED

5.2 Mortgage Renewal – Alderwood Place
Report dated April 16, 2018 from Dean Rear, Director, Financial Planning and Operations, Financial Services/Deputy Chief Financial Officer, seeking MVHC Board authority to renew the mortgage for the Alderwood Place project in accordance with BC Housing Management Commission requirements.

It was MOVED and SECONDED
That the Metro Vancouver Housing Corporation Board pass the following resolutions as required by the British Columbia Housing Management Commission:

a) that the Metro Vancouver Housing Corporation Board hereby irrevocably authorizes British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Canada Mortgage Housing Corporation (the “Mortgage”) for the Alderwood Place project located at 8700 General Currie Rd, BC (BCHMC File no. 18709/340/CMHC#17182809); and

b) that any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

CARRIED

5.3 BCHMC Grant Funding for Heather Place
Report dated April 16, 2018 from Dean Rear, Director, Financial Planning and Operations, Financial Services/Deputy Chief Financial Officer, seeking MVHC Board authorization to execute a forgivable mortgage agreement with British Columbia Housing Management Commission to secure grant funding for the Heather Place redevelopment project.

It was MOVED and SECONDED
That the Metro Vancouver Housing Corporation Board pass the following resolutions as required by the British Columbia Housing Management Commission:

a) that the Metro Vancouver Housing Corporation (MVHC) borrow up to a maximum amount of $6,700,000 from the British Columbia Housing Management Commission.
Management Commission (BCHMC) by way of a forgivable loan secured by a mortgage as required to facilitate the construction of the housing project (the “Project”) for the property located at 755/785/799 14th Ave W, Vancouver, BC legally described as PID 007-043-899 Lot C Block 438 District Lot 526 Plan 19390 (the “Property”); and
b) grant to BCHMC a covenant restricting the user of the Property in accordance with the Loan Commitment Letter; and
c) that the MVHC execute and deliver all documents required by BCHMC or the lender of the monies, in such form and containing such terms, covenants, provisos and conditions as are satisfactory to or required by them, including without limitation a Section 219 covenant, a mortgage and affordable housing agreement (if applicable) and operating agreement; and
d) that any two officers or directors, or any one director together with any one officer of the MVHC; for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Property and Project as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of BCHMC or the lender of the monies.

CARRIED

5.4 Kingston Gardens Update
Greg Smith, General Manager, Corporate Services, updated members on the status of Kingston Gardens highlighting the status of contract awards and request for proposals related to construction.

In response to questions, members were informed about project timing, contract awards, and updates to be brought forward to the Performance and Procurement Committee.

1:29 p.m. Councillor Mackay-Dunn arrived at the meeting.

5.5 2018 National Planning Conference Update
Councillor Judy Villeneuve, City of Surrey, updated members on her attendance at the 2018 National Planning Conference in New Orleans highlighting workshops and tours attended focused on: society inequity and social/culturally gaps; re-industrialization and redefining mixed use; housing policy shifts to address the urgent need to build housing; public safety; poverty; local planning efforts and management plans following Hurricane Katrina; challenges associated with and solutions to addressing impacts of significant growth, gentrification, and how displacement of immigrant and indigenous communities are having negative impacts on local economies.

Councillor Villeneuve spoke about housing issues in the Cities of Denver, San Francisco and Seattle, and policy tools being used to support the construction of
affordable housing and suggested that consideration be given to exploring creative ways to use policy to meet housing needs.

5.6 Manager’s Report
Report dated April 27, 2018 from Donna Brown, Donna Brown, General Manager Human Resources and Housing Services, updating the Housing Committee on draft policy related to tenant relocation due to redevelopment, 2018 non-profit affordable housing property assessments, the Canadian Housing and Renewal Association’s National Congress on Housing and Homelessness, Canadian Mortgage Housing Corporation meeting held in Ottawa in April 2018, and MVHC vacancy reports.

In response to questions, members were updated on:
• staffing changes in Housing Services
• the rationale behind the BC Assessment’s decision to change valuation methods for non-profit properties with affordable housing rental restrictions
• recent meetings between Metro Vancouver and senior governments to discuss MVHC projects and priorities

It was MOVED and SECONDED
That the Housing Committee receive for information the report dated April 27, 2018, titled “Manager’s Report”

CARRIED

6. INFORMATION ITEMS

It was MOVED and SECONDED
That the Housing Committee receive for information the following Information Items:
6.1 Correspondence dated March 14, 2018 from the Ministry of Infrastructure and Communities addressed to Greg Moore, Chair, Metro Vancouver Board, regarding Metro’s Transit-Oriented Affordable Housing Study
6.2 Correspondence dated March 8, 2018 from the Ministry of Municipal Affairs and Housing addressed to Greg Moore, Chair, Metro Vancouver Board, regarding Metro’s Transit-Oriented Affordable Housing Study
6.3 Report dated March 27, 2018 to the Housing Committee regarding Metro Vancouver’s Public Engagement Policy
6.4 Inter-Office Memorandum dated March 12, 2018 from the City of Burnaby Finance Department regarding non-profit affordable housing property assessments

CARRIED

7. OTHER BUSINESS
No items presented.

8. BUSINESS ARISING FROM DELEGATIONS
No items presented.
10. **RESOLUTION TO CLOSE MEETING**

   **It was MOVED and SECONDED**
   That the Housing Committee close its regular meeting scheduled for May 4, 2018 pursuant to the *Community Charter* provisions, Section 90 (1) (e) as follows:
   “90 (1) A part of the meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
   (e) the acquisition, disposition or expropriation of land or improvements, if the board or committee considers that disclosure could reasonably be expected to harm the interests of the regional district.”

   **CARRIED**

11. **ADJOURNMENT/CONCLUSION**

   **It was MOVED and SECONDED**
   That the Housing Committee adjourn its regular meeting of May 4, 2018.

   **CARRIED**
   (Time: 2:20 p.m.)

____________________________   ____________________________
Janis Knaupp,      Mike Clay, Chair
Legislative Services Coordinator
To: Housing Committee

From: Theresa Harding, Manager
Metro Vancouver Community Entity, Homelessness Partnering Strategy

Date: June 22, 2018
Meeting Date: July 13, 2018

Subject: Report on the Metro Vancouver Community Entity Fiscal Year Four Investments

RECOMMENDATION
That the MVRD Board receive for information the report dated June 22, 2018, titled “Report on the Metro Vancouver Community Entity Fiscal Year Four Investments”.

PURPOSE
To provide information and updates on fiscal year four investments of the Metro Vancouver Community Entity Homelessness Partnering Strategy in the Metro Vancouver region.

BACKGROUND
The Homelessness Partnering Strategy is a federal program aimed at preventing and reducing homelessness by providing direct support and funding to 61 designated communities. The funding is delivered in a direct delivery model through a “Community Entity” in recognition that communities are best positioned to identify their unique homelessness-related needs and to prioritize federal funding accordingly. Metro Vancouver has a five-year agreement to serve as the Community Entity for this region, which ends March 31, 2019. April 1, 2017 – March 31, 2018 was the fourth year of the current five-year agreement.

The Community Entity reports program milestones and events, and provides updates on projects to the MVRD Board and Housing Committee, to the Homelessness Partnering Strategy program of Employment and Social Development Canada, and the Metro Vancouver Entity Community Advisory Board.

HOMELESSNESS PARTNERING STRATEGY FUNDING
Metro Vancouver Community Entity has received $8,221,829 per year since 2011 when it first entered into the Community Entity Agreement with Canada. Starting in fiscal year three of the 2014-2019 Homelessness Partnering Strategy program the budget was increased by $2,055,457 through the Social Infrastructure Fund, to an annual total of $10,277,286 for the remaining years April 2016-March 2019. In fiscal year four, the total budget was higher; $10,606,148, as a result of funds carried over ($328,862) from the previous two fiscal years.

Since the first year of the agreement, the Community Entity’s administrative budget has remained below the 15% allowable limit set by Canada. In fiscal year four, the administrative budget was $1,328,420 or 12.93% of the total budget, and the actual expenditure was $1,061,953. As funds cannot be carried from one fiscal year to another, nearing the end of each fiscal year, unspent funds from projects and the program administrative budget is pooled and reinvested. In fiscal year four,
$595,328.92 was reinvested in Capital and Housing First projects for a total of $9,544,195 towards projects and a full spend of the annual budget.

<table>
<thead>
<tr>
<th>Fiscal Year Four Projects Investments by Type</th>
<th># of Projects</th>
<th>Invested</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing First</td>
<td>22*</td>
<td>$5,808,951</td>
<td>61%</td>
</tr>
<tr>
<td>Capital</td>
<td>11</td>
<td>$2,593,814</td>
<td>27%</td>
</tr>
<tr>
<td>Support Services</td>
<td>6</td>
<td>$946,808</td>
<td>10%</td>
</tr>
<tr>
<td>Regional</td>
<td>1</td>
<td>$194,622</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>40</strong></td>
<td><strong>$9,544,195</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Includes two Housing First Readiness projects, five 3-month Housing First projects and the 2017 Homeless Count.

The Metro Vancouver Community Entity administrative budget includes direct labour costs, professional service fees for project management under an agreement with Vancity Community Foundation, and other costs such as, translation, training, materials and supplies. It also includes revenue to Metro Vancouver which increases annually; a percentage of indirect labour for services such as financial and division management, and for corporate services such as purchasing, legal, external communications, as well as office space and equipment.

<table>
<thead>
<tr>
<th>Metro Vancouver Community Entity Administration</th>
<th>Fiscal Year Four Budget Allocations to Metro Vancouver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Administrative Budget</td>
<td>$1,328,420</td>
</tr>
<tr>
<td>Community Entity (MV Staff/VanCity)</td>
<td>$927,649</td>
</tr>
<tr>
<td>MV Indirect Labour - Admin</td>
<td>$48,954</td>
</tr>
<tr>
<td>MV Centralized Support Costs</td>
<td>$351,817</td>
</tr>
<tr>
<td><strong>Total MV Community Entity Costs</strong></td>
<td><strong>$1,328,420</strong></td>
</tr>
</tbody>
</table>

**PROGRESS REPORT ON 2017-2018 PROJECTS**

April 1, 2017 – March 31, 2018 is fiscal year four in the current five-year (2014-2019) Homelessness Partnering Strategy program. Most of the projects for which progress results are provided in this report were funded for the 2016-2019 funding agreement period. There are a number of projects included below that were funded Jan – March 2018 and one that was funded Feb 2018 – March 2019.

**Housing First and Support Services Projects**

Housing First projects reduce homelessness through immediate access to permanent housing, and follow the five principles of the Housing First model. Support Services are activities which improve the self-sufficiency of homeless individuals and families and those at imminent risk of homelessness through individualized services (e.g. housing placement life skills development, employment and education supports).

Housing First and Support Services targets are reported for the 30-month funding agreement period, 2016-2019; not annually. There were 18 Housing First projects funded in fiscal year four (2017-2018). Table 1 shows 2017-2018 targets achieved, aggregated within the 30-month period.
Of the Housing First projects funded in 2017-2018, five initially funded by the Aboriginal Community Entity, Lu’ma Native Housing Society, required additional funds for the three months, January-March 2018, which were provided from the cumulative unspent Metro Vancouver Community Entity projects’ funds. The 3-month projects carried out by five Aboriginal organizations have increased targets for the 30-month funding period, and the results to date. Three Housing First projects which concluded in 2017-2018 also affect the 30-month targets.

Table 1 shows the 2017-2018 results of the 18 Housing First and six non-Housing First Support Services projects.

Table 1: Housing First and Support Services Projects – Project Outcomes

<table>
<thead>
<tr>
<th>Housing First (HF)</th>
<th>2017-2018 Results</th>
<th>Expected Results (30 month period)</th>
<th>Targets (Aggregate targets for 30 month period)</th>
</tr>
</thead>
<tbody>
<tr>
<td># HF projects (FY4)</td>
<td>18</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td># HF clients intaked</td>
<td>602</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td># HF clients placed into permanent housing</td>
<td>488</td>
<td>324.6</td>
<td>765</td>
</tr>
<tr>
<td>Average days to placement</td>
<td>49.8</td>
<td>60.7</td>
<td>60.7</td>
</tr>
<tr>
<td># of clients who had a positive income transition</td>
<td>134*</td>
<td>222</td>
<td>532</td>
</tr>
<tr>
<td># of clients who had employment/education outcomes</td>
<td>112*</td>
<td>165</td>
<td>384</td>
</tr>
<tr>
<td># of clients who had recreational/social outcomes</td>
<td>224*</td>
<td>329</td>
<td>754</td>
</tr>
<tr>
<td># HF clients who began receiving Emergency Housing Funding (EHF)</td>
<td>240*</td>
<td>208</td>
<td>482</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Support Services (SS)</th>
<th>2017-2018 Results</th>
<th>Expected Results (30 month period)</th>
<th>Targets (Aggregate targets for 30 month period)</th>
</tr>
</thead>
<tbody>
<tr>
<td># SS projects (FY4)</td>
<td>6</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td># non-HF clients placed into more stable housing</td>
<td>78</td>
<td>50</td>
<td>125</td>
</tr>
<tr>
<td># of clients at imminent risk of homelessness who received housing loss prevention services</td>
<td>445</td>
<td>303</td>
<td>758</td>
</tr>
<tr>
<td># of clients who had a positive income transition</td>
<td>105*</td>
<td>167</td>
<td>418</td>
</tr>
<tr>
<td># of clients who had employment/education outcomes</td>
<td>56*</td>
<td>35</td>
<td>88</td>
</tr>
</tbody>
</table>

Capital Projects

* Note: These numbers include clients who were placed before April 1, 2017, and achieved an outcome during the period of April 1, 2017 to March 31, 2018
Capital projects funded by HPS preserve or increase the capacity of facilities used to address the needs of people who are homeless or at imminent risk of homelessness. HPS capital project results are reported in the number of new beds produced (not # of units). HPS also funds facility enhancements that do not result in new beds. The 30-month funding agreement period, October 1, 2016 – March 31, 2019, will produce 123 new beds through renovation projects, and 196 beds through new construction. Of those 319 new beds, 70 will be transitional, 77 emergency, and 172 will be permanent supportive beds. An additional 73 new beds will be completed after March 2019, increasing the number of transitional beds to 93 and permanent supportive housing beds to 176, for a total of 392 beds produced from the 2016-2019 agreements.

Two capital projects provided improvements to client services: a kitchen was provided for serving clients and furnace was installed for a sweat lodge.

Table 2 identifies completed new beds by fiscal year and by housing type to provide a yearly comparison and to illustrate what is still outstanding. All but one renovation project are complete. Most new construction projects are ongoing and only one has been completed and is now occupied.

### Table 2: Capital Project Outcomes

<table>
<thead>
<tr>
<th>Capital Project Data</th>
<th>Funding Agreement Period October 1, 2016 – March 31, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Capital Projects</td>
</tr>
<tr>
<td>Total # Projects as per Agreement</td>
<td># completed 2016-2017</td>
</tr>
<tr>
<td># of Renovation Projects</td>
<td>8</td>
</tr>
<tr>
<td># of New Construction Projects</td>
<td>7</td>
</tr>
</tbody>
</table>

### By Housing Type

<table>
<thead>
<tr>
<th></th>
<th>Transitional Housing</th>
<th>Emergency Shelter</th>
<th>Permanent Supportive Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # to be completed by March 31, 2019</td>
<td># completed 2016-2017</td>
<td># completed 2017-2018</td>
<td># completed 2016-2017</td>
</tr>
<tr>
<td>Renovation Projects</td>
<td>34</td>
<td>22</td>
<td>12</td>
</tr>
<tr>
<td>New Construction Projects</td>
<td>36</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**ALTERNATIVES**

This is an information report. No alternatives are presented.
FINANCIAL IMPLICATIONS
There are no financial implications associated with receiving this report for information.

SUMMARY / CONCLUSION
The Metro Vancouver Community Entity invested $9,544,195 in 2017-2018 to address homelessness in the region by funding 22 Housing First and six support services projects, 11 capital projects and two regional projects, including the 2017 Homeless Count. Its administrative budget is kept below the allowable 15% limit and in fiscal year four it provided $400,771 in revenue to Metro Vancouver to cover corporate costs in support of delivering the Homelessness Partnering Strategy to address homelessness in the region.
To: Housing Committee

From: Theresa Harding, Manager
Metro Vancouver Community Entity, Homelessness Partnering Strategy

Date: June 18, 2018
Meeting Date: July 13, 2018

Subject: Redesign of the Federal Homelessness Partnering Strategy

RECOMMENDATION
That the MVRD Board receive for information the report dated June 18, 2018, titled “Redesign of the Federal Homelessness Partnering Strategy.”

PURPOSE
To provide the Committee with highlights from the announcement of “Reaching Home”, the redesigned federal homelessness funding program, and summaries of the Final Report of the Advisory Committee on Homelessness and Homelessness Partnering Strategy Engagement What We Heard Report 2018.

BACKGROUND
Canada’s National Housing Strategy, released November 24, 2017, confirmed investments of $2.2 billion over 10 years to address homelessness through an expanded federal homelessness program and a commitment to reduce chronic homelessness by 50% by 2028. To prepare for the renewal and expansion of the program, Canadians were invited to engage with the Advisory Committee on Homelessness in 2017 and early 2018. On May 18, 2018, Employment and Social Development Canada (ESDC) released the Advisory Committee on Homelessness Final Report and Homelessness Partnering Strategy Engagement What We Heard Report 2018. On June 11, 2018, the Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development, announced “Reaching Home: Canada’s Homelessness Strategy.” Reaching Home will replace the existing Homelessness Partnering Strategy (HPS) and will officially launch April 1, 2019.

FINAL REPORT OF THE ADVISORY COMMITTEE ON HOMELESSNESS
The Advisory Committee on Homelessness, chaired by Adam Vaughan, Parliamentary Secretary to the Minister of Families, Children and Social Development, was announced in June 2017 and included 13 members with varied backgrounds and expertise related to homelessness. The mandate of the Advisory Committee was to support the redesign of Employment and Social Development Canada’s Homelessness Partnering Strategy beyond 2019. Recommendations provided to the Minister by the Advisory Committee on Homelessness in their final report are summarized in this section.

Firstly, the Advisory Committee of Homelessness recommended that the federal government adopt a national definition and typology of homelessness to better estimate and understand the scale and impact of housing instability and homelessness, and to ensure that those who do not meet the standard definition of chronic or episodic homelessness do not face barriers in accessing resources (e.g. women, youth, LGBTQ2S, Indigenous Peoples, or the “hidden homeless” population).
The Advisory Committee recommended a community system plan to reinforce the Homelessness Partnering Strategy’s community-based approach. The system plan would shift away from a programatically-focused planning model to a more holistic model that considers wider community outcomes beyond individual program investments. With this, the Advisory Committee recommended implementing a National Data Strategy and a data-driven coordinated local homelessness system to track and prioritize persons experiencing homelessness in communities.

The Advisory Committee suggested changing the way the Housing First model is applied, including prioritizing individuals with high acuity and situational vulnerability, creating population-based adaptations to the model to meet the unique needs of different populations (e.g. youth, women, Indigenous Peoples), and removing the prioritization of chronically homeless individuals, which inadvertently creates a waiting period prior for newly homeless individuals to become eligible for Housing First funding.

Other recommendations from the Advisory Committee included the development of a permanent Lived Experience Advisory Panel to report to Minister Duclos, expanding the number of Designated Communities without decreasing funding to current communities, increasing the Indigenous funding stream, realizing the “Right to Housing” for individuals experiencing homelessness, alignment of the Homelessness Partnering Strategy with the National Housing Strategy, and support for communities to invest in prevention initiatives (e.g. early intervention and outreach, youth aging out of care, people exiting corrections or being discharged from medical facilities, evictions prevention, etc.).

HOMELESSNESS PARTNERING STRATEGY ENGAGEMENT: WHAT WE HEARD REPORT 2018

The What We Heard report summarizes seven common themes from public consultation on the redesign of the Homelessness Partnering Strategy. Firstly, Canadians suggested ways to improve the Homelessness Partnering Strategy approach to Housing First. Communities felt that Housing First targets made it more difficult to address local needs and suggested that funding decisions and priority-setting could be more flexible at the local level.

It was also suggested that the focus on chronic and episodic homelessness should be expanded so that a greater diversity of the homeless population could be supported through Housing First services, as prioritizing chronic and episodic homelessness has been a barrier to services, particularly to women with children and to youth. Furthermore, Canadians felt that there could be adaptations made to Housing First to better meet the needs of Indigenous Peoples. Indigenous and non-Indigenous individuals and organizations noted that more funding is needed to address Indigenous homelessness, and that the principles of reconciliation should be built into the redesigned Homelessness Partnering Strategy. Indigenous organizations also urged that the Housing First model be adapted so that it is appropriate to Indigenous cultural and spiritual values and the unique housing needs of Indigenous people.

Canadians also stated that they would like a greater focus on preventing homelessness, including more funding for programs and services that have proven to prevent individuals and families from becoming homeless in the first place (e.g. eviction prevention and rapid re-housing with supports). A common issue that was raised is that the success of models like Housing First rely heavily on the availability of affordable and supportive housing, and cannot be fully realized without an adequate supply of appropriate housing.
Communities told the government that they would like to see more coordination and a shift toward a systems approach to addressing homelessness. This would include expanding the Homeless Individuals and Families Information System (HIFIS 4) to all funded communities to allow coordination of data and systems mapping to identify gaps and overlaps in services. It was suggested that a Coordinated Access and Assessment approach would enable service providers to work together through partnerships and to better coordinate resources.

During consultations, the government heard that organizations receiving funds through the Homelessness Partnering Strategy appreciate the community-based model and would like more planning and decision-making at the local level. The government also heard that the HPS Community Plan could be more effective in driving local action on homelessness and be replaced with a system plan that considers more than just HPS investment targets. Community Entities and organizations receiving funding reported that the administrative burden of HPS should be reduced and reporting requirements made more efficient, which would increase organizational capacity and the ability to deliver effective services.

Finally, Canadians suggested expanding the total number of Designated Communities that receive funding and allowing funding not used in one year to be carried over to the next year in order to accommodate project delays and meet emerging community needs.

REACHING HOME: CANADA’S HOMELESSNESS STRATEGY
The preliminary details of Canada’s new homelessness strategy were confirmed by Employment and Social Development Canada through a news release and nationwide teleconference with Community Entities on June 11, 2018. A more detailed announcement of the Reaching Home program Directives, Terms and Conditions is expected in fall 2018. Reaching Home will officially begin April 1, 2019 and as has been done in the past, the first year will be a transition period to allow time for communities to align with the new program. Key highlights of the new program are summarized below.

Expansion of the program
Reaching Home will be expanded to include new Designated Communities through an open and transparent application process that will be launched later in 2018. The expansion will not decrease funding received by the existing 61 Designated Communities. Under its Community Entity Agreement with Canada, Metro Vancouver received $8,221,829 per year 2011-2014. In fiscal year three of the 2014-2019 program, the budget was increased by $2,055,457 through the Social Infrastructure Fund, to an annual total of $10,277,286 for the remaining years April 2016-March 2019. This level of funding will be maintained, and may increase over time. Funds under the Reaching Home program are committed for a 10-year period, 2019-2028, and will be allocated through 5-year agreements. Existing Communities Entities, including Metro Vancouver, will be contacted by Service Canada regarding renewal of their agreements.

Coordinated Access and System Planning
Reaching Home will introduce systems level coordinated access as a program priority to ensure that those in most need of assistance are prioritized and individuals and families can be matched to housing and services more efficiently. To support this, the government will work with communities to develop data-driven system plans with clear outcomes toward a 50% reduction in chronic
homelessness over 10 years. Systems level coordinated access will ensure that communities are able to gather comprehensive and real-time data on their homeless population and prioritize high acuity clients. Communities that do not have a robust data system in place may be required to implement the Homeless Individuals and Families Information System (HIFIS 4).

