



Sault Ste. Marie Housing Corporation

District of Sault Ste. Marie Social Services

Administration Board

Conseil d'Administration des Services du District Sault Ste. Marie

Zhawenimi-Anokiitaagewin



REGULAR AGENDA

Sault Ste. Marie Housing Corporation

Thursday, April 20, 2023 @ 4:30 PM

390 Bay Street, Suite 405

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Resolution #23-023

Moved By: S. Hopkin

Seconded By: S. Spina

- 2.1 “**BE IT RESOLVED THAT** the Agenda for the April 20, 2023 Sault Ste. Marie Housing Corporation Board meeting be approved as presented.”

3. DECLARATIONS OF PECUNIARY INTEREST

4. APPROVAL OF PREVIOUS MINUTES / ACCOUNTS

Resolution #23-024

Moved By: M. Bruni

Seconded By: J. Hupponen

- 4.1 “**BE IT RESOLVED THAT** the Minutes from the Sault Ste. Marie Housing Corporation Board (SSMHC) meeting dated March 16, 2023 be adopted as recorded.”

5. MANAGERS REPORTS

5.1 Managers Presentation

CORPORATE SERVICES

Resolution #23-025

Moved By: A. Caputo

Seconded By: S. Hopkin

5.2 **“BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now enter into closed session solicitor-client privilege”

Resolution #23-026

Moved By: E. Palumbo

Seconded By: S. Spina

5.3 **“BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now return to open session.”

6. NEW BUSINESS

7. ADJOURNMENT

Resolution #23-027

Moved By: A. Caputo

Seconded By: M. Bruni

7.1 **“BE IT RESOLVED THAT** we do now adjourn”

NEXT REGULAR BOARD MEETING

Thursday, May 18, 2023 at 4:30 PM



Sault Ste. Marie Housing Corporation

District of Sault Ste. Marie Social Services

Administration Board

Conseil d'Administration des Services du District Sault Ste. Marie

Zhawenimi-Anokiitaagewin



MINUTES

Sault Ste. Marie Housing Corporation

Thursday, March 16, 2023 @ 4:30 PM

390 Bay Street, Suite 405

PRESENT:	L. Dufour S. Spina J. Hupponen	A. Caputo S. Hopkin E. Palumbo	
REGRETS:	M. Bruni	L. Vezeau-Allen	
STAFF:	M. Nadeau L. Bruni A. Kohler	S. Ford A. Borrelli M. Scott	D. Petersson
GUESTS:	Mike Penwarden, TD Bank		

1. CALL TO ORDER at 6:49pm

2. APPROVAL OF AGENDA

Resolution #23-017

Moved By: S. Hopkin

Seconded By: S. Spina

- 2.1 **"BE IT RESOLVED THAT** the Agenda for the March 16, 2023 Sault Ste. Marie Housing Corporation Board meeting be approved as presented.

Carried

3. DECLARATIONS OF PECUNIARY INTEREST

4. APPROVAL OF PREVIOUS MINUTES / ACCOUNTS

Resolution #23-018

Moved By: S. Spina

Seconded By: J. Hupponen

- 4.1 “**BE IT RESOLVED THAT** the Minutes from the Sault Ste. Marie Housing Corporation Board (SSMHC) meeting dated February 16, 2023 be adopted as recorded.”

Carried

5. MANAGERS REPORTS

CORPORATE SERVICES

Resolution #23-019

Moved By: J. Hupponen

Seconded By: S. Spina

- 5.1 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) accept the March 16, 2023 SSMHC 2023 Operating budget report of the Director of Corporate Services and approve the 2023 Operating Budget using Option 1 as detailed in the report.”

Carried

Resolution #23-020

Moved By: A. Caputo

Seconded By: S. Hopkin

- 5.2 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now enter into closed session for the security of property and advice that is subject to solicitor-client privilege.”

Carried

Resolution #23-021

Moved By: E. Palumbo

Seconded By: S. Spina

5.5 “**BE IT RESOLVED THAT** the Sault Ste. Marie Housing Corporation (SSMHC) now return to open session.” Returned to open session at 7:34pm

Carried

6. NEW BUSINESS

There is no New Business

7. ADJOURNMENT

Resolution #23-022

Moved By: A. Caputo

Seconded By: S. Hopkin

7.1 “**BE IT RESOLVED THAT** we do now adjourn” Meeting adjourned at 7:35pm

Carried

NEXT REGULAR BOARD MEETING

Thursday, April 20, 2023 at 4:30 PM



Social Services | Services Sociaux
Zhawenimi-Anokiitaagewin
Sault Ste. Marie District

Here to help.
Ici Pour Aider.