Greater flexibility
Under a new outcomes-based approach, communities will no longer be required to allocate a specific percentage of their funding to Housing First targets. Currently the Metro Vancouver Designated Community must allocate 65% of funds to the Housing First priority. The new approach will allow greater flexibility to test innovative solutions and ideas that fit the local context and will enable communities to implement evidence-based strategies that prevent pathways into homelessness.

Addressing Indigenous homelessness
Through Reaching Home, the government will increase dedicated funding for Indigenous-led homelessness initiatives and support the availability of culturally-appropriate services. Removal of a pre-set Housing First investment target will allow improved access to services for at-risk and hidden homeless populations.

ALTERNATIVES
This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS
There are no financial implications associated with receiving this report for information.

SUMMARY / CONCLUSION
To prepare for the renewal and expansion of the Homelessness Partnering Strategy, Canadians were invited to engage with the Advisory Committee on Homelessness. Suggestions from the public and the Advisory Committee were released through the Advisory Committee on Homelessness Final Report and Homelessness Partnering Strategy Engagement What We Heard Report 2018 on May 18, 2018. The current Homelessness Partnering Strategy will conclude March 31, 2019, and the redesigned program, Reaching Home, will replace it beginning April 1, 2019. A preliminary announcement of Reaching Home was made by the Minister of Families, Children and Social Development on June 11, 2018. A more detailed announcement of the program’s Directives, Terms and Conditions is expected in fall 2018.

Attachments
1. Final Report of the Advisory Committee on Homelessness

References
1. Final Report of the Advisory Committee on Homelessness

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Advisory Committee on Homelessness

Final Report

Advisory Committee on Homelessness
Advisory Committee on Homelessness – Final Report

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Housing Committee
Advisory Committee on Homelessness

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The Advisory Committee on Homelessness, chaired by Adam Vaughan, Parliamentary Secretary to the Minister of Families, Children and Social Development (Housing and Urban Affairs), was announced in June 2017. Consisting of 13 members from across the country with varied backgrounds, the Committee has worked diligently since the announcement through conference calls, online collaboration, in-person meetings and attendance at regional roundtables.

Committee members bring a wealth and diversity of experience to the table. Their collective membership spans policy, advocacy and community service provision, and many have been in this field for over 20 years. In addition, two members have their own lived experience\(^1\) of homelessness and bring that perspective, and the perspective of their clients living in homelessness, to bear on each discussion.

We would like to formally acknowledge that the current Homelessness Partnering Strategy reflects existing and historic jurisdictional structures that the Truth and Reconciliation Commission has identified as systemic barriers to reconciliation. However, one front-line worker who participated

\(^1\) In this report, the phrase “people with lived experience” refers to individuals who have experienced homelessness.
in our engagement process declared that “housing people when done properly is reconciliation realized.” Housing systems and individuals engaged in providing these services must evolve their practices to be consistent with the Truth and Reconciliation Commission’s Calls to Action, and in particular the principles of the Truth and Reconciliation Commission must be used to guide how the recommendations in this report are interpreted, realized and localized as the Homelessness Partnering Strategy is changed and new services are developed.

The Committee accepts the Truth and Reconciliation Commission’s Calls to Action and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), and understands that the Homelessness Partnering Strategy is a piece of the larger discussion, which includes all orders of government and Indigenous Peoples and their organizations.

Overview

Homelessness affects a diverse cross-section of the population, including individuals and families, women fleeing violence, Indigenous Peoples, youth and seniors. Between 136,000 and 156,000 Canadians use an emergency shelter each year. Approximately 35,000 Canadians experience some form of homelessness on any given night. As of 2014, the average occupancy rate in Canada’s approximately 15,000 emergency shelters had risen to over 90 percent, making it likely that shelters will have to turn people away because they are full.

Mortality rates are higher among people experiencing homelessness compared even to the poorest but housed segment of the Canadian population. As a result of related public spending on health, social and judicial services, the economic cost of homelessness is high. Some estimates indicate that it costs the Canadian economy over $7 billion annually.2

Indigenous Peoples are 10 times more likely to access homeless emergency shelters than non-Indigenous people, representing approximately 30 percent of all shelter users in 2014, while only representing approximately 5 percent of the Canadian population. As well, the Government of Canada has made commitments to address the Truth and Reconciliation Commission’s Calls to Action and is a signatory to the UNDRIP (see Appendix 1 for a list of applicable Calls to Action). To adequately support Indigenous communities who experience homelessness, these commitments must be respected.

The Role of the Homelessness Partnering Strategy

The Government of Canada’s Homelessness Partnering Strategy is a community-based program focusing on preventing and reducing homelessness by funding 61 Designated Communities, urban Indigenous Peoples, as well as rural and remote communities across Canada. First launched in 2007, the Homelessness Partnering Strategy builds on the former National Homelessness Initiative, which was introduced in 1999.

Recognizing that homelessness is a shared responsibility, the Homelessness Partnering Strategy works to enhance partnerships to find longer-term solutions to homelessness, strengthen community capacity and build sustainability. It supports research and knowledge sharing to foster a better understanding of homelessness, and it collects and promotes promising practices to help communities design the most effective responses.

The Government of Canada recognizes that it is not the only funder of homelessness programs across the country. In fact, federal investment in homelessness programming tends to be significantly less relative to funding from provincial, territorial and municipal and philanthropic investments. While there is significant variation across the country, community-level reporting under the Designated Communities stream (for communities outside of Quebec) suggest that on average for every dollar invested by the Homelessness Partnering Strategy, $12.66 was contributed by provinces and territories and other partners in 2015–16. Provinces and territories were identified as the largest source of this amount, constituting approximately 68 percent of the national total.

Quebec’s model of mandated multi-stakeholder service delivery and systems design programming, combined with independent front-line community service providers, was studied both in Montréal and Québec. Provincial government officials were present to provide additional context. The province’s focus on prevention is a good practice and has had marked success. It has already substantially reduced chronic homelessness in the province. As such, the distinct funding agreements with Quebec should recognize this and sustain this community model based on local leadership and preventative supports for people with high acuity and core housing needs.

Many of the recommendations in this report are aimed at delivering a similar model in provinces and communities in Canada. Support for innovative supportive housing approaches is critical to the evolution of the Homelessness Partnering Strategy and is necessary to lock in successes across Canada. In Halifax, the point was made that local programming should not have to change to fit the program; rather the program needs to model itself around local plans. This is especially true in Quebec.

Shared jurisdictional responsibility in this area makes the Homelessness Partnering Strategy program model unique. The Homelessness Partnering Strategy is designed so that communities, working in collaboration with all orders of government, use federal funding to leverage other sources of funds. The Homelessness Partnering Strategy works differently in Quebec through the Canada-Quebec Agreement, a formal agreement on funding, governance and project delivery.3

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3 In Quebec, the Homelessness Partnering Strategy is administered through a formal Canada-Quebec Agreement that respects the jurisdiction and priorities of both governments in addressing homelessness. This agreement supports the Government of Quebec’s priorities as outlined in its homelessness policy and action plan and the Government of Canada’s priorities. The common priority for both governments is based on the Stabilité résidentielle avec accompagnement approach.
The Homelessness Partnering Strategy in the Context of the National Housing Strategy

Throughout the 2016 National Housing Strategy consultations, stakeholders emphasized the need for homelessness to be a key component of the Strategy, as a first step in helping the most vulnerable access safe, stable and secure housing. The ideas and recommendations heard through the National Housing Strategy consultations included:

- seek to eliminate homelessness;
- the Homelessness Partnering Strategy program must overlap and integrate seamlessly with the National Housing Strategy and provide increased, long-term, and predictable funding under a new national homelessness strategy;
- expand the number of Designated Communities eligible for core funding;
- maintain a commitment to Housing First and the prioritization of those experiencing chronic and episodic homelessness;
- address the needs of specific populations by providing for targeted adaptations to Housing First to address the unique needs of youth, Indigenous Peoples, women fleeing violence and veterans; and
- in conjunction with efforts to transition individuals experiencing homelessness into stable and permanent housing (outflow from homelessness), expand the Homelessness Partnering Strategy focus on, and investment in, homelessness prevention (inflow into homelessness).

Mandate and Activities of the Committee

The Committee is supporting the redesign of Employment and Social Development Canada’s Homelessness Partnering Strategy after 2018–19.

During its mandate, the Committee has been asked to:

- explore in greater depth the ideas and the recommendations heard through the National Housing Strategy engagement process;
- undertake targeted engagement with homelessness experts and with communities and other stakeholders from across Canada;
- analyze specific options for the renewal of the Homelessness Partnering Strategy; and
- provide their findings and options with respect to the redesign of the program to Minister Duclos.
The mandate and activities of the Committee are also shaped by Minister Duclos’ commitment, through the National Housing Strategy, to reduce chronic homelessness by 50 percent by 2027–28.

In support of these activities, the Committee has met in person five times since June and members have attended roundtables in eight cities: Halifax, Toronto, Winnipeg, Vancouver, Yellowknife, Montréal, Québec and Calgary. Members also attended an engagement session with representatives from Community Advisory Board’s and Community Entities at the Canadian Alliance to End Homelessness’ National Conference, in Winnipeg. In each location, they have heard widespread support for the Government of Canada’s leadership in the area of homelessness through the Homelessness Partnering Strategy. Further, Committee members have collectively and individually researched the growing body of evidence from jurisdictions where homelessness has been reduced, and undertaken their own engagement with stakeholders and their networks in their own regions and with organizations across the country and internationally.

Of particular note again were the sessions held in Montréal and Québec, and the tours that were conducted of supportive housing facilities in these cities. During these visits, while there was support for a Housing First model, it was clear that to sustain significant reductions in chronic homelessness, and to reinforce an important focus on prevention, intense supports in and out of the home were part of an evolved system of care and housing for people in precarious shelter conditions. Supports focused on a person’s needs were vital to sustain success. While data, especially on intake, is more difficult to collect in this approach, it should still be part of the Canada-Quebec Agreement as a national system is desired and the causes of inflow and outflow need to be understood. It is also critical because distinct sub-populations may get underserved if left un-tracked.
The Committee offers the following recommendations to the redesign of the Homelessness Partnering Strategy.

1. **A Permanent Lived Experience Advisory Panel**

**Discussion**

The Committee believes in the importance of including people with lived experience of homelessness in all aspects of the Homelessness Partnering Strategy. This includes, allowing financial support for the inclusion of people with lived experience of homelessness that is appropriate and fair at the community level, as well as creating a mechanism for inclusion at the national level.

**Recommendations**

1.1 Establish a permanent advisory panel of people with lived experience of homelessness that reflects the full diversity of homeless experiences to provide advice and guidance to Minister Duclos. This panel should receive financial and technical
support for its work. Support for the full participation of people with lived experience should be trauma-informed in order to facilitate the panelists’ full participation. Resources for education and mentorship in order to take full advantage of the critically important role of people with lived experience can play in the policy is also seen as essential to support full participation.

1.2 The permanent advisory panel should also be reflective of Canada’s diversity and seek participation from across the spectrum of those experiencing homelessness.

2. Adopting a national definition of homelessness

The Homelessness Partnering Strategy today does not have a definition of homelessness outside of the definition of chronic and episodic homelessness. As a result, homelessness for many Homelessness Partnering Strategy Designated Communities has been narrowly defined to emergency shelters or rough sleeping (i.e. sleeping outdoors). This can create barriers for some Canadians in accessing Homelessness Partnering Strategy-funded Housing First programs. It may also lead to a significant underestimation and misunderstanding of the scale and nature of homelessness in Canada.

Discussion

The lack of an agreed-upon and broader definition of homelessness creates a critical disadvantage to accessing Homelessness Partnering Strategy funds for women, youth, individuals who identify as LGBTQ2S, Indigenous Peoples and others who may avoid mainstream homeless systems, who would be considered “hidden homeless”, or who may access other systems like violence against women shelters. It is also important to understand that homelessness is not a static state, but rather a fluid experience, where one’s shelter circumstances and options may shift and change quite dramatically and with frequency.4

The lack of a broad definition will also lead the Government of Canada to significantly underestimate the scale and impact of homelessness and housing instability. A national definition for the Homelessness Partnering Strategy is not an attempt to override provincial, territorial and Indigenous autonomy in this policy area, and in particular local jurisdictions and sovereignty must be respected and engaged responsibly.

The Canadian Observatory on Homelessness definition of homelessness is based on international research, has been tested with Canadian stakeholders and has been widely adopted in communities across Canada. In addition, the Canadian Observatory on Homelessness has developed an Indigenous definition of homelessness5 that accounts for Indigenous

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Peoples historical, experiential and cultural differences, as well as experiences of colonization and racism, in their experience of homelessness. This Indigenous definition of homelessness was released in fall 2017 and should also be considered in conjunction with the revised Canadian Observatory on Homelessness definition.

The Canadian Observatory on Homelessness’ revised definition was released in fall 2017 and is as follows:

Homelessness describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It is the result of systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, unhealthy, unsafe, stressful and distressing.

Homelessness describes a range of housing and shelter circumstances, with people being without any shelter at one end, and being insecurely housed at the other. That is, homelessness encompasses a range of physical living situations, organized here in a typology that includes 1) **Unsheltered**, or absolutely homeless and living on the streets or in places not intended for human habitation; 2) **Emergency Sheltered**, including those staying in overnight shelters for people who are homeless, as well as shelters for those impacted by family violence; 3) **Provisionally Accommodated**, referring to those whose accommodation is temporary or lacks security of tenure, and finally, 4) **At Risk of Homelessness**, referring to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards. It should be noted that for many people homelessness is not a static state but rather a fluid experience, where one’s shelter circumstances and options may shift and change quite dramatically and with frequency.

The problem of homelessness and housing exclusion is the outcome of our broken social contract; the failure of society to ensure that adequate systems, funding and supports are in place so that all people, even in crisis situations, have access to housing and the supports they need. The goal of ending homelessness is to ensure housing stability, which means people have a fixed address and housing that is appropriate (affordable, safe, adequately maintained, accessible and suitable in size), and includes required
income, services and supports to enhance their well-being and reduce the risk that they will ever become homeless. This means focusing both on prevention and on sustainable exits from homelessness.

In the spirit of the Truth and Reconciliation Commission’s Calls to Action, the definition of homelessness recognizes the overrepresentation of Indigenous Peoples (including First Nations, Inuit, and Métis) amongst Canadian homeless populations resulting from colonization and cultural genocide. The Definition of Indigenous Homelessness in Canada highlights the necessity of considering the historical, experiential and cultural perspectives of Indigenous Peoples, as well as the ongoing experience of colonization and racism as central to understanding and addressing Indigenous homelessness. In addition, numerous populations, such as youth, women, families, people with mental health and/or addictions issues, people impacted by violence, seniors, veterans, immigrants, refugees, ethno-racial and racialized people and members of LGBTQ2S communities experience homelessness due to a unique constellation of circumstances and as such the appropriateness of community responses has to take into account such diversity.6

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**Recommendations**

2.1 The Government of Canada adopt a national definition and typology of homelessness such as provided above.

2.2 A definition of Indigenous homelessness has been developed by the Canadian Observatory on Homelessness and it is recommended that it be applied across the Homelessness Partnering Strategy program where Indigenous Peoples are supported.

3. **Coordinated local homeless systems**

The greatest strength of the Homelessness Partnering Strategy program today is that it is community-based, and the community planning model has been a basis for collaboration in communities across the country. However, the community planning model has been programmatically focused (focused on individual program investments) versus community outcomes focused (a coordinated local system and programs focused on reducing homelessness). Experience in Canada and the United States has demonstrated the importance of taking a systemic approach by developing data-driven local homelessness systems.

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6 Gaetz, S., Barr, C., Frieson, A., Harris, B., Hill, C., Kovacs-Burns, K., Pauly, B., Pearce, B., Turner, A., and Marsolais, A. (2017). Canadian Definition of Homelessness. Toronto, ON: Canadian Observatory on Homelessness Press. [http://homelesshub.ca/homelessdefinition](http://homelesshub.ca/homelessdefinition). It should be noted that a separate definition of youth homelessness has also been developed by the Canadian Observatory on Homelessness.
Discussion

Experience in Canada and the United States shows that reductions in chronic and episodic homelessness happen in communities with data-driven coordinated local homelessness systems. These systems are grounded in the Housing First philosophy and “coordinate diverse resources to ensure that efforts align with homelessness-reduction goals.”

There is an opportunity to change the Homelessness Partnering Strategy Community Plan for Designated Communities to be system plans that include, but are not limited to:

- agreed time-bound homelessness prevention and reduction goals and milestones;
- a plan to collect and maintain real-time data on everyone experiencing homelessness in the community and a means to track and report system-level outcomes (e.g. length of stay in shelter, flow into homelessness, actively homeless numbers, outflow, return to homelessness);
- implementation of a Homelessness Management Information System (like HIFIS) to align data collection, reporting, intake, assessment and referrals to enable coordinated service delivery;
- a process for ongoing engagement of people with lived experience;
- development of a coordinated access system that uses common assessment tools to prioritize clients and match them with available housing and support;
- a performance management and quality assurance process to monitor and improve implementation of the plan and performance of funded programs;
- system mapping identifying current housing and services and identification of gaps;
- integration of population-specific plans, including strategies to prevent and reduce the homelessness of youth, Indigenous Peoples, individuals who identify as LGBTQ2S and people with disabilities; and
- a process to enable system integration with Indigenous, municipal, provincial, territorial and/or federal systems, with attention paid to people exiting institutional care or custody (e.g. foster care, prison, hospital).

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8 Because the causes and conditions of youth homelessness are unique, it is recommended that communities utilize youth-specific and strengths-based assessments. The Homelessness Partnering Strategy should consider review and approval of assessment tools and support for the development of population-specific assessments.
Under this model, the federal government would fund and support Designated Communities to achieve community-level homelessness reduction outcomes, rather than focusing on individual community program investments. The Community Plan becomes the community system plan to achieve these outcomes.

This approach significantly changes the roles and responsibilities within Designated Communities. The role of Community Entities and Community Advisory Boards will need to be redefined to ensure strong leadership with a focus on performance management, quality assurance and improvement, system planning, data collection and analysis and regular community reporting. Experience in Canada and the United States have shown that strong, active and outcome-focused local leadership is a critical success factor in preventing and reducing homelessness.

The Committee has noted concerns from across Canada about inconsistent interpretation of Homelessness Partnering Strategy directives and requirements in the implementation of Housing First through Service Canada. With a new focus on community-level homelessness outcomes, the Government should review whether it would be more efficient and effective to have a direct supervisory and support relationship between the Homelessness Partnering Strategy and Designated Communities and whether Service Canada’s services are required.

**Recommendations**

3.1 It is recognized and understood that the funding for the program in the province of Quebec flows through a separate agreement and negotiated with the Quebec government. While the recommendations in this report have been made in collaboration with stakeholders in the province, specific funding thresholds and specific policy directions need to respect this process before being applied to Quebec agencies and organizations.

3.2 The Homelessness Partnering Strategy be restructured to help communities create data-driven coordinated local homeless systems focused on preventing and reducing homelessness, with the hope of ending it. The program should be reviewed on an ongoing basis thereafter.

3.3 The Homelessness Partnering Strategy consult with Community Entities and Community Advisory Boards and create an expert advisory committee to:

- support the development of a community system planning model to replace the Community Plan;
- support defining the roles, responsibilities and accountabilities required to achieve implementation of the community system planning model; and
- provide advice on the future roles and responsibilities of the Homelessness Partnering Strategy and Service Canada.
3.4 The Government require a community-led transition plan before 2019, giving communities until fiscal 2021-22 for coordinated systems to be implemented. Reporting mechanisms, including outcomes reporting, would be phased-in in a coordinated manner. The plan should be developed with the full and meaningful participation of people with lived experience of homelessness.

3.5 The Homelessness Partnering Strategy provide training and technical assistance to support communities through the transition.

3.6 Funding to Designated Communities be increased to build capacity for an expanded leadership role inclusive of lived experience, to support local data collection and analysis, and fund key aspects of system integration like coordinated access systems.

3.7 The Homelessness Partnering Strategy provide support for integration or connection with other Indigenous, municipal, provincial and/or federal systems (e.g. health, corrections, child welfare).

4. Developing a national data strategy

In a systems approach to preventing and reducing homelessness, data and data systems play a central role in local homeless system coordination, planning, performance management and quality improvement. Nationally, to ensure it is making progress on its homelessness objectives, the Government needs high-quality data from communities with the appropriate data infrastructure in place to collect, secure, analyze and share information. This includes working with the Violence Against Women sector to collect statistics and create a more complete picture of homelessness. This would be a significant change from the Homelessness Partnering Strategy’s current approach to data collection and use.

Discussion

Experience from Canada and the United States demonstrates the importance of knowing, in real time, everyone who is experiencing homelessness in a community. This actionable, person specific data is key to efficiently targeting and prioritizing interventions, understanding the functioning of the homeless system, targeting prevention efforts and measuring progress against the objective of reducing chronic homelessness. This is a significant change from the Homelessness Partnering Strategy’s current approach to data collection and use.
Today, the Homelessness Partnering Strategy collects homelessness data and information via four main sources:

1. **Shelter use data** from service providers, including those using the **Homeless Individuals and Families Information System (HIFIS)** which is developed and supported by the Homelessness Partnering Strategy.

2. **Point-in-Time Counts** and surveys in emergency shelters, outdoors and other locations conducted in 32 communities in 2016 and planned for more than 60 communities in 2018.

3. The **National Service Provider List**, a continually updated national inventory of homelessness service providers, including information on service type and populations served.

4. **Results reporting** from projects funded by the Homelessness Partnering Strategy, including project outcomes and populations served.

The newest version of the HIFIS system (HIFIS4) has the potential to meet the technology needs of communities shifting to a systems approach, which gives the Homelessness Partnering Strategy communities a significant technological head start. It also opens the door to developing a comprehensive national picture of homelessness and housing need in Canada while having real-time visibility of community by community progress on reducing chronic and episodic homelessness.

### Recommendation

4.1 The Homelessness Partnering Strategy develop a new National Data Strategy to develop a comprehensive national assessment of homelessness in Canada and support the shift to data driven local homeless systems including:

- engaging people with lived experience and expertise of homelessness in the development of the national data strategy and the implementation of local data systems;
- including individual rights and privacy protections in the design and implementation of a national data strategy;
- collecting real-time data on everyone experiencing homelessness in Canada, including those living in violence against women shelters and other provisional housing;
- providing communities with a means for tracking and reporting system level outcomes (e.g. length of stay in shelter, flow into homelessness, actively homeless numbers, outflow, return to homelessness);
- developing a means of ensuring transparency and public reporting of homelessness statistics and outcomes;
- implementing Homelessness Management Information Systems in communities to align data collection, public reporting, intake, assessment and referrals to enable coordinated service delivery;
• implementation of enhanced data collection should prioritize youth experiencing homelessness and those who are chronically homeless and seek to develop data that uncovers the public system interactions contributing to homelessness (e.g., aging out of the child welfare systems); and

• ensuring Employment and Social Development Canada has the capacity to provide an ongoing comprehensive national assessment of homelessness in Canada including real-time public reporting of community-level homelessness data.

5. Housing First

The renewal of the Homelessness Partnering Strategy in 2014 signalled a distinctive shift for the federal government, incorporating Housing First as a policy and funding priority. Housing First is defined as “a recovery-oriented approach to ending homelessness that involves moving people who experience homelessness into independent and permanent housing as quickly as possible, without preconditions, and then providing them with additional supports and services as needed.”

The Housing First philosophy and approach enjoy broad support and is seeing growing successful implementation across Canada. Housing First continues to be key to preventing and reducing homelessness. Over the last three years, a lot has been learned through national implementation, but several areas for improvement have been identified by the Committee.

Discussion

During the renewal of the Homelessness Partnering Strategy in 2014, the program established investment targets for the Designated Communities and Indigenous Homelessness streams in communities of a certain size and phased them in over time. The Homelessness Partnering Strategy also prioritized the targeting of that investment to individuals, often with disabling conditions, who are chronically homeless (the Homelessness Partnering Strategy currently defines as currently homeless and having been homeless for six months or more in the past year) or episodically homeless (defined as currently homeless and having experienced three or more episodes of homelessness in the past year).

The Committee also discussed the funding allocation and agreed that maintaining the current Housing First targets was prudent to enable communities to move towards ending homelessness.

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9 Note that Housing First is managed differently in Quebec under the Canada-Quebec Agreement on the Homelessness Partnering Strategy.


11 Episodes are defined as periods when a person would be in a shelter or place not fit for human habitation, and after at least 30 days, would be back in the shelter or inhabitable location.
Employment and Social Development Canada and the Committee have heard concerns from key stakeholders, notably Community Entities, about conditions placed on Housing First in the Homelessness Partnering Strategy context. Specifically, some stakeholders believe that the Homelessness Partnering Strategy requirements restrict communities from investing in their local priorities and there are concerns that the Homelessness Partnering Strategy prioritizes those who experience chronic and episodic homelessness, at the expense of other vulnerable subgroups (e.g. youth or women fleeing violence). Others have noted a difficulty with meeting Housing First investment targets, in part due to the availability of affordable housing, or have difficulty adapting Housing First to local context given restrictions on eligible expenses.

**Prioritization**

The Homelessness Partnering Strategy implementation of Housing First prioritizes investments to chronically homeless individuals. The National Housing Strategy continues this prioritization and commits to a 50 percent reduction by 2027–28. This target means that people have to be homeless for over six months in a year or have repeated episodes of homelessness before they can be eligible for Housing First funding. The National Housing Strategy targeting appears to further limit this targeting to emergency shelter users. The Committee agrees that this prioritization is critical, but notes that the unintended consequence of this policy is that people with very complex needs could be left to languish in homelessness until they meet the chronological threshold. This invariably means their health, mental health and other conditions deteriorate even more. Further, adopting the National Housing Strategy prioritization of the chronically homeless shelter users will exclude women, youth and LGBTQ2S people from accessing the majority of Homelessness Partnering Strategy funding because many of these people will avoid or not access homelessness emergency shelters.

Moreover, it is important to note that to reduce chronic homelessness in Canada communities will need to reduce the flow of people into chronic homelessness. Most often, the flow into chronic homelessness is related to homeless people with complex needs aging into chronicity, often with a deeper level of need than they might otherwise have had if intervention had happened earlier.

One way to deal with these concerns is to amend the prioritization of Housing First investments to include homeless individuals who are assessed as having situational vulnerability and high acuity (e.g. having complex needs and being at risk of death from homelessness). Acuity can be assessed through several evidence-based assessment tools. The Homelessness Partnering Strategy should ensure, in consultation with Community Entities, a consistent national approach to vulnerability assessment by reviewing and approving the available tools for use in Homelessness Partnering Strategy-funded programs. New tools should be reviewed regularly and draw on population-specific dynamics, particularly with respect to Indigenous Peoples, youth and women.
**Tailoring Housing First**

A key learning in the national implementation of Housing First is that the Housing First model must be adapted to local conditions (e.g. funding, community size, local housing type and availability), and must be tailored to meet the unique needs of different populations (e.g. youth, women, veterans, Indigenous Peoples). The Housing First model lends itself to ready adaption, but current Homelessness Partnering Strategy directives can limit adaptation.

The Committee also notes that in adapting Housing First, care has to be taken to maintain fidelity to the core elements of the model, and communities would need support through the implementation process.

The Committee notes that work in developing toolkits to guide population-based adaptations is currently underway through Homelessness Partnering Strategy-funded projects with the Canadian Alliance to End Homelessness, A Way Home Canada and the Canadian Observatory on Homelessness.

**Recommendations**

5.1 Maintain funding allocation and the current Housing First targets to enable communities to move towards ending homelessness (65 percent could be achieved through multiple funding sources).

5.2 Maintain prioritization of the Homelessness Partnering Strategy investment to people experiencing chronic and episodic homelessness, but amend the prioritization to include homeless individuals who are assessed as having situational vulnerability and high acuity (e.g. representing more complex co-occurring issues that impact overall health and housing stability).

5.3 Amend the goal of the National Housing Strategy and the Homelessness Partnering Strategy, to be a 50 percent reduction of chronic and high acuity homelessness, aligned with a more inclusive national definition of homelessness.

5.4 Develop criteria’s under which Designated Communities could reallocate Housing First investment targets to prevention investments to support prevention and reduction of chronic homelessness (e.g. to fill a gap in provincial funding, to create a prevention- or population-based program targeting inflow into chronic homelessness or reallocation of funding once functional zero chronic homelessness is achieved).

5.5 Develop national guidelines and an accreditation process to ensure high-quality Housing First implementation that respects and acknowledges the separate agreement concerning Quebec.12

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12 The Committee notes that the Province of Quebec was developing a customized provincial approach to Housing First and could also have a parallel set of guidelines and accreditation process.
5.6 The Homelessness Partnering Strategy conduct a review of its Housing First directives in consultation with Community Entities, Community Advisory Boards, experts, people with lived experience of homelessness and Housing First programs to remove barriers to the adaptation of Housing First to local conditions and homeless populations. This review should also include an examination of housing supports for housing retention outside of a Housing First program.

5.7 The Homelessness Partnering Strategy should ensure, in consultation with Community Entities, a consistent national approach to vulnerability assessment by reviewing and approving the available tools for use in Homelessness Partnering Strategy-funded programs. New tools should be reviewed regularly and draw on population-specific dynamics particularly with respect to Indigenous Peoples, youth and women.

6. Expanding the number of Homelessness Partnering Strategy Designated Communities

The expansion and extension of Homelessness Partnering Strategy funding announced in Budget 2017 offers an opportunity to expand the number of Designated Communities to meet the needs of communities currently not funded, or perhaps underfunded, relative to local need.

Discussion

Since 1999, the Government of Canada has targeted its investments in 61 Designated Communities across the country. As a first step in determining which new communities may be added in expanding the number of Homelessness Partnering Strategy communities, census data from Statistics Canada was gathered for communities with populations over 30,000 which are not currently funded through Homelessness Partnering Strategy Designated Community funding. These communities were examined using a series of key indicators (e.g. population size, Indigenous population, shelter capacity, unemployment rate, vacancy rate and incidence of server core housing needs) compared to the current Designated Communities. In addition, each of these communities was scanned using media, city-based websites and community-developed reports to understand the public profile of homelessness and how it is being addressed.

The expansion of Homelessness Partnering Strategy funding to new Designated Communities was supported by the Committee, but the Committee wanted to ensure that adding new Designated Communities should not come at the expense of existing communities and the criteria for adding new Designated Communities should be based on more transparent and rigorous methodology, with data that clearly demonstrates need (e.g. Point-in-Time Counts).
The Committee also notes that the length of the renewal of the Homelessness Partnering Strategy creates opportunities for adjustment in funding levels and the addition of new communities as need changes over the decade of this renewal. The challenge in this scenario, however, is that communities should not be penalized for success in reducing homelessness by losing Homelessness Partnering Strategy funding when homelessness is reduced. Sustaining success will require ongoing investments.

**Recommendations**

6.1 The Committee supports the addition of new Designated Communities, but stresses that new funds should not come at the expense of existing communities. Those communities should be added based on demonstrated need using an open and transparent process. The Committee recommends that Employment and Social Development Canada hold a two-step competitive process based on available funding that is open to any community:

- The first step of the process would be an open call for expressions of interest. Communities responding to this call would be expected to outline need (an analysis of homelessness in the community) and readiness to become a Designated Community (e.g. having an agreed-upon community leader and indications of support from their provincial government, health system, municipal government, housing authorities mental health care providers and other key stakeholders).

- The second step would be an invitation to submit a full application sent to a shortlist of communities from the expression of interest process. This community application, developed with financial support from Employment and Social Development Canada, would require a detailed enumeration of homelessness (using Point-in-Time Count, Registry Week, Period Prevalence Count or other approved methodology) and the development of a community plan to prevent and reduce chronic homelessness.

6.2 Employment and Social Development Canada develop a process for monitoring changing community needs and adjusting funding over time.

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13 Communities captured under the new northern stream would have a separate process.
7. Addressing the needs of sub-populations at risk of homelessness

7.1 Addressing Indigenous homelessness

Indigenous Peoples are significantly over-represented among Canada’s homeless population as a result of colonization. This issue should be reflected in Homelessness Partnering Strategy funding and policies.

Discussion

According to the National Shelter Study, it is estimated that between 38,080 and 45,820 Indigenous Peoples used a shelter in 2014. Overall, statistics show that the rate of shelter use for Indigenous Peoples is 10 times higher than for non-Indigenous people. When compared with rates of shelter use by non-Indigenous people, shelter use is 20 times higher for Indigenous seniors, and 13 times higher for Indigenous adults. 32 percent of Indigenous shelter users were female compared to 23.5 percent of non-Indigenous shelter users.\(^{14}\)

The percentage of shelter users who report Indigenous ancestry varied widely by community, from less than 5 percent in some suburban communities to over 90 percent in many northern communities. In each of the communities where data is available, Indigenous Peoples are over-represented in homeless shelters compared to the general population.\(^{15}\) Given that the National Shelter Study only included emergency shelters in the homeless systems, this is certainly an underestimation of Indigenous homelessness in Canada.

Committee members discussed the unique and difficult circumstances facing Indigenous Peoples and their significant over-representation in the homeless population. Members felt strongly that the way forward for the program should be guided by the Truth and Reconciliation Commission’s Calls to Action, as well as the nation-to-nation, Inuit-Crown and government-to-government relationships that the Government of Canada has committed to with First Nations, Inuit and Métis. The Committee was informed that discussions with First Nations, Inuit and Métis on the Homelessness Partnering Strategy supports were underway.

While measures contained in this final report will help reduce homelessness for Indigenous Peoples (e.g. a national definition of homelessness, tailoring Housing First, refocusing prioritization for Housing First funding, prevention, increased funding for the territories), the Committee did feel the funding currently allocated to addressing Indigenous homelessness was insufficient and that further discussion on Indigenous homelessness by the Committee was needed.

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Recommendations

7.1.1 The Committee recommends that Employment and Social Development Canada establish an advisory panel of Indigenous service providers, people with lived experience of homelessness, youth and jurisdictional experts to provide the program with input and advice on an ongoing basis.

7.1.2 The Committee recommends for the Indigenous stream that the Canadian Observatory on Homelessness definition for Indigenous homelessness be used as the program is designed and delivered.\(^{16}\)

7.1.3 The Committee recommends that the Indigenous funding stream be increased, that this stream be Indigenous led, designed and delivered, and that a gender lens be applied in this process.

7.1.4 The Committee recommends that all Homelessness Partnering Strategy directives be reviewed through an Indigenous cultural lens and that Indigenous-led and designed training and cultural capacity programming be identified as a key component of funding agreements for all other funding streams.

7.1.5 All non-Indigenous streams are accountable for ensuring cultural competency for those agencies serving Indigenous Peoples.

7.2 Addressing women’s homelessness

The Committee feels the Homelessness Partnering Strategy, as it is currently structured, does not adequately address the unique needs of women experiencing homelessness. Further, changes to the program that prioritized chronic and episodic homelessness inadvertently excluded many women from eligibility for Homelessness Partnering Strategy funding.

Discussion

Women experience homelessness and housing instability differently than men. There are many factors that make many women vulnerable to homelessness, including poverty, lower wages, intimate partner violence, sexual abuse, addiction issues and mental and physical health challenges. The 2016 coordinated Point-in-Time count found 39 percent of respondents experiencing homelessness self-identify as women. The results of the National Shelter Study 2004-2015, identified 27.3 percent of shelter users as women. This data almost certainly underestimates homelessness amongst women in Canada. Some women may to access choose homeless service providers as a last resort after exhausting all other options, which are not included in homelessness statistics.

Results from the 2016 National Shelter Study show that the increase in the length of shelter stays is especially evident among families, often headed by single women, whose typical stay lengths more than doubled between 2005-2014, to reach 22 days

\(^{16}\) The definition can be found on the Homeless Hub website at: http://www.homelesshub.ca/IndigenousHomelessness.
leading to a high occupancy rate at family shelters. In 2014, the average occupancy rate at family shelters was 86.3 percent, much higher than the 67.3 percent occupancy rate reported in 2005.

Unable to secure temporary or permanent housing to escape from violence, many women end up in a continuing cycle of violence. They often find themselves on the streets where they are highly vulnerable to physical, emotional and psychological harm. Homelessness exposes women to increased risk of sexual violence, exploitation and trafficking. For example, they may be forced to trade sex for temporary accommodation, or stay in unsafe abandoned buildings and overcrowded housing. Many women will avoid accessing supports for fear of losing their children to child welfare systems and avoid mixed gender shelters for safety reasons.

It is also important to note that existing mainstream homeless systems, and most existing Housing First programs, are built around the needs of men who make up the majority of clients.

These issues are further compounded for Indigenous women who struggle with additional challenges of colonization, intergenerational trauma and racism.

The Committee feels that the Homelessness Partnering Strategy, as it is currently structured, does not adequately address the unique needs of women experiencing homelessness because women experiencing homelessness are often not considered homeless for the purposes of Homelessness Partnering Strategy funding.

The lack of an agreed-upon definition of homelessness creates a critical disadvantage to accessing Homelessness Partnering Strategy funds for women. As discussed, women may avoid mainstream homeless systems, may be a part of the “hidden homeless”/provisionally accommodated or may access other systems like violence against women shelters.

In many communities, women experiencing homelessness are not considered homeless because they do not access the mainstream homeless system (e.g. emergency homeless shelters). The prioritization of chronic homelessness inadvertently excludes many women for being eligible for Homelessness Partnering Strategy funding because chronic homelessness is interpreted as chronically homeless emergency shelter users (where women are often under-represented) and chronically homeless individuals (many women are accompanied by children in homelessness) and does not consider the high degrees of situational vulnerability and high acuity homeless women often experience.

The Committee applauds the Government’s Gender-Based Analysis Plus (GBA+) of the National Housing Strategy and the targeting of 25 percent of all National Housing Strategy resources towards housing for women. However, as discussed earlier, the Government has inadvertently perpetuated the disadvantage of women experiencing homelessness by targeting a 50 percent reduction in the chronically homeless population, the majority of which are men. Unless the unique way women experience homelessness is explicitly acknowledged and included, women experiencing homelessness will continue to be systematically underserved by Homelessness Partnering Strategy funding.
The Committee also strongly supports the addition of the Canada Housing Benefit in the National Housing Strategy. As the National Housing Strategy noted, “55% of Canadian households in core housing need are female-led.” The Canada Housing Benefit could be important to supporting homelessness prevention programs for women experiencing core housing need, housing instability and homelessness. It will be critical that the Canada Housing Benefit prioritizes those in greatest need, specifically households living in core housing need (which are disproportionately female-led) and those experiencing homelessness.

**Recommendations**

7.2.1 The Committee recommends that any definition of homelessness adopted by the Homelessness Partnering Strategy reflect the unique experiences of women, including women living in and experiencing violence.

7.2.2 The Homelessness Partnering Strategy standards for Housing First should include adaptation of the Housing First model to meet the unique needs of women.

7.2.3 Communities undertaking a coordinated systems approach to ending homelessness should include organizations that provide services to women and be reflective of how women experience homelessness.

7.2.4 As part of developing a consistent national approach to vulnerability assessment, all new and existing tools should be analyzed to ensure they accurately address the unique needs of women experiencing homelessness.

7.2.5 A National Homelessness Data Strategy should include violence against women shelters and take care to understand how women experience homelessness and housing instability to ensure their homelessness and housing instability are accurately captured in local and national analysis.

7.2.6 The language that sets a 50 percent reduction in chronic homeless shelter users in the National Housing Strategy is framed in such a way that it is explicitly discriminatory towards women because of the way they experience homelessness and are less frequent users of shelters. The Committee recommends that the Government of Canada revisit and revise this language.

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7.3 Addressing youth homelessness

Youth homelessness was an area of specific concern for the Committee, which noted the extreme vulnerability and high level of risk faced by young people experiencing homelessness. Addressing youth homelessness will be an important component in preventing and reducing chronic and episodic homelessness.

“Youth homelessness” refers to the situation and experience of young people between the ages of 13 and 24 who are living independently of parents and/or caregivers, but do not have the means or ability to acquire a stable, safe or consistent residence.18

Discussion

Committee members noted that:

• recent Canadian research shows that homeless youth have very acute levels of need (which if they were housed, meant that they would require something between inpatient and outpatient psychiatric care levels) and many have their first experience of homelessness at a very young age;

• compared to the general public (Statistics Canada, 2011), youth experiencing homelessness are 193 times more likely to have been involved with the child welfare system than the general public.19

• homeless youth are at risk of mental health issues, sexual exploitation and criminal victimization and already exhibit a high degree of chronicity and vulnerability;

• young people exiting from public systems, including child welfare, corrections and inpatient health/mental health care, are particularly vulnerable to homelessness and the resulting negative consequences;

• homophobia and transphobia are drivers of youth homelessness resulting in an over-representation of LGBTQ2S youth in the homeless population;

• preventing and reducing youth homelessness will be key to meeting Minister Duclos’ objective to cut chronic homelessness by 50 percent, as today’s homeless youth quickly become tomorrow’s chronically homeless adults; and

• the strategies to reduce youth homelessness are similar to those proposed in this report (e.g. system planning, Housing First, prevention), but must be developed and implemented based on the needs of developing adolescents and young adults, and can be integrated into the redesign of the Homelessness Partnering Strategy outlined in these recommendations.

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While Committee members note provincial jurisdiction over the systems that impact youth homelessness in Canada, they feel the federal government could play an important leadership role in the prioritization of preventing and reducing youth homelessness.

Recommendations

7.3.1 Support communities to integrate targeted and comprehensive youth strategies into community planning in a way that reflects the diversity of lived experience, including Indigenous youth, young women and LGBTQ2S youth. For communities with a youth action plan, ensure coordination with the main community plan and an intake system that accommodates the needs of youth.

7.3.2 Support the deployment of innovative program models based on the needs of youth, and which support rapid exits from homelessness (e.g. Housing First for Youth, adapted youth transitional housing), and may include different models of accommodation.

7.3.3 Given the different risks associated with exposure to homelessness for young people, there should be a focus on prevention, safe and effective transitions from child protection, enhancements to family and natural supports, school-based early intervention and place-based supports such as Host Homes and Youth Reconnect.

7.3.4 Support communities to proactively address the needs of LGBTQ2S youth through policy, program, practice and training.

7.3.5 Minister Duclos support the creation of a Federal/Provincial-Territorial Youth Homelessness Committee. This committee would be a forum for greater alignment of policy, funding and share best practices. It would also be responsible for developing a pan-Canadian youth homelessness strategy. It would be comprised of senior-level officials responsible for department portfolios that carry policy responsibility for youth, homelessness, mental health and addictions, child welfare, justice and education.

7.3.6 Increase knowledge and data collection on youth homelessness.

7.3.7 Support communities to develop coordinated intake systems for Housing First that accommodate the specific needs of youth. Blending youth and adult services and co-locating intake processes or delivery of programs constitutes a high-risk situation for young people and should be avoided wherever possible.
8. Increased funding for the territories

Canada’s territories (Yukon, Northwest Territories and Nunavut) face unique housing and homelessness challenges for many reasons. These unique circumstances warrant special consideration of the specific needs of each territory in a renewed and redesigned Homelessness Partnering Strategy program. It is critical that the community-led model in the provinces be replicated in the territories. Reliance only on territorial or municipal governments for the delivery of services is creating significant gaps as key populations go unserved because of jurisdictional limitations and policies.

Discussion

Unique housing and homelessness challenges, including climate, short construction season, a lack of easily accessible building materials and changing environmental conditions, make housing and related infrastructure extremely expensive to build and maintain in Canada’s territories.

Homelessness in the territories is often manifested in over-crowding and hidden homelessness (e.g. couch surfing), which makes counting of the homeless population difficult. In many communities, there is a shortage of vacant housing to implement the Housing First model and move individuals out of homelessness.

The 2015 Point-in-Time Count in Yellowknife revealed 139 homeless individuals, of which 91 percent self-identified as Indigenous. The 2015 Point-in-Time Count in Whitehorse revealed 219 individuals, 78 percent of whom identified as Indigenous. In Nunavut, the 2014 Point-in-Time Counts in Iqaluit, Cambridge Bay and Rankin Inlet estimated the territory’s homeless population at approximately 100, although when considering hidden homelessness, the estimated total increases significantly to 1,200.20

Under the Homelessness Partnering Strategy, regional funding is delivered through the Designated Communities, Indigenous Homelessness and Rural and Remote funding streams. The three territorial capitals, Whitehorse, Yellowknife and Iqaluit, are the only Designated Communities in the territories.

Recommendation

8.1 The Committee recommends the creation of a dedicated territorial funding stream, modelled on the Designated Communities stream, for the three territories in order to better address homelessness in these areas. The development of a territorial funding stream should be done in consultation with territorial, municipal and Indigenous governments, and must be Indigenous-led with a gender lens applied.

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9. Re-focusing national funding

There is an important role for a dedicated national funding stream under the Homelessness Partnering Strategy, but the Innovative Solutions to Homelessness funding as it is currently designed has several challenges.

Discussion

The Committee supports a national funding stream as an important asset for capacity building and innovation. However, the Innovative Solutions to Homelessness funding in its current form does not have widespread support from members given that there are several issues with the way in which the funding is currently being utilized. Small grants are insufficient to stimulate innovation in any meaningful way and are not, in large part, scalable.

The Committee feels the national funding stream could be re-focused to have greater impact on the Government’s homelessness prevention and reduction objectives.

Recommendation

9.1 The national funding stream should be maintained at its current allocation level or be increased, while focusing on priority activities, including:

- innovation grants for demonstration projects and research targeted specifically to support homelessness reduction, prevention and adaptations of Housing First;
- community capacity building and sector transformation focused on getting communities ready for renewal (e.g. system planning, coordinated access and Housing First adaptation). This would include training, technical assistance and knowledge mobilization. Knowledge mobilization activities may include innovations that are new to a jurisdiction, but may be in use elsewhere;
- invest in projects that build the capacity of people with lived experience of homelessness to participate in or lead policy and program design activities and funding applications; and
- develop a national data strategy to build out the implementation of HIFIS.

10. Prevention

To achieve the federal government’s homelessness objectives, reducing the flow of people into homelessness and ensuring successful exit from homelessness will be critical.

Discussion

The renewal of the Homelessness Partnering Strategy in 2014 signalled a significant shift in the federal government’s response to homelessness. The integration of Housing First into the Homelessness Partnering Strategy’s mandate and directives has focused attention and investment towards moving people, especially
those experiencing long stays in shelter and/or on the street, into permanent housing with the supports necessary to ensure long-term housing stability. This is an important step forward in ending homelessness in Canada.

There is broad consensus, however, that achieving long-term reductions in homelessness in Canada requires an approach that emphasizes both prevention and successful exits from homelessness. Policies, programs and investment focused on reducing the number of individuals and families that become homeless each year (i.e. inflow to the system) are as important as investment in services that help those who are already homeless to re-enter housing (i.e. outflow from the system).

The Committee feels it is important to have a definition of homelessness prevention. The Committee proposes that homelessness prevention include:

- policies, practices, and interventions that reduce the likelihood that someone will experience homelessness. It also means providing those who have been homeless with the necessary resources and supports to stabilize their housing, enhance integration and social inclusion, and ultimately reduce the risk of the recurrence of homelessness.21

In other words, investments must focus on “housing-led” initiatives that either enable people to retain their housing and avoid homelessness, or assist those who have exited homelessness with necessary supports to prevent its recurrence. Services and supports provided to people in an emergency context, for instance helping people improve their health, develop life skills, etc., may be beneficial and considered as part of a community plan, but these services should not form the core of any system plan to prevent homelessness. The major focus of the program should continue to be placed on actively and directly housing people.

The federal government can build alignment around a common definition and set clear directives (including guidelines and parameters) as to what homelessness prevention entails within the Homelessness Partnering Strategy, building from the Canadian Observatory on Homelessness’ Prevention Framework.

**Recommendations**

10.1 Set aside grants from the national funding stream for demonstration projects and research targeted specifically to support building the evidence base for homelessness prevention and the adaptation of Housing First to prevent homelessness (e.g. Housing First to prevent discharge from corrections into homelessness). This process should include the involvement of people with lived experience of homelessness.

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10.2 Support communities to invest in qualifying initiatives that align with a clear definition of prevention such as those contained in the Canadian Observatory on Homelessness Prevention Framework that address:

a. early intervention and outreach (people at imminent risk of homelessness);
b. people exiting public systems who are at imminent risk of homelessness (child protection, corrections, in-patient health care);
c. evictions prevention;
d. housing stabilization programs for those who have exited homelessness;
e. advocacy for individuals and systems navigation supports; and
f. enhancing family and natural supports to keep families intact and in a stable housing situation.

10.3 Pursue opportunities for partnership and co-funding of homelessness prevention. As many of the key drivers of homelessness are other public institutions, there are opportunities to work collaboratively with other federal departments and other orders of government to align priorities and reduce the flow of individuals and families into homelessness.

10.4 Support the collection of real-time person-specific data on everyone experiencing homelessness in Canada to give communities and the federal government visibility of inflow into homelessness and the data to target interventions and policy change to prevent homelessness.

11. Realizing the right to housing for Canadians experiencing homelessness

In the National Housing Strategy, the Government has taken a rights-based approach stating clearly that: “Canadians deserve safe and affordable housing. That is why the federal government is taking [...] additional steps to progressively implement the right of every Canadian to access adequate housing”22 [emphasis added]. The National Housing Strategy also states: “Our plan is grounded in the principles of inclusion, accountability, participation and non-discrimination, and will contribute to United Nations Sustainable Development Goals and affirm the International Covenant on Economic, Social and Cultural Rights [emphasis added].”23

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Discussion

In a press release following the announcement of the National Housing Strategy, Ms. Leilani Farha, the UN Special Rapporteur on the Right to Adequate Housing, said that “Homelessness is the most egregious violation of the right to housing and other human rights.” Farha noted that Canada joined 192 other states in adopting the Sustainable Development Goals (SDGs), and a commitment to end homelessness by 2030 is in keeping with Goal 11 of the SDGs.

In a subsequent consultation, Farha provided the following advice on the Right to Housing and Canada’s immediate obligation to eliminate homelessness.24

- Rights-based housing strategies [...] must include the obligation to progressively realize the right to adequate housing by all appropriate means to the maximum of available resources.
- Strategies must map a process through which the right to housing will be fulfilled within a reasonable timeframe. Provisions are required to ensure not only entitlements in the present (immediate obligations) but also action-oriented obligations over time (progressive realization obligations).
- Because a state is seen to be in violation of international human rights law if any significant portion of the population is deprived of basic shelter or housing, addressing homelessness must be an immediate obligation. Immediate obligations also include guarantees of non-discrimination with respect to housing, security of tenure, health and safety requirements and emergency shelter. Further immediate obligations are commensurate with resources and other factors, but a state will only have lack of resources as a defence against fulfilling an immediate obligation if it can demonstrate that it has made every effort to use all available resources to satisfy as a priority the obligation.
  - With respect to progressive realization standards found in Article 2(1) of the International Covenant on Economic, Social and Cultural Rights (ICESCR) has stated in its General Comment No. 4 on the right adequate housing that this means, “[i]n essence, the obligation is to demonstrate that, in aggregate, the measures being taken are sufficient to realize the right for every individual in the shortest possible time in accordance with the maximum of available resources.” This standard should be applied in order to establish which obligations are achievable in the present and which are to be assigned to a reasonable future date. Differences in capacity means that a future obligation in some states must be recognized as an immediate obligation in others.

24 Telephone conversations and email with Committee member Tim Richter, December 2017.
If the Government of Canada is planning the progressive realization of the Right to Housing, if it “affirm[s] the International Covenant on Economic, Social and Cultural Rights” and if it seeks to meaningfully contribute to United Nations Sustainable Development Goals then it has an immediate obligation under international law to develop a strategy for the elimination of homelessness, to prioritize resources available to addressing homelessness and to take action as urgently as reasonably possible to eliminate homelessness.

In addition to our recommendations on the future of the Homelessness Partnering Strategy, there are three measures the federal government should begin immediately toward eliminating homelessness and the realization of the Right to Housing for people experiencing homelessness in Canada.

**Commitment and plan to eliminate homelessness**

Recommendations contained in this report include many foundational elements of a national plan to prevent and end homelessness (e.g. a national definition of homelessness, a shift to community system planning, a National Homelessness Data Strategy, leadership on homelessness prevention and coordination of federal action) that combined with the National Housing Strategy could be a strong start on eliminating homelessness and meeting immediate obligations.

The Committee believes that the missing element is a clearly stated, time-bound and measurable commitment, on the part of the Government of Canada, to prevent and end homelessness along with a plan to achieve that goal (mapping a process through which the right to housing will be fulfilled within a reasonable timeframe) uniting various federal government programs and initiatives under a comprehensive strategy. This strategy would be:

- a roadmap for coordinated federal action;
- a basis for better targeting of National Housing Strategy investments; and
- a vehicle for collaboration with provinces, territories, local governments and Indigenous leadership toward the goal of ending homelessness and the realization of the right to housing for people experiencing homelessness in Canada.

**Prioritize National Housing Strategy investments**

The National Housing Strategy re-establishes federal government leadership on housing and invests $40 billion in housing and homelessness. Canada could achieve large-scale reductions in homelessness in Canada if the National Housing Strategy investments are better targeted to people at risk of experiencing homelessness.

**Responsibility to Assist**

People experiencing homelessness in Canada have regular and frequent interactions with federal, provincial, territorial and municipal government systems. These systems can often either fail to act or may even cause a person’s homelessness. Far too many homeless individuals are released
from government systems (e.g. child welfare, hospitals and correctional facilities) into homelessness. Experiences of homelessness can also be a direct result of public processes and decisions made by public agencies and provisional housing providers funded by government.

These systems exist within all orders of government, and all orders of government share jurisdiction for Canadian obligations under international law. Federal/provincial-territorial, municipal and Indigenous governments each play a role and have jurisdiction over the issues and systems which contribute significantly to homelessness and have a responsibility to work to meet Canada’s immediate obligations to address homelessness.

The Committee recommends the Government of Canada first develop a Responsibility to Assist protocol for itself. It should then work with the provinces, territories, municipal and Indigenous governments to develop and implement a Responsibility to Assist protocol for public agencies. This includes, but is not limited to: the military, child welfare organizations, correctional institutions, police services, immigration detention centres and hospitals. The protocol would be modelled on the regulations in place for doctors, police officers and social workers who observe intimate partner violence or suspect child abuse or neglect and are required to intervene.

The Responsibility to Assist protocol at the federal level would apply to the following departments: Public Safety Canada, Health Canada, Crown-Indigenous Relations and Northern Affairs, Indigenous Services Canada, Correctional Services Canada, Employment and Social Development Canada, National Defence and the Canadian Armed Forces and Veterans Affairs Canada.

A Responsibility to Assist protocol would put a positive obligation on these public agencies to inquire about a person’s housing status and act to resolve a person’s homelessness where needed. An individual may refuse assistance or have already identified accommodation, but the protocol would eliminate the current practice of assuming individuals have access to appropriate housing.

The Responsibility to Assist protocol would not require responsible agencies to build, fund or provide housing, but instead creates an obligation to assist and respond to people in their care who are identified as being at risk of homelessness or established situational vulnerabilities placing them in need of housing assistance.

**Recommendations**

11.1 The Committee recommends that the Government of Canada create and commit to a national strategy to eliminate homelessness. The Strategy would provide a roadmap for federal action, a basis for targeting National Housing Strategy investments and a vehicle for collaboration with provincial, territorial, municipal and Indigenous governments.
11.2 The Committee recommends that the Government better target the National Housing Strategy to people at risk of experiencing homelessness by:

• ensuring that new housing investments ensure affordable housing created and that housing benefits are modelled to ensure people on provincial income supports and supportive housing are prioritized;

• coordinating investments in new safe, affordable and supportive housing with local Homelessness Partnering Strategy community plans; and

• targeting the Canada Housing Benefit specifically to people experiencing homelessness and those in extreme core housing need and ensuring it is delivered to individuals and not tied to a housing unit.

11.3 The Committee recommends that a Responsibility to Assist protocol be developed across federal departments and agencies, and within funding program requirements, and that this protocol be written into National Housing Strategy enabling legislation, as this is the best way to realize a rights-based approach to housing as announced in the Strategy.

12. Aligning the Homelessness Partnering Strategy with the National Housing Strategy and coordinating federal action on homelessness

Preventing and reducing chronic and episodic homelessness requires close coordination between federal strategies that aim to support the most vulnerable in society by improving their ability to participate fully in their communities.

Discussion

Committee members note that preventing and reducing chronic and episodic homelessness requires close coordination between the Homelessness Partnering Strategy, the National Housing Strategy, the upcoming Canadian Poverty Reduction Strategy, the Strategy to Prevent and Address Gender-Based Violence and multiple federal departments and agencies (e.g. Canada Mortgage and Housing Corporation, Veterans Affairs Canada, Indigenous Services).

In the United States, the United States Interagency Council coordinates the federal response to homelessness by working in partnership with 19 federal agencies. By organizing and supporting leaders such as governors, mayors, continuum of care leaders and other local officials, it supports action to achieve the goals of the federal strategic plan to prevent homelessness.
The Committee also wants to specifically highlight the opportunity presented with the National Housing Strategy to implement a national portable housing benefit program. A national portable housing benefit is a payment (like a rent supplement) made directly to households to reduce high housing costs. It is the most immediate and effective way to address severe core housing need, alleviate core housing need and provide assistance to households at risk of or experiencing homelessness. It would serve as a vital reinforcement to the Homelessness Partnering Strategy and create the best strategy to sustain success in ending re-entry into homelessness. Research shows that the vast majority of Canadians (over 85 percent) who experience homelessness are homeless solely as a result of housing affordability issues.

**Recommendations**

12.1 The Homelessness Partnering Strategy be aligned, coordinated and attention paid to creating specific overlaps of programs for seamless service delivery with the National Housing Strategy so that both strategies are mutually reinforcing and federal housing investments support homelessness prevention and reduction goals with a particular focus on addressing the systematic colonization of Indigenous Peoples.

12.2 The Homelessness Partnering Strategy funding to be eligible to stack with other housing programs to create a more effective and robust program, in particular, the restriction that Homelessness Partnering Strategy dollars be spent on private housing no longer be a condition.

12.3 For Employment and Social Development Canada to develop a federal coordinating body, modelled on the United States Interagency Council on Homelessness, to coordinate Canada’s federal efforts to prevent and reduce homelessness.

12.4 The goals of the Homelessness Partnering Strategy and the Poverty Reduction Strategy be mutually reinforcing and that any new income supports introduced by the Government of Canada not lead to a reduction in an individual’s existing income supports.

12.5 The language contained in the National Housing Strategy that sets a 50 percent target for reducing chronic homelessness among “shelter users” is framed in a way that is discriminatory towards women and youth because of the way in which they experience homelessness. The Committee recommends that this language be corrected by removing the reference to shelter usage.
The Truth and Reconciliation Commission of Canada’s Calls to Action

Reconciliation

The Truth and Reconciliation Commission defined reconciliation as an ongoing process of establishing and maintaining respectful relationships and outlined 10 guiding principles of truth and reconciliation to assist Canadians in moving forward.25

These principles have been included here for reference, and to reinforce the idea that housing is a critical way to realize Indigenous rights through a housing program.

1. The United Nations Declaration on the Rights of Indigenous Peoples is the framework for reconciliation at all levels and across all sectors of Canadian society.

2. First Nations, Inuit, and Métis peoples, as the original peoples of this country and as self-determining peoples, have Treaty, constitutional, and human rights that must be recognized and respected.

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3. Reconciliation is a process of healing of relationships that requires public truth sharing, apology, and commemoration that acknowledge and redress past harms.

4. Reconciliation requires constructive action on addressing the ongoing legacies of colonialism that have had destructive impacts on Aboriginal peoples’ education, cultures and languages, health, child welfare, the administration of justice, and economic opportunities and prosperity.

5. Reconciliation must create a more equitable and inclusive society by closing the gaps in social, health, and economic outcomes that exist between Aboriginal and non-Aboriginal Canadians.

6. All Canadians, as Treaty peoples, share responsibility for establishing and maintaining mutually respectful relationships.

7. The perspectives and understandings of Aboriginal Elders and Traditional Knowledge Keepers of the ethics, concepts, and practices of reconciliation are vital to long-term reconciliation.

8. Supporting Aboriginal peoples’ cultural revitalization and integrating Indigenous knowledge systems, oral histories, laws, protocols, and connections to the land into the reconciliation process are essential.

9. Reconciliation requires political will, joint leadership, trust building, accountability, and transparency, as well as a substantial investment of resources.

10. Reconciliation requires sustained public education and dialogue, including youth engagement, about the history and legacy of residential schools, Treaties, and Aboriginal rights, as well as the historical and contemporary contributions of Aboriginal peoples to Canadian society.

To redress the legacy of residential schools, and advance reconciliation, the Truth and Reconciliation Commission created 94 Calls to Action.26

Child Welfare

1. We call upon the federal, provincial, territorial, and Aboriginal governments to commit to reducing the number of Aboriginal children in care by:
   ii. Providing adequate resources to enable Aboriginal communities and child-welfare organizations to keep Aboriginal families together where it is safe to do so, and to keep children in culturally appropriate environments, regardless of where they reside.
   v. Requiring that all child-welfare decision makers consider the impact of the residential school experience on children and their caregivers.

3. We call upon all levels of government to fully implement Jordan’s Principle.

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Language and culture

13. We call upon the federal government to acknowledge that Aboriginal rights include Aboriginal language rights.

Health

18. We call upon the federal, provincial, territorial, and Aboriginal governments to acknowledge that the current state of Aboriginal health in Canada is a direct result of previous Canadian government policies, including residential schools, and to recognize and implement the health-care rights of Aboriginal people as identified in international law, constitutional law, and under the Treaties.

20. In order to address the jurisdictional disputes concerning Aboriginal people who do not reside on reserves, we call upon the federal government to recognize, respect, and address the distinct health needs of the Métis, Inuit, and off-reserve Aboriginal peoples.

21. We call upon the federal government to provide sustainable funding for existing and new Aboriginal healing centres to address the physical, mental, emotional, and spiritual harms caused by residential schools, and to ensure that the funding of healing centres in Nunavut and the Northwest Territories is a priority.

22. We call upon those who can effect change within the Canadian health-care system to recognize the value of Aboriginal healing practices and use them in the treatment of Aboriginal patients in collaboration with Aboriginal healers and Elders where requested by Aboriginal patients.

Reconciliation: Canadian Governments and the United Nations Declaration on the Rights of Indigenous Peoples

43. We call upon federal, provincial, territorial, and municipal governments to fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.

44. We call upon the Government of Canada to develop a national action plan, strategies, and other concrete measures to achieve the goals of the United Nations Declaration on the Rights of Indigenous Peoples.
National Council for Reconciliation

55. We call upon all levels of government to provide annual reports or any current data requested by the National Council for Reconciliation so that it can report on the progress towards reconciliation. The reports or data would include, but not be limited to:

ii. Comparative funding for the education of First Nations children on and off reserves.

Education for Reconciliation

65. We call upon the federal government, through the Social Sciences and Humanities Research Council, and in collaboration with Aboriginal peoples, post-secondary institutions and educators, and the National Centre for Truth and Reconciliation and its partner institutions, to establish a national research program with multi-year funding to advance understanding of reconciliation.
Letter to the Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development, and Parliamentary Secretary Adam Vaughan (Housing and Urban Affairs)

TO: Jean-Yves Duclos,
Minister of Families,
Children and Social Development
Adam Vaughan,
Parliamentary Secretary
to the Minister of Families,
Children and Social Development

FROM: Pierre Gaudreau,
Director, RAPSIM
Jimena Michea,
Coordinator, RAIQ

SUBJECT: Notes on the Final Report of the Advisory Committee on Homelessness

As members of the Advisory Committee on Homelessness, we have had the privilege, during visits to several Canadian cities, of sharing thoughts and ideas with stakeholders working to prevent and reduce homelessness. We welcome the federal government’s initiative in conducting
a broad consultation on homelessness across Canada. We also wish to acknowledge the undeniable commitment of the committee members and the Parliamentary Secretary in addressing homelessness.

However, with the work finalized, we feel it is important to express reservations regarding the vision and directions contained in the final report. We would also like to highlight components of the federal government’s Homelessness Partnering Strategy (HPS) that have so far been helpful in preventing and reducing homelessness in Quebec and that we believe should be retained.

**Local community planning**

Local community planning has been instrumental in implementing homelessness initiatives in Quebec.

This planning has provided an opportunity for communities to bring together a number of players from the various sectors involved to develop a global vision to address homelessness and to take concerted actions to prevent and reduce homelessness. It has made it possible to respond effectively to the needs of people experiencing homelessness.

Community planning has fostered the implementation of a range of interventions tailored to community needs. For example, the choices made in Québec and Montréal over the past 18 years have been very different but equally relevant to address homelessness. In Québec, a strong emphasis has been placed on prevention and actions for youth whereas, in Montréal, local priorities, except as part of Housing First under HPS 2015–2019, have always enabled the significant use of funds for the development of organisations’ facilities and social housing.

Local community planning must remain an option.

**Global approach**

The desire to prioritize a specific approach to address homelessness also remains a major area of disagreement. Although Housing First is an effective approach to increasing access to housing for people experiencing homelessness, it cannot address the multiple aspects of homelessness. Homelessness is complex. Intervention to prevent and reduce homelessness must address housing along with health and social services, income, education and inclusion, cohabitation, and the criminal justice system. The government must also address prejudice, stigma and exclusion in relation to people.

As we stated during the meetings of the committee and as was also stated by various people at the Québec and Montréal roundtables, homelessness requires a multitude of responses. Street work, food aid, social and occupational integration programs, the renovation and construction of shelters and drop-in centres, and community housing support are all responses to the diverse needs of people who are homeless or at risk of homelessness. A holistic approach that covers all dimensions of the reality of people experiencing homelessness is essential to an effective response.
We feel that imposing a systemic approach to homelessness management is dangerous and counterproductive for building and maintaining relationships with a significant proportion of people experiencing homelessness and contrary to the approach of a large number of organizations.

**Upstream intervention**

An effective homelessness program must also make it possible to take action to prevent homelessness. In Quebec, homelessness is defined as a process of disaffiliation marked by multiple disruptions and ultimately leading to life on the street. Access to affordable and adequate housing, transition after discharge from an institution, and support for families and youth in need are all interventions that will help avoid homelessness.

A social safety net (for example housing, income and access to services) is an important protective factor that helps prevent homelessness and reduce the likelihood of chronicity among people experiencing homelessness.

**Conclusion**

We realize that the review of the HPS is not simple. The realities expressed across Canada are diverse, reflecting the myriad faces of homelessness. Communities need a flexible program to prevent and reduce homelessness.
### Members of the Advisory Committee on Homelessness

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Homelessness Partnering Strategy Engagement

What We Heard
Report 2018
Homelessness Partnering Strategy Engagement – What We Heard Report

This publication is available for download at canada.ca/publiccentre-ESDC. It is also available upon request in multiple formats (large print, Braille, audio CD, e-text CD, DAISY or accessible PDF), by contacting 1 800 O-Canada (1-800-622-6232). By teletypewriter (TTY), call 1-800-926-9105.

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Housing Committee
Homelessness
Partnering Strategy
Engagement

What We Heard
Report 2018

Housing Committee
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Housing Committee
I would first and foremost like to thank the many Canadians from across the country who took time to engage with the Advisory Committee on Homelessness. Whether in person, online, or by mail, your input has been thoughtful, heartfelt and, above all, smart. Of particular note are the contributions from people with lived experience of homelessness. The life lessons acquired through navigating the country’s housing system and the resilience you have shown in the face of extraordinary challenges and harrowing circumstances has not stopped you from coming forward to help others. Your contributions will help all of us make a difference.

I would also like to acknowledge the role that Elders from different nations and communities across Canada played throughout our engagement process. At each community meeting, the ceremony and wisdom of Elders helped guide our conversations and ground our work in a positive way. Elders contributed and sat with us as we listened to Canadians on the frontline of homelessness. It was an honour to be guided by all of you on this difficult journey.

It was clear from virtually every community that more must be done, even though good work is being pursued in so many different settings. For example, there are strong programs in Quebec that should and could be shared across Canada such as shelters that provide a range of support services. Even though each community is distinct, there are certain sub-populations of homeless Canadians whose plight were constant across all communities. Young people, and particularly youth aging out of care, are a challenge that we cannot ignore. They represent the most precariously positioned Canadians and if left at risk, they will form the next generation of homeless Canadians sleeping rough on streets or hidden in substandard living conditions. All orders of government have a duty to support our youth.

Indigenous people are significantly over-represented in the homeless population across Canada. At one community roundtable, the Committee heard that Truth and Reconciliation
will never be achieved without a specific Indigenous Housing Strategy. Indigenous homelessness must be addressed through a unique and distinct framework that includes culturally appropriate definitions of homelessness and services.

It was also clear that even though women constitute a small population of those counted as “officially” homeless, women are often the first to lose their housing and last to be rehoused. The challenges women face on the street are significant and must be addressed through gender-specific programming. Homeless women and girls are many of the hidden homeless in Canada.

Our visit to the North and the contribution from frontline workers and people with lived experience of homelessness from the territories was exceptionally important. Homelessness changes as you approach the Arctic. The weather becomes more extreme and so too do the situations facing poorly housed people in the territories. We heard that a distinct approach is needed to address very different issues facing homeless people in the territories.

As we contemplate expanding the federal homelessness program and are advised to find ways to fund new communities, we were told many times that the program must be: more flexible; focus equally on prevention efforts; and focus on providing permanent supportive solutions for people experiencing homelessness. These messages were consistent across communities.

On behalf of the Committee, I would like to thank all of the frontline workers who took time from serving people to contribute to our engagement process. Your work is not taken for granted, never forgotten, and valued. You are doing amazing things and helping people twenty-four hours a day, seven days a week. We are grateful for your service and advice.

Finally, I would like to thank all of the Advisory Committee Members for their dedication, commitment, passion for solving homelessness, expertise and wisdom. I would also like to thank the staff at the Homelessness Policy and Partnerships Division for their tireless and professional work in organizing the regional roundtables across the country in a very short time frame and assisting the Advisory Committee with this critical work.

Sincerely,

Adam Vaughan, M.P.
Spadina–Fort York
Parliamentary Secretary to the Minister of Families, Children and Social Development (Housing and Urban Affairs)
During the National Housing Strategy consultations in 2016, we received feedback on housing and homelessness. So in 2017, we began asking Canadians about how to redesign the Homelessness Partnering Strategy. We wanted to know what parts of the program were working well and what parts could be improved.

An advisory committee was created to talk with experts, communities, people who have experienced homelessness, Indigenous organizations, and others across the country. The Advisory Committee on Homelessness, chaired by Adam Vaughan, Parliamentary Secretary (Housing and Urban Affairs), held 10 roundtables. We also received over 500 responses online from Canadians and organizations between July 17 and September 15, 2017.

We heard from many people and organizations, and they consistently told us that homelessness is a problem in communities of all sizes across Canada. Their suggestions to address homelessness ranged from increasing support payments and more affordable housing, to ways to improve parts of the Homelessness Partnering Strategy.
There were seven common themes in the suggestions we received. These themes are listed below and are explored in more detail in the report.

**Housing First** – Canadians suggested ways to improve the Homelessness Partnering Strategy’s approach to Housing First. This included expanding the definition of chronic and episodic homelessness so that more of the homeless population qualifies for services and making changes to meet the needs of Indigenous Peoples, women and youth.

**Preventing homelessness** – Canadians would like more funding for programs and services that are proven to prevent individuals and families from becoming homeless.

**Indigenous homelessness** – Indigenous and non-Indigenous people and organizations told us more funding is needed for homelessness among First Nation, Inuit and Métis. They also told us to recognize the expertise and knowledge that Indigenous Peoples have in addressing homelessness.

**Partnerships and coordination** – Communities told us that they would like to see more coordination and a change to a systems approach to address homelessness. The systems approach means different service providers work together to coordinate resources and focus on the goal of ending homelessness. The Government would support the systems approach through investment, training, and technical support.

**Governance** – Organizations that receive funding from the Homelessness Partnering Strategy would like more planning and decision-making at the local level, as well as more diversity in the Community Advisory Boards that help deliver the Strategy.

**Organizational capacity and administrative burden** – Participants told us that reporting could be made more efficient, which would allow more time to work with clients.

**Funding** – Organizations told us about ways to improve Homelessness Partnering Strategy funding to communities, including expanding the number of communities that receive funding and allowing funding not used in one year to be carried over to the next year.

The Minister of Families, Children and Social Development has committed to launch an expanded and redesigned federal homelessness program on April 1, 2019. As the new program is developed over the coming months, we will consider the feedback we received as well as factors like fiscal and jurisdictional responsibilities. We value the feedback of Canadians and will continue to seek input on how the federal government can prevent and reduce homelessness.
INTRODUCTION

One of the most important roles of the Government of Canada is to support vulnerable Canadians, including people who are experiencing homelessness or are at risk of becoming homeless. All Canadians need and deserve housing that is safe, adequate and affordable.

Homelessness in Canada

Homelessness affects various Canadians, including individuals and families, women fleeing violence, Indigenous Peoples, youth and seniors. In 2014, 137,000 Canadians used an emergency shelter. Canada has about 15,000 emergency shelters, and the average occupancy rate had risen to over 90 percent, making it likely that shelters have turned people away. As well, approximately 35,000 Canadians experience some form of homelessness on any given night.

The cost of health, social and judicial services for homelessness is high. Some estimate that it costs the Canadian economy as much as $7 billion each year.

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3 Ibid
All governments work with individuals and organizations to prevent and reduce homelessness. The role of Employment and Social Development Canada’s Homelessness Partnering Strategy is to:

- Provide leadership by bringing together governments, the not-for-profit and private sectors and people who have experienced homelessness.
- Fund national and community programs.
- Support the collection of data and research to develop evidence-based policies and deliver programs.

An overview of the Homelessness Partnering Strategy

The Homelessness Partnering Strategy aims to prevent and reduce homelessness in Canada. It provides direct financial support to communities across Canada to help them address their local homelessness needs. First launched on April 1, 2007, the Homelessness Partnering Strategy builds on the former National Homelessness Initiative, which was introduced in 1999.

There are six streams of funding for the Strategy. Three of them are regionally delivered: Designated Communities, Aboriginal Homelessness, and Rural and Remote Homelessness. Three are nationally delivered: Innovative Solutions to Homelessness, the National Homelessness Information System, and the Surplus Federal Real Property for Homelessness Initiative.

Through the regionally delivered streams, the Homelessness Partnering Strategy provides direct funding to 61 designated communities (urban centres), as well as Indigenous and rural and remote communities across Canada, to support their efforts in preventing and reducing homelessness. After completing a wide-ranging community planning process, communities develop projects that meet their own needs and priorities as well as the objectives of the Homelessness Partnering Strategy.

Each Homelessness Partnering Strategy designated community (outside of the province of Quebec) has a Community Advisory Board that sets the direction for addressing local homelessness issues and recommends projects for funding. The Community Advisory Board is made up of a wide range of stakeholders, including from the municipality, the provincial or territorial government, not-for-profit organizations, and for-profit enterprises.

A Community Entity is responsible for implementing a community plan. Usually, it is an incorporated organization such as the community’s municipal government or an established not-for-profit organization. The Community Entity administers the Homelessness Partnering Strategy funding to support local organizations, and it monitors and reports on the results of projects.

In some communities, Indigenous Community Advisory Boards set the direction for Aboriginal homelessness funding under the Homelessness Partnering Strategy. As well, Regional Advisory
Boards exist in some places to determine homelessness priorities for Rural and Remote Homelessness funding from the program.

In Quebec, the Homelessness Partnering Strategy is administered through a formal Canada-Quebec agreement that respects the jurisdiction and priorities of both governments in addressing homelessness. Under the agreement, the Quebec Centres intégrés (universitaires) de santé et de services sociaux co-ordinate activities for their region. This includes developing community plans and identifying priorities with the Tables de concertation.

Policy direction: 2014 to 2019

When the Homelessness Partnering Strategy was renewed in 2014, Housing First became a policy priority, with a focus on chronic⁴ and episodic⁵ homelessness. This change was based mainly on the results of the Mental Health Commission of Canada’s At Home/Chez Soi initiative and on early results from other Canadian cities that started using the Housing First model.⁶

Housing First under the Homelessness Partnering Strategy involves moving individuals from the streets or emergency homeless shelters directly into permanent housing. Once in housing, they are linked to services to help keep their housing and reintegrate into the community. The program’s Housing First approach is targeted at people who are experiencing chronic or episodic homelessness.

Current context for the Homelessness Partnering Strategy

New investments

Budget 2016 included an additional $111.8 million for the Homelessness Partnering Strategy over two years (2016-17 and 2017-18) to further support communities in their efforts to help Canadians experiencing homelessness find stable housing. This represented the first increase in funding for federal homelessness programming since its inception in 1999. It builds on the program’s existing five-year investment of nearly $600 million over five years (2014 to 2019) and maintains a focus on the Housing First approach.

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⁴ Chronic homelessness currently refers to people who often have disabling conditions (for example, chronic physical or mental illness, substance abuse problems) and who are homeless and have been homeless for six months or more in the past year (they have spent a total of more than 180 nights in a shelter or place not fit for human living).

⁵ Episodic homelessness currently refers to people who often have disabling conditions and who are homeless and have been homeless three or more episodes of homelessness in the past year (episodes are periods when a person would be in a shelter or place not fit for human living and, after at least 30 days, would be back in the shelter or location not fit for human living).

Budget 2017 proposed to maintain the program’s expanded 2017-18 funding level for 2018-19. Additionally, the National Housing Strategy will invest $2.2 billion over 10 years to tackle homelessness through an expanded federal homelessness program.

With these investments, communities will be better able to address homelessness with the goal of reducing chronic homelessness by half by 2027-28.

The Advisory Committee on Homelessness

After the National Housing Strategy consultations in 2016, the Government committed in Budget 2017 to consult with Canadians on how to redesign the Homelessness Partnering Strategy and to create a panel to give advice to the Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development. On June 22, 2017, the Minister announced the membership of the Advisory Committee on Homelessness. Chaired by Adam Vaughan, Parliamentary Secretary (Housing and Urban Affairs) to Minister Duclos, the Advisory Committee on Homelessness had 13 members from outside of government and from across the country that represented diverse regions and cultures, Canada’s two official languages, as well as people who have experienced homelessness.

The focus of the Advisory Committee’s work was to provide Employment and Social Development Canada with potential ways forward for the redesign of the Homelessness Partnering Strategy. The Committee had a mandate to:

- Explore the ideas heard through the National Housing Strategy engagement process in greater depth.
- Undertake targeted engagement with experts, communities, and stakeholders.
- Analyze options for the renewal of the Homelessness Partnering Strategy.

Homelessness Partnering Strategy engagement overview

Various activities were used to reach Canadians throughout the engagement process on redesigning the Homelessness Partnering Strategy in 2017. We wanted to make sure we heard from people with a range of experience from across the country. This included in-person roundtables and online engagement. During these activities, we made sure to consult with people who have experienced homelessness.
In-person roundtables

The Advisory Committee on Homelessness hosted roundtable discussions across Canada. Regional roundtables were held in eight cities: Halifax, Toronto, Winnipeg, Vancouver, Yellowknife, Montréal, Québec and Calgary. For each of these roundtables, a local Indigenous elder was present to start the proceedings and take part in the discussion.

Roundtable participants included representatives from homeless-serving organizations from the city and surrounding area, people with lived experience of homelessness, and representatives from Indigenous organizations. The Chair of the Committee hosted each roundtable, and some committee members attended each one. The regional roundtables asked for input on what was working with the program and what was not, as well as suggestions for improvement.

Two other roundtables were held: one with Community Entities and Community Advisory Boards, and another focused on veterans’ homelessness. The Community Entity/Community Advisory Board session had about 80 participants from across the country. Participants shared their ideas on the tools and approaches needed to make progress in reducing chronic homelessness, as well as ways that the Homelessness Partnering Strategy could support community efforts to improve local coordination and decision-making. The roundtable on veterans’ homelessness brought together organizations and experts who work with homeless veterans and veteran-serving organizations from across the country. This roundtable expanded the conversation about how to prevent and reduce veterans’ homelessness.

When the Committee Chair and members visited cities for roundtables, they visited local service providers to learn more about the work being done, and to discuss challenges and opportunities with the Homelessness Partnering Strategy.

Online engagement

Employment and Social Development Canada launched an online feedback process open to all Canadians on July 17, 2017. This process included quick polls and surveys and was open until September 15, 2017.

Almost 500 surveys were submitted from individuals and organizations from most provinces and territories, across all age groups (18 years of age or older) and with various backgrounds and perspectives on how to address homelessness.

As well, 678 people from across the country and representing all age groups answered online quick polls with their opinions on the extent of homelessness in their community or across Canada. For both the community and national polls, almost all people indicated that homelessness was an issue to some extent. At the community level, 74 percent felt it was an issue to a large extent, 20 percent felt it was an issue to a medium extent and 6 percent felt it was an issue to a small extent.
In addition to the online surveys, some organizations and individuals shared their feedback through electronic submissions. These included emails with program ideas, as well as in-depth analysis and reports on homelessness and recommendations for the Homelessness Partnering Strategy. Some organizations also shared promising practices to address homelessness at the community level that could be applied across the country.

**Other discussions on expanding and redesigning the Homelessness Partnering Strategy**

From August to December 2017, departmental officials held meetings with provincial and territorial officials to get input on the program and ways to improve coordination between the two governments.

In 2017, departmental officials also began discussions with Indigenous partners, including Indigenous service providers and local organizations, to explore new ways to collaborate in addressing Indigenous homelessness to better meet the needs of First Nation, Inuit, and Métis individuals.

**Other Government of Canada consultations**

Two other consultation processes provided input for redesigning the Homelessness Partnering Strategy: the National Housing Strategy and the Canadian Poverty Reduction Strategy. A report called *Let’s Talk Housing* was released in November 2016 with the findings of the National Housing Strategy consultation. This was followed by the final National Housing Strategy in November 2017, which is based on all of the input and feedback received. In February 2018, a report called Canadian Poverty Reduction Strategy—What we heard about poverty so far was released.
Throughout the Homelessness Partnering Strategy engagement process, Canadians told us that homelessness is a problem in communities of all sizes across Canada. Suggestions to address homelessness ranged from higher support payments and more affordable housing to improving parts of the Homelessness Partnering Strategy.

Survey respondents, including people who identify as having experienced homelessness, and roundtable participants, gave feedback similar to what we heard in other consultations, including:

- The Government of Canada should play an active role in creating increased affordable, safe and accessible housing; this includes housing options such as social housing and cooperative housing;
- Increase the availability of temporary housing options such as emergency shelters and transitional housing;
- Improve financial supports to individuals, such as by increasing social assistance, other income supports and minimum wage, or by providing minimum levels of income (for example, a living wage);
- Increase support for, and access to, mental health and addiction services, including harm reduction services; and
- Increase the availability of social supports, including counselling, community integration and job training for people experiencing homelessness and those at risk of homelessness.
People who have experienced homelessness talked about their experiences, including how hard it is to find adequate, affordable and safe housing and services. People from the North and rural and remote communities reminded everyone that housing and homelessness issues can be different for them, including a lack of services to help them transition to permanent housing.

**Improving the Homelessness Partnering Strategy**

These are the common themes we heard from Canadians on how to improve the Homelessness Partnering Strategy:

**Housing First**

We heard that there is growing support for Housing First in communities across Canada. Many participants told us that they were not sure about the impact of the shift to Housing First when the Government first announced it. But evidence is now showing this approach does work to help people move from the streets and emergency shelters into permanent housing. It also supports them to have stable, long-term housing and to improve their quality of life.

**Definition of chronic and episodic homelessness**

Participants supported targeting funds to people in greatest need. But we also heard that making chronic and episodic homelessness the priority for Housing First means that some other people do not qualify for services.

There were questions about whether or not the program’s current definition of chronic or episodic homelessness includes people who have stayed in emergency shelters or that local service providers do not know about (for example, people who “couch-surf” or stay temporarily with family members or friends). There was also concern that the current definition does not certain parts of the homeless population would make it harder for other groups that need access to housing and services.

We heard that the program’s Housing First funding targets make it more difficult for communities to address the full range of local needs. A number of stakeholders felt that funding decisions should be left to communities and their local planning and priority-setting. There is general support for Housing First across the country, but some participants would like Homelessness Partnering Strategy funding to support different approaches that meet various needs in their communities.

As well, many communities would like to invest more Homelessness Partnering Strategy funding in programs other than Housing First, including rapid re-housing and preventing homelessness.

**Housing First targets**

Some communities felt the priority for Housing First should be individuals who are experiencing chronic or episodic homelessness. Others felt that targeting the program’s investments at only
address the growing challenge of youth homelessness, in particular young people coming from the child welfare system.

We heard that requiring chronic or episodic homelessness to qualify for Housing First is not fair and is against the spirit of the right to housing for all Canadians.

We consistently heard that the following should be considered to redesign the Homelessness Partnering Strategy:

- Expand the definition of chronic and episodic homelessness so service providers can help a larger and more diverse part of the local homeless population with a Housing First approach;
- Include how severe the need is in addition to the length of homelessness to help communities set priorities for Housing First interventions; and
- Use the same definition as provincial/territorial homelessness programs, where they exist.

**Adaptations to Housing First**

Participants agreed that Housing First should not be used as a “one size fits all” approach under the Homelessness Partnering Strategy. We heard that organizations would like to be able to innovate and adapt the Housing First model to better meet the needs of Indigenous people, youth, women (including women fleeing violence) and other people who need different approaches or types and levels of support.

They asked for more research and investment to develop Housing First programs that are appropriate to Indigenous culture, including different housing models, programs and services that work with Indigenous cultural values and languages, and meet the needs of Indigenous people. Many also asked that the Homelessness Partnering Strategy focus more on youth (including LGBTQ2 and minority youth), since they face unique risks and are particularly vulnerable. They proposed that Housing First programs for youth could work with schools to identify young people experiencing homelessness or at risk of homelessness, help young people coming from provincial child welfare systems and help young people reconnect with family and other natural supports (for example, close family friends).

We also heard that communities want to adapt the Housing First model to local conditions, especially in smaller (including rural and remote) communities with limited housing, supports and services.

**The need for housing**

A common issue raised is that the success of Housing First programs relies heavily on housing being available. There is a limited supply of affordable and supportive housing, and there are often long waiting lists for subsidized units. This has led to a “scattered site” approach in many communities, where Housing First clients are placed in rental units in the private housing market with rent supplements so they can afford them.
We were told that there are not enough rental units and rent supplements funded through provincial and territorial governments. The Homelessness Partnering Strategy provides funding for rent supplements for Housing First clients under its Emergency Housing Fund, but these are short-term subsidies to give service providers time to move clients to provincial/territorial rent supplement programs. We have heard from communities that the limited supply of housing and rent subsidies really limit the number of Housing First clients that service providers can house.

We heard from service providers and people who are experiencing homelessness or are at risk of homelessness that the lack of affordable, supportive and other shared/community living housing (including culturally appropriate housing models) reduces “housing choice” for Housing First clients. This could be a real barrier for youth, women (including women fleeing violence) and Indigenous people, who may prefer community living for safety reasons or for social, cultural and spiritual reasons.

The need for supports

Many Housing First clients have complex mental health and addiction issues, and they need a lot of support to live in stable housing. Communities and local service providers told us they need more clinical supports and the lack of Homelessness Partnering Strategy funding for these types of supports is a serious barrier to making Housing First work. The Homelessness Partnering Strategy funds Intensive Case Management\(^7\) for clients with moderate needs, but the types of services required for clients with greater needs (for example, physicians, nurses, psychiatrists) delivered by Assertive Community Treatment\(^8\) teams are delivered by provincial and territorial governments. Where these services are not available, or in short supply, Housing First clients with high levels of need may not receive enough support to stay in stable housing.

We also heard from local service providers and people who are or have experienced homelessness that federal funding should be available so that organizations can hire and train peer support workers. These workers are people who have experienced homelessness and who work with front-line staff to help people who are experiencing homelessness to access services, housing and supports.

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\(^7\) In Intensive Case Management, case workers work alone or in teams to connect people with housing and clinical and other supports. The type and level of support offered is geared to people with moderately severe needs.

\(^8\) Assertive Community Treatment involves added clinical supports, such as a psychiatrist, doctor, nurse and substance abuse specialists on a single team, and that team serves all of the person’s needs. The type and depth of support offered is geared to individuals with the highest needs.
Preventing homelessness

Although participants consider the shift to Housing First an important step forward in addressing homelessness in Canada, many told us that they want the Government of Canada to put more funding into programs and services that are proven to prevent individuals and families from becoming homeless in the first place (for example, eviction prevention and rapid re-housing with supports).

Finally, many communities said that they would like to see more investment to prevent youth homelessness. In particular, they identified the need for federal and provincial and territorial governments to work together more closely to make sure housing and supports are available to young people leaving the child welfare system.

Indigenous homelessness

Many Indigenous and non-Indigenous people and organizations told us more funding and a greater understanding of Indigenous homelessness are needed. Indigenous organizations said they would like to see the principles of reconciliation built into the Homelessness Partnering Strategy, as well as services that recognize Indigenous knowledge and deal with intergenerational trauma that affects many Indigenous Peoples. Indigenous organizations would like to see the Homelessness Partnering Strategy’s Housing First eligibility criteria expanded (to serve a larger share of the homeless population).

They would also like to adapt the Housing First model so it is appropriate to Indigenous cultural and spiritual values and their unique housing and support needs.

Partnerships and coordination

We heard that the shift to Housing First has helped build and strengthen community partnerships that move individuals from the streets or emergency shelters into permanent housing. For example, partnerships with landlords can ensure more successful tenancies for Housing First clients.

Based on feedback from communities across Canada, we know there are opportunities to advance Housing First through greater coordination. Communities would like:

- to expand the new web-based Homelessness Individuals and Families Information System (HIFIS 4)9 to all communities supported by the Homelessness Partnering Strategy to improve collaboration and coordination of data;
- a shift to a systems approach to addressing homelessness. This could include support for system mapping so communities better understand the range of programs and services available and identify gaps and duplication, how and where services overlap and fit together, and whether organizations across the service system share the same goals and objectives; and

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9 The Homelessness Individuals and Families Information System is software that helps communities and organizations that support people who are homeless or at risk of becoming homeless. It helps to manage the entire range of support services for these people, and it allows organizations and communities to collect and analyze data on homelessness.
• investment, training and technical support for communities to build coordinated access and assessment\textsuperscript{10} processes to assess a person’s situation and the severity of their needs, and to match them with appropriate housing and services. Participants told us that coordinated access and assessment is essential for an integrated system of care.

Canadians also told us that addressing homelessness requires more coordination and alignment between all governments, and across federal government departments that have an impact on homelessness. Among the most common recommendations, we heard:

- Better coordination of federal and provincial/territorial homelessness programs would decrease the administrative burden on communities and improve outcomes for vulnerable people; and
- Communities would like the Government of Canada to develop ways to coordinate with provincial/territorial public systems (for example, child welfare, health, corrections).

\textbf{Homelessness Partnering Strategy governance}

We heard strong support for the Homelessness Partnering Strategy’s community-based model. However, communities identified issues about the roles of Community Entities and Community Advisory Boards to strengthen planning and decision-making at the local level.

\textbf{Community Entities and Community Advisory Boards}

Some communities have strong local leadership and their Community Advisory Boards work well, but this differs across Canada. The Homelessness Partnering Strategy’s guidance on “conflict of interest” could be clearer, particularly for Community Advisory Boards that include service providers who benefit from funding decisions.

The need for more diverse representation, especially from Indigenous service providers, on Community Advisory Boards and Regional Advisory Boards was also raised. More resources may be needed to enable Indigenous organizations to participate in local planning and decision-making.

In communities with a large Indigenous population, we heard that the Homelessness Partnering Strategy should encourage the creation of Indigenous Community Entities and Community Advisory Boards if there is strong interest on the part of local Indigenous organizations. Investment and training to strengthen local organizations might be needed. In communities with Indigenous Community Entities and Community Advisory Boards in place, ways to encourage more collaboration with designated Community Entities and Community Advisory Boards could be considered, while acknowledging and respecting the unique role and special work of Indigenous Community Entities and Community Advisory Boards.

\textsuperscript{10} Coordinated access and assessment represents a single place or process for people experiencing homelessness to access housing and support services. A common assessment tool is used to determine their level of need, and they are then matched to the housing and services best for them. Coordinated access and assessment is designed to meet the needs of the most vulnerable first and is more efficient by helping people move through the system faster, preventing new cases of homelessness, and improving data collection and quality to provide accurate information on client needs.
Having people who have experienced homelessness on Community Advisory Boards and other planning and decision-making bodies was also identified as something important to consider. We heard from service providers and people who have experienced homelessness that they bring a unique perspective on how to design and deliver programs and services.

**Community planning**

Throughout the engagement process, we heard that the Homelessness Partnering Strategy community plan could be more effective in driving local action on homelessness. Many said that the current community plan is considered a standard service delivery plan for Homelessness Partnering Strategy funding. We heard that communities often have several plans and processes to meet the requirements of different funders, and they all involve in-depth consultations with the same local stakeholders, which leads to duplication, confusion and administrative burden.

Here are some of the ideas to strengthen local community planning:

- Replace the current Homelessness Partnering Strategy plan with “system plans” that are developed in close consultation with community stakeholders and include clear targets to reduce and prevent homelessness. Performance should be measured to keep track of outcomes over time;
- Support and invest in reducing and preventing homelessness for specific groups of people, including young people and Indigenous people; and
- Create ways to include people with lived experience of homelessness in community planning, monitoring and evaluation.

**Organizational capacity and administrative burden**

Service providers told us that they have small budgets and limited staff. Short periods of funding, often from several funders, make it difficult to hire and keep qualified staff. This also limits how much personal training they can offer and their capacity to deliver services quickly in challenging situations.

We were told that organizations need federal investments over a longer period of time so they can build their capacity. The Training and Technical Assistance program for Housing First, which is funded by the Homelessness Partnering Strategy and implemented by the Canadian Alliance to End Homelessness, was an example of the kind of initiative that could be expanded.

Others told us that capacity building will be needed to help communities create and manage local coordinated access and assessment processes. In several communities, we heard that organizations look forward to broader use of the Homelessness Individuals and Families Information System (HIFIS 4) to help communities make the shift to a systems approach to homelessness.

Finally, there was a lot of feedback from Community Entities and service providers on the Homelessness Partnering Strategy’s administrative and reporting requirements. We heard that the administrative work required, especially in terms of reporting results, is time-consuming and a real burden. They need to report to several different funders (including provincial/territorial governments) with different performance measures and reporting requirements.
We heard that redesigning the Homelessness Partnering Strategy is an opportunity to simplify its administration. Most would like to see the Government focus on a smaller number of clear outcomes (rather than “results”) and work with provincial and territorial governments to simplify planning and reporting.

**Homelessness Partnering Strategy funding**

The new federal investment announced in Budget 2016 and the Government of Canada’s commitment under the National Housing Strategy to expand and extend funding for the Homelessness Partnering Strategy for 10 years through Budget 2017 has been positively received by communities and others across Canada. We heard that this added longer-term funding will help stabilize local organizations and the programs and services they deliver, and also allow them to plan more strategically. A number of ways were suggested to improve funding for communities:

- Create new designated communities where they are needed and give more funding to existing designated communities where homelessness is most severe. At the very least, communities would like current funding levels to be maintained;
- Allow communities to carry over unused funding from one year to the next. We were told that being able to carry over funds is essential for communities to be able to manage project delays, meet new needs in the community and fund long-term initiatives, including system planning\(^{11}\) work;
- Allow Homelessness Partnering Strategy funding to be “stacked” with other federal programs, and work to allow this with provincial and territorial governments as well; and
- Consider specific funding for vulnerable populations such as young people.

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\(^{11}\) In a Housing First context, system planning is a way of organizing and delivering housing, supports and other programs and services locally. In place of an “organization-by-organization” or “program-by-program” approach, system planning helps communities to coordinate and align all programs and services across the system (for example, street outreach, emergency shelters, health and social services, housing, etc.).
NEXT STEPS

We heard from people across the country who have different experiences and views on homelessness, including from people who have experienced homelessness. As the new program is developed, we will continue to balance what we heard with factors like financial and jurisdictional issues, as well as where the Government of Canada can make the biggest difference.

The Minister of Families, Children and Social Development has committed to launch an expanded and redesigned federal homelessness program on April 1, 2019.

We value the input we have received, and we will continue to seek feedback on the role of the federal government in preventing and addressing homelessness. We will also continue to talk with our provincial, territorial and Indigenous partners and look for opportunities to continue the discussion with Canadians. Please let us know what you think about this report by tweeting at us or by sending us an email.
## Online Feedback Activity

<table>
<thead>
<tr>
<th>Online feedback activity</th>
<th>Number of responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homelessness Partnering Strategy survey for individuals</td>
<td>277 submitted surveys</td>
</tr>
<tr>
<td>Homelessness Partnering Strategy survey for organizations</td>
<td>221 submitted surveys</td>
</tr>
<tr>
<td>Quick poll</td>
<td>678 submitted responses</td>
</tr>
<tr>
<td>Electronic submissions</td>
<td>22 submissions received</td>
</tr>
</tbody>
</table>
Homelessness Partnering Strategy
online survey

The survey was open from July 17 until September 15, 2017.

Individual survey

• Respondents lived in all provinces, the Northwest Territories and Yukon; 23% lived in British Columbia, 28% in Alberta, 1% in Saskatchewan, 3% in Manitoba, 25% in Ontario, 8% in Quebec, 1% in Newfoundland and Labrador, 3% in New Brunswick, 2% in Nova Scotia, 1% in Prince Edward Island, 1% in Yukon, and 1% in the Northwest Territories.

• 81% of individual respondents lived in urban communities, 17% lived in rural communities and less than 1% lived in remote communities.

• 65% of individual respondents identified as female.

• 5% of individual respondents were aged 18 to 24, 24% were 25 to 34, 19% were 35 to 44, 24% were 45 to 54, 21% were 55 to 64 and 6% were 65 or more.

• Approximately 8% of individual respondents identified as First Nation, Inuit, or Métis.

• 11% of individual respondents identified as a visible minority.

• 14% of individual respondents identified as having a disability.

• 26% of individual respondents identified as homeless or having a previous experience of homelessness.

Organization survey

• Respondent organizations served most regions in the country; 20% served primarily British Columbia, 16% served primarily Alberta, 2% served primarily Saskatchewan, 3% served primarily Manitoba, 17% served primarily Ontario, 29% served primarily Quebec, 1% served primarily Newfoundland and Labrador, 5% served primarily New Brunswick, 4% served primarily Nova Scotia, 1% served primarily Yukon, 1% served primarily the Northwest Territories, and 2% identified as national organizations.

• 79% of organization respondents primarily served urban areas, 13% primarily served rural communities, and 3% primarily served remote communities.

• 15% of organization respondents were Homelessness Partnering Strategy Community Entities, 21% were service providers, 6% were Indigenous organizations, 42% were other non-profit/charitable organizations, and 10% were municipal/provincial/territorial government representatives.
**Homelessness Partnering Strategy quick polls**

- Two quick polls were online between July 17 and September 15, 2017:
  - In your opinion, to what extent is homelessness an issue in your community?
  - In your opinion, to what extent is homelessness an issue across Canada?
- 637 individuals responded to the poll about homelessness at the community level and 41 responded to the poll at the national level.
- 192 individuals responding to the community level poll also provided demographic information.

**Community level poll**

- Respondents who shared demographic information lived in Yukon and all provinces; the majority of these respondents were from British Columbia (21%), Alberta (27%), Ontario (26%) and Quebec (14%).
- 63% of these respondents identified as female.
- Respondents represented all age groups: 3% were aged 18 to 25, 13% were 25 to 34, 20% were 35 to 44, 35% were 45 to 54, 20% were 55 to 64 and 8% were 65 or older.
To: Housing Committee

From: Neal Carley, General Manager, Parks, Planning and Environment

Date: June 29, 2018

Subject: Homelessness Partnering Strategy – Year Five of Community Entity Agreement

RECOMMENDATION

That the MVRD Board receive for information the report dated June 29, 2018, titled “Homelessness Partnering Strategy – Year Five of Community Entity Agreement”.

PURPOSE

To update the MVRD Board on the Homelessness Partnering Strategy (HPS) and the planned work for the last year of the five-year agreement for Metro Vancouver to administer the HPS program.

BACKGROUND

Metro Vancouver administers the federal Homelessness Partnering Strategy (HPS) under an agreement with Employment and Social Development Canada. The current 5-year agreement ends March 31, 2019 with the conclusion of the current funding program.

HOMELESSNESS PARTNERING STRATEGY IN METRO VANCOUVER

The Homelessness Partnering Strategy (HPS) is a federal program focused on preventing and reducing homelessness through support and funding. The HPS started in 2001 and it currently supports 61 communities across Canada. It is designed to recognize that communities are best placed to identify unique homelessness-related needs, and to prioritize federal funding accordingly. The HPS is delivered through local Community Entities that work with a local Community Advisory Board.

From 2001 to 2017, over $131 million in federal funds have been directed toward homelessness in the region through the federal program. An additional $1.8 million per year has also been directed to the Aboriginal Community Entity. Organizations leverage these federal funds by bringing together other financial contributions to support their capital projects, services and outreach programs.

The federal government administered the funds for the homelessness program from 2001 to 2010. Metro Vancouver was selected to be the Designated Community Entity for the Metro Vancouver region through a community-based process in 2010 and administered the HPS program in 2011 with the Government of Canada under a shared delivery model as the program fully transitioned to the Community Entity model.

In 2012, Metro Vancouver entered into an agreement to serve as the Designated Community Entity for the Homelessness Partnering Strategy in the Metro Vancouver region. In 2014, Metro Vancouver entered into a five-year agreement with Canada. The agreement expires on March 31, 2019.
Metro Vancouver is one of two Community Entities in the Metro Vancouver region. The other Community Entity is Lu’ma Native Housing Society, which focuses on funding to Aboriginal organizations.

**Community Entity Role**

The Metro Vancouver Community Entity works in partnership with the Community Advisory Board (CAB) and through regular meetings, updates and reports to the CAB. The CAB is comprised of twelve members from across the region with municipal and provincial representatives, health agencies, BC Housing and members of non-profit organizations.

The CAB is responsible for setting the priorities and funding allocations to guide the application of the HPS funds. The CAB also sets the terms of reference for each call for proposals and reviews proposals and makes recommendations to the Metro Vancouver Community Entity for due diligence and funding awards. The CAB ensures that HPS funds are relevant to community needs.

The Metro Vancouver Community Entity works in partnership with Service Canada and the HPS Community Advisory Board on calls for funding proposals, review of submissions for project funding, and on funding decisions.

The Metro Vancouver Community Entity is responsible for supporting the CAB and administering projects funded by the HPS program. The Metro Vancouver Community Entity is also responsible for conducting regional homeless counts which it has done every three years since 2002, and specialized homeless counts, such as the 2018 Youth Homeless Count. In its community development and capacity building role, the Metro Vancouver Community Entity organizes and facilitates forums on topics related to homelessness, service provider training and information-sharing and networking events engaging service providers and partners from all sectors.

**Metro Vancouver Community Entity Activities**

Since 2011, the Metro Vancouver Community Entity managed 130 HPS-funded projects and administered close to $70 million in HPS funds. Over this period, more than 800 persons have been placed into stable housing, the majority of whom were the hardest to house, and close to 1,000 enhanced or new units have been added to the housing stock for homeless persons.

As the Community Entity, Metro Vancouver conducted the 2014 and 2017 regional point in time homeless counts and the 2018 Youth Homeless Count. Metro Vancouver was also involved in the Homeless point in time counts in 2002, 2005, 2008, and 2011. The Metro Vancouver Community Entity also organized over 20 forums, events and training sessions for funded projects, partners, the homeless-serving community and broader stakeholders.

A summary of the Metro Vancouver Community Entity activities since 2011 is attached (Attachment 1).

In this final year of their agreements that end March 31, 2019, the HPS-funded service projects will be winding down and activating the plans in their agreements to ensure no clients return to homelessness at the conclusion of their HPS funds.
2019 – 2024 Federal Program
The federal government reviewed the HPS program and announced on June 11, 2018, changes to create Reaching Home, the Government of Canada’s redesigned homelessness strategy to work toward a 50% reduction in chronic homelessness over the next 10 years. Reaching Home will continue the HPS principles to keep decision making at the local level to address local priorities.

The Reaching Home will maintain the current 61 communities designated under the HPS program and add additional communities. This expansion to additional communities will not affect the funding levels for the current 61 communities.

Reaching Home will also provide greater flexibility for homelessness prevention programs and services designed to meet the specific needs of different vulnerable populations. Reaching Home will also enhance and improve coordinated and standardized data collection, information access and sharing, and develop information systems to match individuals to appropriate housing and services in a more streamlined and coordinated way.

Reaching Home will increase funding for Indigenous-led homelessness initiatives to address the disproportionately high number of indigenous homeless persons across Canada.

2019 – 2024 Community Entity Agreements
All the existing Community Entity agreements expire on March 31, 2019. Over the summer and fall of 2018, the federal government will initiate discussions for Community Entity agreements for the next five-year period (April 1, 2019 to March 31, 2024) for the administration of the Reaching Home program.

In some cases, there may be other organizations or agencies that would like to be considered as the Community Entity for an existing community designated under the HPS program. In such cases, the federal government would review the applications and consult with the local Community Advisory Board (CAB).

On April 30, 2018, the CAB for the Metro Vancouver Community Entity passed the following resolution that was provided to Service Canada and forwarded to Employment and Social Development Canada:

That the CAB recommend to Service Canada that Metro Vancouver continue as Community Entity for the Designated Community for the Metro Vancouver region.

ALTERNATIVES
As this is an information report, there are no alternatives presented.

FINANCIAL IMPLICATIONS
As this is an information report, there are no financial implications.
For the last fiscal year (April 1, 2018 to March 31, 2019) of the Metro Vancouver Community Entity agreement, Canada will provide $10,277,826 in HPS funding. Over the fiscal year, $8,946,771 (87%) has been budgeted for community projects and $1,330,515 (13%) has been budgeted to cover the Community Entity administration costs.

The HPS program allows up to 15% of available fund to be used for Community Entity administration costs. The Metro Vancouver Community Entity is below the 15% level and is able to direct the unused administration funds to community projects.

**SUMMARY / CONCLUSION**

Metro Vancouver administers the federal Homelessness Partnering Strategy (HPS) under an agreement with Employment and Social Development Canada. The current 5-year agreement ends March 31, 2019 with the conclusion of the current funding program.

For the final fiscal year of the 2014-2019 HPS program (April 1, 2018 to March 31, 2019), the Metro Vancouver Community Entity will receive $10,277,826 in HPS funding, of which $8,946,771 (87%) has been budgeted for community projects and $1,330,515 (13%) has been budgeted to cover the Community Entity administration costs.

For the final year of the current agreement, the HPS program will wind down. All funding agreements currently administered by the Metro Vancouver Community Entity are scheduled to conclude by March 31, 2019. For ongoing programs, the service provider agreements include the measures they proposed to wind down, handover or carry on client services to prevent any from becoming homeless after March 31, 2019.

Over the summer and fall of 2018, the federal government will initiate discussions for Community Entity agreements for the next five-year period (April 1, 2019 to March 31, 2024) for the administration of the Reaching Home program. Agreements must be completed by April 1, 2019.

**Attachment**


YEAR 1 – APRIL 1 2011 – MARCH 31 2012

1st Quarter - April 2011 to June 2011
- On July 11, CE staff facilitated a meeting of the Co-Chairs with HRSDC researcher (Donna Taylor)
- CE staff facilitated meetings between the HPS project consultant regarding expectations for the community planning process
- Program staff facilitated meetings of the CAB Governance Working Group to guide the process of engaging the community in the development of the 2011 HPS community plan

2nd Quarter - July 2011 to September 2011
- Discussions held with City Gate Leadership Forum regarding facilitation of meetings and discussions with the faith community
- Met with AHSC Elder Committee to discuss multi-generational Aboriginal housing

3rd Quarter - October 2011 to December 2011
- CE staff held an information session on November 28 to assist prospective project proponents with the Call for Proposals documents and procedures – more sessions will be held in December

4th Quarter - January 2012 to March 2012
- CE met with the Tri-Cities Homeless Task Force on March 2 to discuss the 2011 Regional Homeless Count results for the sub-region. Similar meetings were held with Community Homelessness Tables in Richmond, North Shore, and Surrey

YEAR 2 – APRIL 1 2012 - MARCH 31 2013

1st Quarter - April 2012 to June 2012
- On June 19, 20, and 21, CE staff organized information sessions for potential applicants for HPS capital projects

2nd Quarter – July 2012 to September 2012
- On September 24, CE staff organized a meeting of the Community Homelessness Table Chairs to consider key messages emerging from the Public Opinion Poll. The Communications Working Group met via teleconference to consider the final key messages to accompany the release of the public opinion poll on October 4

3rd Quarter - October 2013 to December 2013
- The annual Homelessness Action Week included more than 50 activities aimed to connect homeless people to services and much-needed supplies across the region. It is estimated that 983 clients accessed services and supplies. The 2012 HAW included a first of its kind survey of regional attitudes towards homelessness conducted by Angus Reid and commissioned by the CAB. Other outcomes of the 2012 HAW included:
• a successful bus shelter advertising campaign in Vancouver, Surrey and Burnaby;
• a print media campaign in the Georgia Straight and Megaphone magazine;
• 2 opinion editorials in the Vancouver Sun;
• social media communications on Facebook, Twitter and the stophomelessness.ca website; and
• proclamations of HAW by 10 municipalities and the provincial government.

4th Quarter – January 2012 to March 2012
• As part of the transition to the new governance model, the RSCH held a region-wide information forum at which Carey Doberstein, a PhD Candidate from the University of Toronto, was invited to speak, among others

YEAR 3 – APRIL 1 2013 - MARCH 31 2014

1st Quarter – April 2013 to June 2013
• CE convened a meeting to plan for HAW 2013 (including annual connect events, themes, key messages, opinion polls, communications/media strategy and related contracts)
• The regional Funders’ Table held its second meeting on May 6. The Table signed off on its terms of reference and appointed its representative to the CAB
• CE staff held discussions with Surrey and Burnaby Boards of Trade about engaging the business community in the development of the regional plan.

2nd Quarter – July 2013 to September 2013
• Held Community Engagement forums for the Regional Plan to obtain input on specific topics such as Housing First, Prevention, and Capacity Building and to identify regional priorities and strategies
• CE staff held a Housing First meeting with community stakeholders. Approx. 70 people attended and there were presentations from MPA Society, Coast Mental Health, RainCity, and the Portland Hotel Society. Input was provided to Service Canada about Housing First issues of importance for stakeholders, opportunities and challenges to implement a Housing First approach, and ideas to overcome these challenges
• The CE engaged CitySpaces Consulting to develop a consultation strategy for the Regional Homelessness Plan

3rd Quarter – October 2013 to December 2013
n/a

4th Quarter – January 2014 to March 2014
n/a

YEAR 1 – APRIL 1 2014 - MARCH 31 2015

1st Quarter – April 2014 to June 2014
• Developed and hosted 2014 Homeless Count data release media event
• Working with ESDC Ministry staff on 2014-2019 media announcement by Minister Bergen June 25th, including inviting speakers and arranging venue, guests, speaking notes working with MV Communications
• Facilitated ongoing preparation for VCF and homeless-serving community for shift to Housing First
• CE & SC invited to speak to City of Maple Ridge staff on HPS HF framework

2nd Quarter – July 2014 to September 2014
• Support CAB in development of partnership activities including the Aboriginal Engagement Advisory Group
• Consulted with capacity building sub-project that provided 4 HF training sessions including 1 for youth serving organizations; HPS CE staff attended one session each for the learning opportunity
• CE developed and presented 7 Call for Proposals Housing First information sessions, including 2 for Aboriginal applicants
• CAB Call for Proposal Review teams were confirmed and orientations were held for each application type plus for Aboriginal Review Team

3rd Quarter – October 2014 to December 2014
n/a

4th Quarter – January 2015 to March 2015
• CE convened and supported meetings of the Call for Proposals Advisory Group, Finance & Audit Standing Advisory Group, the Strategic Planning Advisory Group, and the Investors Table
• Conducted intensive Housing First monitoring and communications with all sub-agreement holders regarding new funding eligibilities and activities
• Commenced orientation sessions for Housing First projects, introducing a self assessment alignment tool developed by the CE based on the MHCC toolkit
• Organized Point in Time Count learning meetings for HPS Ottawa with CAB, CE, and City of Vancouver
• Organized HIFIS training for all new sub-agreement holders offered by HIFIS Ottawa team and local HIFIS team
• Held first set of two Housing First on-site monitors with all Housing First sub-agreement holders

YEAR 2 – APRIL 1 2015 - MARCH 31 2016

1st Quarter - April 2015 to June 2015
• Convened and organized RSCH Advisory Groups as required
• Continuing with ongoing planning and implementation of partnership development activities (Aboriginal, Business, Funders, Government) on a quarterly basis

2nd Quarter - July 2015 to September 2015
• Held invitational meeting with key CAB, community members, Aboriginal CE, and AHSC members to discuss proposal to reallocate PiT funds

3rd Quarter - October 2015 to December 2015
• HPS Presentation to Regional Administrators Advisory Committee (RAAC) Meeting

Housing Committee
• CAB Chair and CE Manager gave HPS presentation to StreetoHome partner group by invitation
• As directed by CAB, staff initiated HIFIS feedback and focus group; focus group met once in December and in January in preparation for a HIFIS Forum for all sub-projects Feb 4th

**4th Quarter - January 2016 to March 2016**
• Facilitated Funders Together to End Homelessness Steering Committee conference call
• Hosted facilitated session with new Interim HPS CAB to determine structure, composition, connection to community
• Hosted HIFIS Forum; identified follow up actions; participants expressed appreciation for the Forum as a learning opportunity and connecting with other funded organizations
• Attend Leadership Summit II re Collaborative Coordinated Regional Approach to Ending Homelessness
• Hosted Day of Learning for all funded projects; included presentations by 5 projects; was very well received; request do more often

**YEAR 3 - APRIL 1 2016 TO MARCH 31 2017**

**1st Quarter - April 2016 to June 2016**
• Held information sessions for those invited to respond to Request for Proposals
• Facilitated meeting with Municipal Caucus re: its representation on new HPS CAB, as per CAB’s April meeting

**2nd Quarter - July 2016 to September 2016**
n/a

**3rd Quarter - October to December 2016**
• Meeting with Regional Recreational Boating Advisory Council regarding homelessness on waterways and water bodies

**4th Quarter - January 2017 to March 2017**
• Staff support to the Regional Homelessness Task Force and the Regional Administrators Advisory Committee (RAAC) work on understanding homelessness; collaboratively worked with municipalities and MV staff to identify local matters related to homelessness, gaps in service/housing, and potential solutions/best practices in aid of addressing homelessness in the region
• 2017 Homeless Count - discussions with local Health Office & Tobacco Enforcement, Count Project Team, and Indigenous community representatives on the use of tobacco
• Facilitate and host meeting of the new CAB; invited Nancy Baker, Patrick Hunter, and Tim Richter, CAEH to present on 2018 PiT and Coordinated Access and By-Name-Registry
• CE coordinated meetings and discussions with Metro Vancouver, Count Consultants, Lu’ma Aboriginal CE and AHSC, MV CAB and Service Canada, leading to both CEs and CABs holding separate sessions each CAB to vote on when the preliminary data would be released
• By invitation, CE Manager gave presentation to UBC law students on homelessness and HPS and local responses
• MV CE hosted workshop for BC Community Entities – most participated by teleconference, others
Meetings and discussions with Lu’ma Aboriginal CE and CAB/AHSC, 2017 Count Consultants, and MV CAB Chair regarding 2018 PiT options

YEAR 4 - APRIL 1 2017 - MARCH 31 2018

1st Quarter - April 2017 to June 2017
- Major media event to announce preliminary findings of 2017 PiT
- Meetings with Fraser Valley Regional District Homeless Count Project Team and BCNPHA Count Consultants to scope the Lower Mainland Homeless Count report
- Meeting with BC CEs, HFIS Ottawa team, and BC Housing on HIFIS 4.0 development and roll-out

2nd Quarter - July 2017 to September 2017
- Convene dialogue group for “Addressing Homelessness in the Region”
- Facilitate meeting with City of Vancouver, BCNPHA, and Aboriginal CE & CAB to coordinate on the three 2018 Counts
- Major media events to announce release of the final report of the 2017 Homeless Count held September 26, 2017 and for the Aboriginal Homeless Count September 25, 2016
- Support the Metro Vancouver External Relations team to plan and deliver three ‘Sustainability Breakfast’ presentations on homelessness in three cities across the region (Richmond, Vancouver, Langley) – November 15, 22, 29 – based on the 2017 Homeless Count findings

3rd Quarter – October 2017 to December 2017
- Supported press and media release for the 2017 Report on Homelessness in the Lower Mainland (Report combines, compares and contrasts information from 2017 Homeless Counts in the Metro Vancouver and Fraser Valley Regional Districts)
- Facilitated Lower Mainland 2H (Housing + Homelessness) Forum – an event of the Council of Community Homelessness Tables
- Hosted regional discussion on addressing regional homelessness with key counterparts
- Participated in teleconference with school superintendents/staff to discuss methodology and implementation of the 2018 Youth Homeless Count in Metro Vancouver

4th Quarter - January 2018 to March 2018
- Hosted 5 Housing First 101 training sessions in partnership with CAEH in February (Prospective Housing First Service Providers, Health Authorities, Elected Officials, Funders, Current Housing First Service Providers, Harm Reduction and Trauma Informed Practices)
- Facilitated a Dialogue with Currently Funded Housing First Service Providers to discuss long-time HF clients and other emerging issues across the region

YEAR 5 - APRIL 1 2018 - MARCH 31 2019

1st Quarter – April 2018 to June 2018
- Facilitated Regional Discussion on Seniors Homelessness in June in partnership with Seniors Services Society for stakeholders (health authorities, housing providers, front line workers, Landlord BC, Indigenous representatives, etc.)
To: Metro Vancouver Housing Corporation Board
From: Dean Rear, Director, Financial Planning and Operations, Financial Services
Date: June 21, 2018
Meeting Date: July 13, 2018
Subject: Mortgage Renewal for Pinewood Place

RECOMMENDATION
That the Metro Vancouver Housing Corporation Board pass the following resolutions as required by the British Columbia Housing Management Commission:

a) that the Metro Vancouver Housing Corporation Board hereby irrevocably authorizes British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Canada Mortgage Housing Corporation (the “Mortgage”) for the Pinewood Place project located at 850 West 17th Street, North Vancouver, BC (BCHMC File no. 91070/4187/CMHC#10437671007); and

b) that any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

PURPOSE
To obtain authority to renew the mortgage for the Pinewood Place project.

BACKGROUND
The Pinewood Place project is funded under the British Columbia Housing Management Commission (BCHMC) Umbrella Agreement, and the mortgage for this project is due for renewal on December 1, 2018. The previous renewal was completed through BCHMC on December 1, 2008.

As part of the ‘Direct Lending Program’, BCHMC chooses an approved Canada Mortgage Housing Corporation (CMHC) lender, makes all decisions regarding the terms of the mortgage and handles all necessary requirements to secure the mortgage renewal.

An alternative option is to finance the mortgage with another lender but this would still be subject to BCHMC’s approval. Additionally, there would be up-front costs which include surveys, property appraisals, environmental and building assessments, legal, CMHC mortgage insurance and mortgage broker services.

The above noted alternative method of financing would not result in an improvement in interest rates for the MVHC or provide value added benefits. CMHC can offer rates that are usually considerably lower than or as favorable as any the MVHC could obtain elsewhere from outside lenders.

CMHC sets the interest rate for renewal at the Government of Canada benchmark bond yield of equivalent term plus no more than approximately 0.50% per annum compounded semi-annually.
Based on the current benchmark rates, the estimated renewal rate is 2.78% compared to similar term products offered by the major banks estimated at 3.10%.

ALTERNATIVES
1. That the Metro Vancouver Housing Corporation Board pass the following resolutions as required by the British Columbia Housing Management Commission:
   a) that the Metro Vancouver Housing Corporation Board hereby irrevocably authorizes British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Canada Mortgage Housing Corporation (the “Mortgage”) for the Pinewood Place project located at 850 West 17th Street, North Vancouver, BC (BCHMC File no. 91070/4187/CMHC#10437671007); and
   b) that any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

2. Subject to BCHMC approval, finance the mortgage with another lender.

FINANCIAL IMPLICATIONS
The mortgage on Pinewood Place project subject for renewal on December 1, 2018 has a total balance of $453,330 with expected maturity date of October 1, 2020. This mortgage will be renewed to maturity. The current interest rate for the existing loan with CMHC is 3.68%.

Should the Board approve alternative one to authorize BCHMC to act on MVHC’s behalf, the mortgage will be renewed with a competitive interest rate with no constraints on Metro Vancouver resources. The estimated renewal rate is 2.78% which is more attractive than rates offered by the major banks. The expected savings from the lower interest rate will reduce MVHC’s debt servicing costs and thereby increase the ability for higher contributions for capital replacement.

Should the Board approve alternative 2 with MVHC securing its own lender, approval of BCHMC would still be required yet would provide no improvement in interest rates and would require additional expenditures to secure the financing.

SUMMARY / CONCLUSION
The mortgage for the Pinewood Place project needs to be renewed for December 1, 2018. As presented in alternative one, it is recommended that BCHMC act on behalf of MVHC as this allows for a competitive interest rate with no impact on Metro Vancouver resources.
To: Housing Committee

From: Donna Brown, General Manager Human Resources and Housing Services

Date: July 4, 2018

Subject: Manager’s Report

RECOMMENDATION
That the Housing Committee receive for information the report dated July 4, 2018, titled “Manager’s Report”.

Property Tax Reduction Initiative
The initial 2018 portfolio property assessment value was $892M, 10% higher than in 2017. Following the assessment, a change in the method used to calculate non-profit affordable housing value was agreed to by BC Assessment and BC Housing. Altus Group, a consulting group who specialize in property appeals, was engaged to appeal the property assessments on behalf of MVHC.

After appeal, the reassessed portfolio property assessment was reduced by $188M, a 21% reduction. The 2018 property tax amount is $2,226,436, 14% ($350,729) lower than 2017. Second level appeals made with the Property Assessment Appeal Board are pending.

Vacancy Reports
The 2018 second quarter vacancy rate for MVHC’s portfolio was 0.52%. A total of eight (8) units are being held vacant at Kingston Gardens due to redevelopment.

Attachments:
1. 2nd Quarter 2018 Vacancies by Portfolio
2. 2nd Quarter 2018 Vacancies by Municipality
3. Vacancy Rate Trend
Vacancies by Portfolio Q2 2018
METRO VANCOUVER HOUSING CORPORATION

<table>
<thead>
<tr>
<th>Ref:</th>
<th>Portfolio Sponsor</th>
<th>Total Units</th>
<th>Total Rentable Units (Q1)</th>
<th>Vacancy Rate</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>BC Housing Umbrella Agreement</td>
<td>2472</td>
<td>2464</td>
<td>0.67%</td>
<td>(16 Units)</td>
</tr>
<tr>
<td>2</td>
<td>MVHC</td>
<td>408</td>
<td>407</td>
<td>0.08%</td>
<td>(1 Unit)</td>
</tr>
<tr>
<td>3</td>
<td>Section 27</td>
<td>239</td>
<td>238</td>
<td>0.00%</td>
<td>(0 Units)</td>
</tr>
<tr>
<td>4</td>
<td>CMHC/BCHMC</td>
<td>121</td>
<td>121</td>
<td>0.00%</td>
<td>(0 Units)</td>
</tr>
<tr>
<td></td>
<td><strong>TOTALS:</strong></td>
<td><strong>3240</strong></td>
<td><strong>3230</strong></td>
<td><strong>0.52%</strong></td>
<td></td>
</tr>
</tbody>
</table>

*Not Included in table above*

1. *Units unavailable due to repair in this quarter 2.5
2. *Units unavailable due to Kingston Gardens Tenant Relocation 8
3. *Downtown Eastside Vancouver Units excluded:
   1. Hugh Bird - *(Contract Managed)* 64
   3. Regal Place - *(Contract Managed)* 40
   2. Claude Douglas - *(Contract Managed)* 39
4. *TOTAL CONTRACT MANAGED UNITS EXCLUDED: 143

*TOTAL UNITS EXCLUDED: 153.5
# Vacancies by Municipality Q2 2018

**METRO VANCOUVER HOUSING CORPORATION**

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Total Rentable Units</th>
<th>Average # Vacant Units Q2 2018</th>
<th>MVHC Average % Vacancy Q2 2018</th>
<th>CMHC Benchmark Oct 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maple Ridge</td>
<td>48</td>
<td>0.00</td>
<td>0.00%</td>
<td>0.50%</td>
</tr>
<tr>
<td>North Vancouver</td>
<td>141</td>
<td>0.00</td>
<td>0.00%</td>
<td>1.30%</td>
</tr>
<tr>
<td>Burnaby</td>
<td>248</td>
<td>1.00</td>
<td>0.40%</td>
<td>0.60%</td>
</tr>
<tr>
<td>Port Moody</td>
<td>148</td>
<td>2.00</td>
<td>1.35%</td>
<td>0.50%</td>
</tr>
<tr>
<td>Port Coquitlam</td>
<td>204</td>
<td>0.33</td>
<td>0.16%</td>
<td>0.50%</td>
</tr>
<tr>
<td>Surrey</td>
<td>628</td>
<td>12.00</td>
<td>1.91%</td>
<td>0.50%</td>
</tr>
<tr>
<td>Richmond</td>
<td>636</td>
<td>0.00</td>
<td>0.00%</td>
<td>0.60%</td>
</tr>
<tr>
<td>Coquitlam</td>
<td>268</td>
<td>1.50</td>
<td>0.56%</td>
<td>0.50%</td>
</tr>
<tr>
<td>Vancouver</td>
<td>659</td>
<td>0.00</td>
<td>0.00%</td>
<td>0.90%</td>
</tr>
<tr>
<td>New Westminster</td>
<td>171</td>
<td>0.00</td>
<td>0.00%</td>
<td>1.10%</td>
</tr>
<tr>
<td>Delta / Ladner</td>
<td>89</td>
<td>0.00</td>
<td>0.00%</td>
<td>1.20%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3240</strong></td>
<td><strong>17</strong></td>
<td><strong>0.52%</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Excluding Contract Managed Units in the Downtown Eastside (Regal Place, Claude Douglas, Hugh Bird Residence)
Vacancy Rate Trend (June 2017 to June 2018)

METRO VANCOUVER HOUSING CORPORATION

CMHC Avg = 0.85
MVHC Avg = 0.52
To: Housing Committee

From: Regional Planning Committee

Date: May 23, 2018

Subject: Municipal Measures for Affordable Housing Matrix - 2018 Update

The attached report titled “Municipal Measures for Affordable Housing Matrix – 2018 Update” was considered by the Regional Planning Committee at its meeting of June 8, 2018 and by the MVRD Board at its meeting of June 22, 2018 and is presented here to the Housing Committee for its information. At its meeting, the MVRD Board adopted the resolution in the report.

Attachment: (Doc#25454707)
“Municipal Measures for Affordable Housing Matrix – 2018 Update

25388375
To: Regional Planning Committee

From: Neil Spicer, Senior Policy and Planning Analyst
Parks, Planning and Environment Department

Date: May 23, 2018  Meeting Date: June 8, 2018

Subject: Municipal Measures for Affordable Housing Matrix - 2018 Update

RECOMMENDATION

PURPOSE
The purpose of this report is to provide an updated version of the Municipal Measures for Affordable Housing Matrix.

BACKGROUND
The matrix provides an inventory of policies, programs and municipal actions to support the development of affordable housing across the region. The first inventory of municipal actions was undertaken in 2012, and has subsequently been revised in 2014, 2016 and now in 2018. The matrix is available as a resource reference for municipalities and is also a performance measure for Metro 2040 and the Regional Affordable Housing Strategy. The matrix provides insight into the range of actions, policies and programs used by municipalities across the region.

MUNICIPAL MEASURES FOR AFFORDABLE HOUSING AND DIVERSITY
The Matrix tracks fiscal, policy, regulatory, and education/advocacy measures. The last time the matrix of affordable housing actions was updated was January 2016. An update is undertaken every two years, and in advance of this update, interest in the information was expressed both by the Regional Administrators Advisory Committee and the Regional Planning Committee.

Since early 2016, the total number of tools and measures being utilized by member municipalities has increased from 400 to 449, with an additional 66 actions pending or being explored, and another 28 used conditionally. The full list of tools/measures/actions is provided as Attachment 1. Overall, 13 municipalities have adopted Housing Action Plans, with 4 more pending; and 449 tools, actions and/or measures are actively promoting the development of affordable housing across the region.

Specific to the type of tools or measures, the number of fiscal measures has increased by 15 actions region wide, with more municipalities considering ways to reduce the costs of providing affordable housing (e.g. construction or land) such as the provision of grants, property tax exemptions, waiver of development fees and cost charges, Community Amenity Contribution allocation to affordable housing and other means (See Table 1).
The number of municipal actions looking at zoning and regulatory actions has increased by 16 with more focus on pre-zoning lands for affordable housing, the provision of micro units (or temporary modular housing), and inclusionary zoning policy.

There is also more focus on improving the development approval process, with 29 new measures coming in to place including the fast-tracking of the approval process for affordable housing projects, concurrent rezoning and building permit applications and more focused assistance / capacity building for applicants.

There has also been a noticeable increase in the number of municipal actions pending or exploring around incentives for purpose built market rental, increasing from 6 to 11 actions region wide.

Table 1. Summary of Municipal Measures for Affordable Housing

<table>
<thead>
<tr>
<th>Type of Measure</th>
<th>Measures Adopted</th>
<th>Pending or Exploring</th>
<th>Conditional Use of Measures *</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Measures</td>
<td>98</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>Planning Process or Policies</td>
<td>76</td>
<td>13</td>
<td>3</td>
</tr>
<tr>
<td>Zoning / Regulatory Actions</td>
<td>166</td>
<td>22</td>
<td>13</td>
</tr>
<tr>
<td>Approval Process Measures</td>
<td>29</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Purpose-Built Market Rental Incentives</td>
<td>15</td>
<td>11</td>
<td>2</td>
</tr>
<tr>
<td>Rental Housing Loss Prevention</td>
<td>39</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Education and Advocacy Measures</td>
<td>26</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* case-by-case consideration by municipal Council

**Methodology**

In March 2018, staff sought assistance from the RPAC Housing Subcommittee to update the matrix. The categories / measures remain the same as the 2016 version. The matrix reflects staff responses from member municipalities, and will be posted on the Metro Vancouver website. If any errors or omissions are found, please let Metro Vancouver staff know and the matrix can be updated. It represents a snapshot in time and reflects municipal input.

**NEXT STEPS**

Municipalities across the region are working hard to expand and enhance their affordable housing policies and programs to address the urgent need for more affordable housing options and in the context of newly available funds from other levels of government. Learning from the experiences and successes of other municipalities helps to expedite solutions, avoid duplication of effort, and avoid common pitfalls. The updated Municipal Measures for Affordable Housing Matrix facilitates collaboration among municipalities regarding particular housing policy measures that they may be studying for potential implementation in the areas of research, sample bylaws/regulations, general best practices, and other materials to support housing policy development.

One of the advantages of BC’s regional federation governance model is the opportunity it provides to experiment, test, and innovate new policy solutions to common problems. Once applied in one location, innovative policy solutions can then be adapted to other municipalities. The matrix is one
example of how the collaborative model can stimulate local innovation, benchmarking, and the sharing of knowledge and best practices through a regional forum.

**ALTERNATIVES**
As this is an information report, no alternatives are presented.

**FINANCIAL IMPLICATIONS**
There are no financial implications to this report.

**SUMMARY / CONCLUSION**
The Regional Affordable Housing Strategy sets out goals and actions for Metro Vancouver and partner agencies to support housing development across the housing continuum. The research role for Metro Vancouver includes gathering the range of policies and programs for municipalities to consider in their local approaches to support affordable housing development in their communities.

**Attachment:** 2018 Municipal Measures for Housing Affordability and Diversity *(Orbit doc #25455216)*
### Category Measures

| Category Measures | Burnaby | Coquitlam | Delta | City of Langley | Township of Langley | Maple Ridge | New Westminster | North Van City | North Van District | Pitt Meadows | Port Coquitlam | Port Moody | Richmond | Surrey | Vancouver | West Vancouver | White Rock |
|-------------------|---------|-----------|-------|-----------------|---------------------|-------------|-----------------|----------------|-------------------|--------------|---------------|------------|----------|--------|----------|-------------|-------------|-----------|
| **Fiscal Measures** |         |           |       |                 |                     |             |                 |                |                   |              |               |            |          |        |          |             |            |
| City-owned sites appropriate for affordable housing for lease to non-profits | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes (DCP) |
| Donate City-owned land to facilitate affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes (DCP) |
| Grants to facilitate affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Property tax exemption or forgiveness for supportive affordable housing | Exploring | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Property tax exemption for non-supportive affordable housing | Exploring | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Waiving development fees for affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Waive/reduce municipal development cost charges for affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes (DCP) |
| Waiving other fees for affordable housing (ie. Building permit fees) | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Land trust for affordable housing | Exploring | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Affordable housing reserve/trust fund | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Exploring |
| Payment in-lieu accepted for density bonus | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Community Amenity Contributions (CAC) allocated to affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes (DCP) |
| Energy efficiency programs for affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Other fiscal actions (unique to local municipality) | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| **Planning Process or Policies** | | | | | | | | | | | | | | | | | |
| Affordable Housing Strategy or Housing Action Plan | Pending | Yes | Pending | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Official Community Plan policies showing commitment to providing a range of housing choices | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Neighbourhood plans / Area plans showing commitment to providing a range of housing choices | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Identifying suitable affordable housing sites in neighbourhood and area planning processes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | n/a | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Heritage Program includes provisions to consider/address housing affordability | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Exploring |
| Family friendly policy (bdrm diversity requirement) ** | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Adaptable housing policy ** (include definition/details) | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Tenant Relocation policy ** | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Other planning actions | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Ownership affordability program/policy ** (provide specifics) | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| **Zoning / Regulatory Actions** | | | | | | | | | | | | | | | | | |
| Increased density in areas appropriate for affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Pre-zone lands for affordable housing | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Micro housing units (municipal policy exists) ** | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Micro housing units (approved on a case-by-case review) ** | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Smaller Lots | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Coach Houses | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

**Notes:**
- Case By Case
- Pending

**Updated April 2018**

**Housing Committee**
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<td>Lock-off units in apartment and/or row housing</td>
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<td>Broadening row house/ townhouse &amp; duplex zoning</td>
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<td>Density bonus provisions for affordable housing</td>
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<td>Reduced parking requirements for all housing located in areas with good access to transit</td>
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<td>Comprehensive development zone guidelines favour affordable housing</td>
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<td>Inclusionary zoning has occurred within rezoning process</td>
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<td>Modified building standards (ie. Code related)</td>
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<td>Fast track approval of affordable housing projects</td>
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<td>Concurrent rezoning and building permit applications</td>
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<td>Provide assistance</td>
<td>Yes</td>
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<td>Purpose Built Market Rental Incentives</td>
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<td>Parking requirements relaxed for new market rental housing development</td>
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</tr>
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<td>Density bonus for new market rental housing development</td>
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<th>Rental Housing Loss Prevention Measures</th>
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<td>Replacement policies for loss of rental housing stock</td>
<td>Yes</td>
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<td>Demolition policies</td>
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<td>Condo/Strata conversion policies</td>
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<td>Guide to development process for affordable housing options such as secondary suites</td>
<td>Yes</td>
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<td>Monitor rental housing stock</td>
<td>Yes</td>
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To: Housing Committee

From: Neil Spicer, Senior Policy and Planning Analyst, Parks, Planning and Environment Department

Date: June 25, 2018

Meeting Date: July 13, 2018

Subject: Regional Affordable Housing Strategy - Impact of Revised (2016 Census) Median Regional Household Income

RECOMMENDATION

PURPOSE
The purpose of this report is to provide the Housing Committee with updated Income Group Thresholds based on 2016 Regional Median Household Income updated as a result of 2016 Census data.

BACKGROUND
The Regional Affordable Housing Strategy (RAHS), endorsed by the Metro Vancouver Board on May 27, 2016, was developed between 2013 and 2015 using 2011 Census and 2011 National Household Survey data. The 2016 Census reported that the Regional Median Household Income in 2016 was $72,662 (as compared to $63,347 as reported in the 2011 National Household Survey). The revised Regional Median Household Income of $72,662 in effect changes the numeric values associated with the five income categories identified in the RAHS. However, the utility of setting thresholds for income groups based on a percentage of the Regional Median Household Income remains the same.

The Regional Planning Advisory Committee (RPAC) Housing subcommittee considered whether the new numbers should be incorporated into the Regional Affordable Housing Strategy at its April 5, 2018 meeting and recommended that the updated threshold numbers should be communicated to RPAC and the Housing Committee, but that it was not necessary to amend RAHS at this time to accommodate the new data.

RAHS INCOME CATEGORIES
Affordability relates the price or cost of housing to household income. Housing is considered affordable when monthly housing costs (rent or mortgage payments including property taxes, strata feeds and heating costs) consume less than 30% of before tax (gross) household income. Housing affordability concerns are associated with households that have very low and low incomes as they face difficulties affording market rates. As a result, the RAHS references five household income categories, based on how the household income relates to the regional median household income. The categories allow policies to be directed to the housing needs of very low and low income households. Very low income households are earning 50% or less of the regional median, while low incomes households earn between 50 and 80% of the Regional Median Household Income.
Table 1 identifies the income categories as well as the percent-based thresholds, and the 2011 income dollar-value thresholds as contained in RAHS based upon the 2011 Census. The fourth column shows how the five income thresholds by dollar-value definition change when the 2016 Regional Median Household Income is applied.

### Table 1: Changes to Income Group Thresholds Based on 2016 Regional Median Household Income

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Income Thresholds</th>
<th>Regional Affordable Housing Strategy (2011 data)</th>
<th>Regional Affordable Housing Strategy (2016)</th>
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<tr>
<td>Very Low Income</td>
<td>&lt;50% of RMHI</td>
<td>&lt;$30,000</td>
<td>&lt;$35,000</td>
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<td>Low Income</td>
<td>50 to 80% of RMHI</td>
<td>$30,000 to $50,000</td>
<td>$35,000 to $60,000</td>
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<tr>
<td>Moderate Income</td>
<td>80% to 120% of RMHI</td>
<td>$50,000 to $75,000</td>
<td>$60,000 to $85,000</td>
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<tr>
<td>Above Moderate Income</td>
<td>120% to 150% of RMHI</td>
<td>$75,000 to $100,000</td>
<td>$85,000 to $110,000</td>
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<tr>
<td>High Income</td>
<td>&gt;150% RMHI</td>
<td>&gt;$100,000</td>
<td>&gt;$110,000</td>
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</table>

**Note:** Figures are rounded to nearest $5,000

### IMPLICATIONS

The RAHS acknowledges that the RMHI will be updated after new census data is available. ‘Very Low’, ‘Low’ and ‘Moderate’ income levels are established relative to this amount. Staff intend to update the RAHS to reflect the updated data on RMHI as well as the shifts in housing type and tenure in the 2016 Census at a later date.

Table 1 in the RAHS will be updated with the 2016 data, and subsequent references to the Household Income Categories will reference ‘very low’, ‘low’, ‘moderate’, ‘above moderate’, and ‘high’ income households rather than explicitly providing the income threshold numbers. This will minimize the need for additional changes to the RAHS as new data becomes available.

Metro Vancouver staff will incorporate the 2016 RMHI and resulting changes to income thresholds in upcoming implementation and monitoring reports. Analysis will focus on meeting the objectives of RAHS with an emphasis on the category names and percent of RMHI rather than focusing on the dollar value cut-offs which were set to the 2011 Census period.

Member jurisdictions and other agencies are encouraged to utilize the updated numbers as well.

### ALTERNATIVES

As this is an information report, no alternatives are presented.

### SUMMARY / CONCLUSION

The Regional Affordable Housing Strategy sets out goals and actions for Metro Vancouver and partner agencies to support housing development across the housing continuum. The revised RMHI of $72,662 changes the numeric values associated with the five income categories identified in the RAHS (i.e. very low income households, low income households, moderate income households, above moderate income households, and high income households). Staff will incorporate the updated numbers into a future amendment to the RAHS.
To: Housing Committee

From: Raymond Kan, Senior Regional Planner, Parks, Planning and Environment Department

Date: June 22, 2018

Subject: Progress Update on the 2018 Regional Parking Study

RECOMMENDATION
That the Housing Committee receive for information the report dated June 22, 2018, titled “Progress Update on the 2018 Regional Parking Study”.

PURPOSE
This report provides a progress update, including preliminary observations from the data analysis, to the Housing Committee on the 2018 Regional Parking Study. The Regional Planning Committee and MVRD Board received the progress on June 8, 2018.

BACKGROUND
The Regional Parking Study is a project jointly delivered by TransLink and Metro Vancouver. The Study is an update to the 2012 Apartment Parking Study, which was the first regional study of apartment parking supply and demand in Metro Vancouver and, at the time, the largest study ever undertaken in Canada and the United States. The updated study provides updated information to local municipal planning and engineering staff and the development community, as a consideration during municipal parking bylaw updates and development reviews. Parking is a cross-cutting policy issue in Metro Vancouver 2040: Shaping Our Future (Metro 2040), the regional growth strategy, and TransLink’s Regional Transportation Strategy. Metro 2040 encourages municipalities to establish or maintain reduced residential and commercial parking provision in Urban Centres and Frequent Transit Development Areas. The Regional Transportation Strategy recognizes parking management as one form of transportation demand management.

REGIONAL PARKING STUDY
The objectives of the Regional Parking Study are to:

a) Expand the knowledge base about parking supply and demand for a representative sample of apartment sites throughout the region;
b) Document and report out in a user-friendly way that clearly communicates the key findings, potential trends and patterns, and opportunities to inform local practices, in particular for new developments in transit-oriented locations; and

b) Use the study dataset and analytics to set the stage for potential additional phases of applied policy research or to pilot other initiatives in the region.
With respect to Objectives a) and b) above, the Study is first and foremost intended to provide the latest apartment parking analytics in an appropriate and accessible format to inform municipal practice and decision-making. Local jurisdiction staff often request updated apartment parking data from TransLink and Metro Vancouver to support municipal parking regulation updates and development reviews. In particular, parking data associated with parking use and demand at rental apartment locations has been a common request in recent years. With respect to Objective c) above, the Study sets a foundation for TransLink and Metro Vancouver to support local jurisdictions with other regionally-important, parking-related research and decision support in the future. An initial discussion on future research with the Project Advisory Group took place in April of this year.

The Study is an update to the 2012 Apartment Parking Study. The first study collected data on 80 apartment sites across the region in Fall of 2011. Metro Vancouver was awarded the Parking Council Best Practices Award by the Institute of Transportation Engineers for the study in 2013. In the Fall of 2012, Metro Vancouver completed supplemental parking counts for about two dozen apartment sites, including nearby streets. The historical data, where appropriate, will be integrated into the new study.

**Project Advisory Group**

In early 2017, project staff consulted with the members of the Regional Planning Advisory Committee (RPAC) and the Regional Transportation Advisory Committee (RTAC) on the Study’s scope. Staff also established the Project Advisory Group as a means for local jurisdiction representatives to provide detailed input on the scope of the Study and to review the data analysis and findings. The Project Advisory Group comprises a self-selected group of planners and engineers representing nine local jurisdictions (see Attachment 1 for the current roster). The multidisciplinary composition of the Project Advisory Group is aligned with parking being a cross-cutting issue affecting many aspects of community planning and engineering. The Project Advisory Group convened in May 2017 and April 2018. It is anticipated that at least two more meetings will be scheduled in 2018.

The Project Advisory Group expressed particular interest in evidence to support municipal parking policy/regulation reviews and recommendations, and appropriate parking requirements for residential developments near transit facilities. Further, the Project Advisory Group is supportive of a phased approach to providing updates on the data analysis to local jurisdiction staff and to the Regional Planning Committee, Housing Committee, and Metro Vancouver Board. TransLink staff will look for opportunities to integrate the study findings in other policy initiatives, such as the update to the Regional Transportation Strategy. In addition, City of Burnaby planning staff invited project staff to present the preliminary observations to current and long range planners on June 21, 2018.

**Study Components**

The Regional Parking Study comprises three components:

1. **Parking Facility Survey**
   The purpose of the parking facility survey portion of the Study was to capture parking utilization at peak times in a selection of apartment sites throughout the region. Access to 73 apartment sites was granted by the respective strata councils and/or property management companies (Attachments 2 and 3). More apartments in the South of Fraser area agreed to participate than
in the 2012 study. The Study’s surveyors entered parking facilities to complete their counts generally after 11:00pm on weeknights (i.e. Monday – Thursday) to ensure that the highest parking utilization was being captured. The surveyors also collected information on the number of residential and visitor parking stalls, the number of parked vehicles, the presence of secured bicycle parking, and the presence of dedicated electric vehicle chargers.

2. **Street Parking Survey**
The purpose of the street parking survey portion of the Study was to capture parking utilization on streets within 100-200 metres of the surveyed apartment sites; the lack of information about street parking was a limitation of the original parking study. The surveys were undertaken on weekdays (i.e. Monday – Thursday) between 6:30pm-8:30pm and 10:00pm-12:00am, and on Saturdays between 6:30pm-8:30pm. The data that was collected can be used to understand the neighbourhood context for parking supply and utilization, and potentially draw out relationships between on-site and street parking utilization, and how utilization changes between time periods.

3. **Household Survey**
The purpose of the voluntary household survey portion of the Study was to capture additional contextual information about household car ownership, dwelling unit characteristics, visitor parking challenges, awareness of bicycle parking facilities, willingness of residents to forgo a parking stall that may be available, and the likelihood of purchasing an electric vehicle. Households were provided the options to either complete the survey online or to return a completed form in a pre-paid envelope (Attachment 4).

Acuere Consulting was retained to undertake the survey design for the two field surveys and data collection. The data analysis that resulted from the survey was undertaken by Metro Vancouver staff.

**Study Timeline**
The study timeline is as follows:

- Project Definition: Q1 and Q2 2017
- Apartment Recruitment: Q3 2017
- Data Collection: Q3 2017 to Q1 2018
- Data Analysis: Q2 and Q3 2018
- Communication: Phased reporting starting Q2 2018 through Q1 2019

**DATA ANALYSIS**
The following are preliminary observations derived from the data analysis completed to date. Some of these observations were presented to the Project Advisory Group on April 11, 2018, to RPAC on May 11, 2018, and to RTAC on May 24, 2018. The preliminary observations are not necessarily key findings, nor should they be interpreted as key messages at this point. A significant amount of work remains to interpret, review, and undertake additional analysis. The preliminary observations provide the basis for a discussion around the issue of apartment parking provision in the transit-oriented locations. As the data analysis continues, the observations may evolve and expand. Staff intend to continue to work with the Project Advisory Group to review the data analysis and key findings.
Preliminary Observations

1. **Residential parking supply ratios exceed observed utilization by a measurable amount for all surveyed building types.**
   The patterns are consistent with those found in the 2012 Apartment Parking Study. Additional data analysis will be undertaken to account for dwelling unit size, for example, using data from the Household Survey. The building types are strata, market rental, mixed tenure (strata and market rental), mixed rental (market and non-market rental), and non-market rental.

2. **For strata, market rental, and mixed tenure apartment developments, residential parking supply ratios appear to increase with declining transit service levels, but parking utilization is at most 1 vehicle per unit.**
   These patterns are consistent with the 2012 study. Higher parking supply ratios continue to reflect the expectation that access to lower orders of transit service levels translates into higher parking demand, when the evidence suggests utilization is on average at most 1 vehicle per unit. Additional analysis will be undertaken to differentiate market rental and mixed tenure sites that include the cost of parking in the rent or provide tenants with the option to rent a parking stall for an additional fee.

3. **There is no clear regional trend for strata residential parking supply ratios based on year built.**
   Among the 50 strata sites surveyed, residential parking supply ratios in the Northeast Sector and South of Fraser areas of the region appear to have declined between sites built prior to 2014 and 2014 onwards. For the other subregions, the parking supply ratio either increased or stayed relatively flat. Parking utilization was generally at most 1 vehicle per unit.

4. **Residential parking utilization ratios appear to be declining over time in a small selection of strata and market rental apartment developments.**
   By integrating parking facility counts from 2011, 2012, and 2017, a potential pattern emerges whereby parking utilization rates in 9 out of 12 sites appear to have declined.

Forthcoming Analyses

Staff will present additional analyses from the Street Parking Survey and Household Survey in future reports to the Regional Planning Committee and Metro Vancouver Board. These analyses will include:

- Street parking supply and utilization;
- Visitor parking challenges;
- Bicycle parking usage;
- Electric vehicles; and
- The willingness of residents to forgo a parking stall.

In addition, the project team is awaiting apartment-level vehicle count data from ICBC to supplement the survey data for analytical purposes.

The project team will continue to carry out the data analysis, key messages development, and documentation in consultation with the Project Advisory Group. The expected deliverables will be in the form of a technical report, targeting local jurisdiction staff and the development community, and
a summary booklet to communicate the key findings to a broader audience. Background information about the regional parking studies can be accessed on the Metro Vancouver website (see Reference).

FUTURE RESEARCH ON PARKING
At the April 2018 Project Advisory Group meeting, members identified suggested future research and policy support building on the Regional Parking Study including:

- Model parking requirement bylaws;
- Apartment parking maximums;
- Making use of underutilized parking spaces for other uses;
- Parking supply and utilization in commercial sites;
- Effects of amenities on parking demand (e.g. safe cycling facilities, car share availability, etc.);
- On-site cycling parking and storage design guidelines; and
- Trend analysis of apartment-level vehicle counts using ICBC data.

The project team will continue to work with the Project Advisory Group to refine and prioritize the suggestions and to identify the appropriate opportunities, consistent with Metro 2040 and the Regional Transportation Strategy, to move forward in a collaborative way.

ALTERNATIVES
As this is an information report, no alternative recommendations are presented.

FINANCIAL IMPLICATIONS
In 2017, a memorandum of understanding was signed between TransLink and Metro Vancouver setting the project scope and roles and responsibilities. TransLink is the majority funder of the Regional Parking Study at approximately $100,000 and is responsible for the consultant contract. Metro Vancouver contributed $20,000 out of the 2017 MVRD Board-approved Regional Planning budget. No additional funding is anticipated to be required to complete the study.

SUMMARY / CONCLUSION
The 2018 Regional Parking Study is a significant research initiative jointly led by TransLink and Metro Vancouver to expand the knowledge base about apartment parking supply and demand. The data collection phase has been completed and initial data analysis has commenced. Preliminary observations include the following:

- Residential parking supply ratios exceed observed utilization by a measurable amount for all surveyed building types.
- For strata, market rental, and mixed tenure apartment developments, residential parking supply ratios appear to increase with declining transit service levels, but parking utilization is at most 1 vehicle per unit.
- There is no clear regional trend for strata residential parking supply ratios based on year built.
- Residential parking utilization ratios appear to be declining over time in a small selection of strata and market rental apartment developments.
It should be cautioned that these observations will evolve as the data analysis progresses. The project team will continue to work with the Project Advisory Group to review the analysis, key messages, and communications products. Staff will advance new observations to the Regional Planning Committee, Housing Committee, and Metro Vancouver Board as they become available. TransLink staff will look for opportunities to integrate the study findings in other policy initiatives, such as the update to the Regional Transportation Strategy. The expected deliverables will be a technical report, targeting local jurisdiction staff and the development community, and a summary booklet to communicate the key findings to a broader audience.

**Attachments**
1. Project Advisory Group Members
2. Preliminary Observations and Supporting Information
4. Participating Apartment Characteristics
5. Household Survey Form

**Reference:** Regional Parking Studies Webpage

25787692
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<td>Metro Vancouver</td>
<td>Raymond Kan, Senior Regional Planner</td>
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<td>TransLink</td>
<td>James LaPointe, Senior Planner</td>
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<td>City of Burnaby</td>
<td>Deirdre Bostock, Senior Long Range Planner</td>
<td>Dan Mooney, Manager, Transportation</td>
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<td>City of Coquitlam</td>
<td>Kathy Ho, Senior Transportation Engineer</td>
<td>Brent Elliott, Manager, Community Planning</td>
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<td>City of Maple Ridge</td>
<td>Amanda Grochowich, Planner</td>
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<td>City of North Vancouver</td>
<td>Liliana Vargas, Transportation Engineer</td>
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<td>District of North Vancouver</td>
<td>Ingrid Weisenbach, Transportation Planner</td>
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<td>Sonali Hingorani, Transportation Engineer Jeanette Elmore, Planner 2</td>
<td>Fred Lin, Senior Transportation Engineer</td>
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<td>City of Surrey</td>
<td>Ryan Gilmore, Transportation Planner</td>
<td>Dave Harkness, Manager, Parking Services</td>
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<td>Jennifer Draper, Manager, Parking Management</td>
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<tr>
<td>University of British Columbia</td>
<td>Krista Falkner, Transportation Engineer</td>
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Preliminary Observations and Supporting Information

Preliminary Observations
The following are preliminary observations derived from data analysis completed to date. Some of these observations were presented to the Project Advisory Group on April 11, 2018 and to RPAC on May 11, 2018. Preliminary observations are not necessarily key findings, nor should they be interpreted as key messages at this point. A significant amount of work remains to interpret, review, and undertake additional analysis. The preliminary observations provide a starting basis for discussion around the issue of apartment parking provision. As the data analysis continues, the observations will evolve and expand. Staff will continue to work with the Project Advisory Group to review the data analysis and key findings.

1. Residential parking supply ratios exceed observed utilization by a measurable amount for all surveyed building types.

The patterns are consistent with those found in the 2012 Apartment Parking Study, where the parking supply and utilization ratios were 1.32 and 1.14 for strata, and 0.99 and 0.58 for market rental (Figure 1). Additional data analysis will be undertaken to account for dwelling unit size and other data collected in the Household Survey.

Figure 1. Apartment residential parking supply and utilization, by building tenure

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1 In response to several requests from local jurisdiction staff to access preliminary apartment-level data to support near-term reports to Councils, staff have made the data available via RPAC at its meeting on May 11, 2018. Staff have advised local jurisdiction staff, should they wish to use the data, to refrain from referring to specific apartment sites and numbers in any public documents.

2 BC Hydro provided data on unoccupied units based on average monthly electricity consumption. The data have been incorporated into the parking facility survey data analysis to ensure parking utilization rates are not underestimated.

3 The reliability of survey data is inversely related to the sample size. Care needs to be taken when conducting cross-tabulation analysis. Initially observed patterns can sometimes be spurious and not actually representative of a real relationship.

4 Abbreviations in charts: BNW = Burnaby, New Westminster; NS = North Shore; NES+ = Port Moody, Coquitlam, Port Coquitlam, Pitt Meadows, Maple Ridge; SoF = Surrey, Langley City, Langley Township, Delta; R = Richmond; V = Vancouver, UBC

5 Mixed Tenure = strata and market rental housing; Mixed Rental = market and non-market rental housing (in the study, all three mixed rental sites are Metro Vancouver Housing Corporation sites)
2. For strata, market rental, and mixed tenure apartment developments, residential parking supply ratios appear to increase with declining transit service levels, but parking utilization is at most 1 vehicle per unit. These patterns are consistent with the 2012 study. Higher parking supply ratios continue to reflect the expectation that access to lower orders of transit service levels translates into higher parking demand, when the evidence suggests utilization is on average at most 1 vehicle per unit (Figures 4-6). Additional analysis will be undertaken to differentiate market rental and mixed tenure sites that include parking in the rent or provide tenants with the option to rent a parking stall for an additional fee.

Figure 2. Strata apartment residential parking supply and utilization, by transit proximity

Figure 3. Market rental apartment residential parking supply and utilization, by transit proximity
3. There is no clear regional trend for strata residential parking supply ratios based on year built. Among the 50 strata sites surveyed, residential parking supply ratios in the Northeast Sector and South of Fraser areas appear to have declined between sites built prior to 2014 and 2014-onwards. For the other subregions, the parking supply ratio either increased or stayed relatively flat. Parking utilization was generally at most 1 vehicle per unit (Figure 2).
4. Residential parking utilization ratios appear to be declining over time in a small selection of strata and market rental apartment developments. By integrating parking facility counts from 2011, 2012, and 2017, a potential pattern emerges whereby parking utilization rates in 9 out of 12 sites appear to have declined (Figure 3).

![Longitudinal Analysis (n=12)](image)

Figure 6. Apartment residential parking supply and utilization, by year of survey
Maps of Participating Apartment Sites (2011 and 2017)

Frequent Transit Network 2016

Housing Committee
## Participating Apartment Characteristics

### Apartment sites by subregion, local jurisdiction, and tenure

<table>
<thead>
<tr>
<th>Subregion</th>
<th>Local Jurisdiction</th>
<th>Sites</th>
<th>Strata</th>
<th>Market Rental</th>
<th>Mixed Tenure&lt;sup&gt;6&lt;/sup&gt;</th>
<th>Mixed Rental&lt;sup&gt;7&lt;/sup&gt;</th>
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<td>73</td>
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<td>12</td>
<td>7</td>
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### Apartment sites by year built

<table>
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<tr>
<th>Year Built</th>
<th>Sites</th>
<th>Strata</th>
<th>Market Rental</th>
<th>Mixed Tenure&lt;sup&gt;6&lt;/sup&gt;</th>
<th>Mixed Rental&lt;sup&gt;7&lt;/sup&gt;</th>
<th>Non-Market Rental</th>
</tr>
</thead>
<tbody>
<tr>
<td>1976-1993</td>
<td>4</td>
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<td>1</td>
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<tr>
<td>2005-2009</td>
<td>22</td>
<td>19</td>
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<td>2010-2013</td>
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<td>2014-2017</td>
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<td>17</td>
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<td>6</td>
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<tr>
<td>Total</td>
<td>73</td>
<td>50</td>
<td>12</td>
<td>7</td>
<td>3</td>
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</tbody>
</table>

<sup>6</sup> Mixed Tenure = strata and market rental  
<sup>7</sup> Mixed Rental = market and non-market rental; all three sites are owned and managed by the Metro Vancouver Housing Corporation
## Apartment sites by Frequent Transit Network proximity

<table>
<thead>
<tr>
<th>FTN Proximity</th>
<th>Sites</th>
<th>Strata</th>
<th>Market Rental</th>
<th>Mixed Tenure</th>
<th>Mixed Rental</th>
<th>Non-Market Rental</th>
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</thead>
<tbody>
<tr>
<td>Within 800 metres of a rapid transit station</td>
<td>30</td>
<td>22</td>
<td>3</td>
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<tr>
<td>Within 400 metres of a frequent bus corridor only</td>
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<td>Away from FTN</td>
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<td>8</td>
<td>6</td>
<td>-</td>
<td>1</td>
<td>-</td>
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<tr>
<td>Total</td>
<td>73</td>
<td>50</td>
<td>12</td>
<td>7</td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>
Metro Vancouver 2017 Regional Parking Study

Metro Vancouver (the Metro Vancouver Regional District) in partnership with TransLink are conducting a study of multi-unit residential buildings regarding vehicle and bike parking usage. Your household has been selected to be part of this important study. The study will provide information to municipalities and developers on the appropriate amount of vehicle and bike parking supply for new multi-unit residential developments. We appreciate your participation, and all responses will be kept confidential. Please complete by January 31, 2018.

We recommend completing this questionnaire online at: www.MVParking.ca/survey

If you wish to complete the paper questionnaire, please mail the questionnaire to:

Acuras Consulting
Suite 301 - 4675 Weyburne Drive
Burnaby, BC, V5G 4X4
Attention: “Parking Study”

---

i. ACCESS CODE (see introductory letter)  

ii. Building Name & Address: ___________________________ Unit #: ________

---

RESIDENT VEHICLE PARKING

1. How many vehicles does your household own or lease (not including car share program)?

(Please include all cars, vans or light trucks that are brought home and parked overnight, but not motorcycles, scooters, or bicycles.)

2. Where do you usually park your vehicle(s) overnight? Please note number of vehicles:

Vehicles in my building’s parking facility (parking lot or garage). [ ]

Vehicles in a nearby off-street parking facility (parking lot or garage). [ ]

Number of vehicles I park on the street near my building. [ ]

If you usually park on the street, typically how far do you park from your building?

☐ Less than a 5 min walk

☐ Between 5 and 10 min walk

☐ More than 10 min walk

3. If you OWN your apartment/townhouse, how many of your parking space(s) in the building are:

☐ Included in the unit purchase price

☐ Purchased for an extra fee Purchase cost? $_____

☐ Rented for an extra fee Cost per month? $_____

☐ I don’t have any parking

4. If you RENT your apartment/townhouse, how many of your parking space(s) in the building are:

☐ Included in the unit rent

☐ Rented for an extra fee Cost per month? $_____

☐ I don’t have any parking

5. How many of your parking spaces in the building do you rent out to other people? [ ]

How much do you charge per month? $_____

6. If provided the opportunity, would you have purchased/rented your current apartment/townhouse without a parking stall, if it meant having a lower purchase/rental price for your unit?

☐ Yes

☐ Maybe/unsure

☐ No

Page 1 of 2
Metro Vancouver Regional Parking Study – continued

VISITOR VEHICLE PARKING
7. A. Typically, where do your visitors park? (Select all that apply)
   - In my building's designated visitor parking area
   - In one of the stalls I own/rent in my building
   - On the street near building (paid)
   - On the street near building (free)
   - Nearby parking facility
   - Not applicable – I don’t have visitors who need to park at my building (skip to question 8)

B. Typically, when is it difficult for your visitors to find parking in your building's parking facility? (Check all that apply)
   - Weekdays
   - Weekends
   - Holidays and Special Occasions
   - Never
   - Not applicable

BICYCLE PARKING
8. Does your building have secure bike parking? (ie: bike racks in a locked room/cage or bike racks in a designated parking stall)
   - Yes
   - No
   - I don’t know

9. A. How many bicycles does your household own? ______ If you do not have any bicycles skip to question 10.

   B. Does your household use the building’s bicycle parking facility?
      - Yes
      - No (select all that apply)
      - It’s too crowded or full
      - I’m afraid the bike will be stolen or damaged
      - I feel uncomfortable or unsafe in the building's bike parking facility
      - It’s inconvenient
      - Other, please specify

HOUSEHOLD INFORMATION
10. How many bedrooms are in your apartment/townhouse?
    - 0 (bachelor/studio)
    - 1
    - 2
    - 3
    - 4 or more

11. How large is your apartment/townhouse (excluding balcony/patio)?
    - Under 400 sq ft
    - 400-499 sq ft
    - 500-599 sq ft
    - 600-699 sq ft
    - 700-799 sq ft
    - 800-899 sq ft
    - 900-999 sq ft
    - 1,000-1,099 sq ft
    - 1,100-1,199 sq ft
    - 1,200-1,299 sq ft
    - 1,300 and higher sq ft
    - Unsure

12. How many people in your household are within the following groups (note numbers)?
    Ages 0-5 years ______  Ages 6-18 ______  Ages 19-64 ______  Ages 65+ ______

13. Metro Vancouver and TransLink are conducting research to better understand the demand for electric vehicles. How likely are you to consider buying a plug-in electric vehicle within the next five years?
    - Very Unlikely
    - Somewhat unlikely
    - Undecided/neutral
    - Somewhat likely
    - Very likely

14. Any additional comments:

THANK YOU FOR COMPLETING THE QUESTIONNAIRE!