Community Housing & Development Program Summary



Jeff Barban, Director of Community Housing & Development

Joanne Pearson, Integrated Program Manager

Board Presentation

March 2023

OUR MISSION

Our mission is to provide safe, affordable housing to low and moderate income families, seniors and individuals. We are funded by the DSSMSSAB, Province of Ontario, and the Government of Canada.



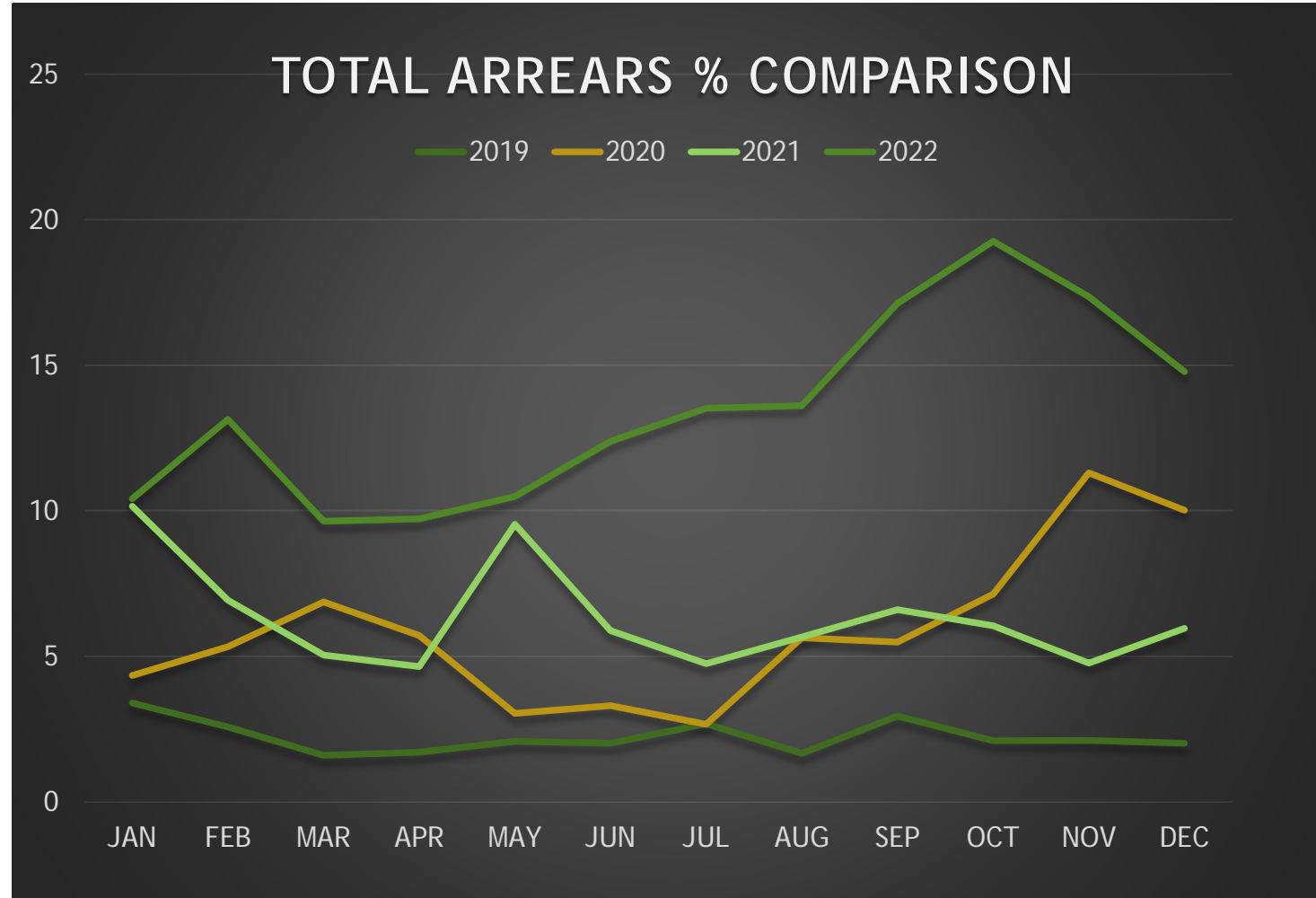
SAULT STE MARIE HOUSING CORPORATION

Sault Ste. Marie Housing Corporation (SSMHC) is the largest social housing provider in our community. Portfolio consists of:

- ▶ Rent-Geared to income - 756 Units
- ▶ Affordable Market Units (80% of AMR) – 48 Units
- ▶ Market Rent – 126 Units
- ▶ Commercial - 4 Units

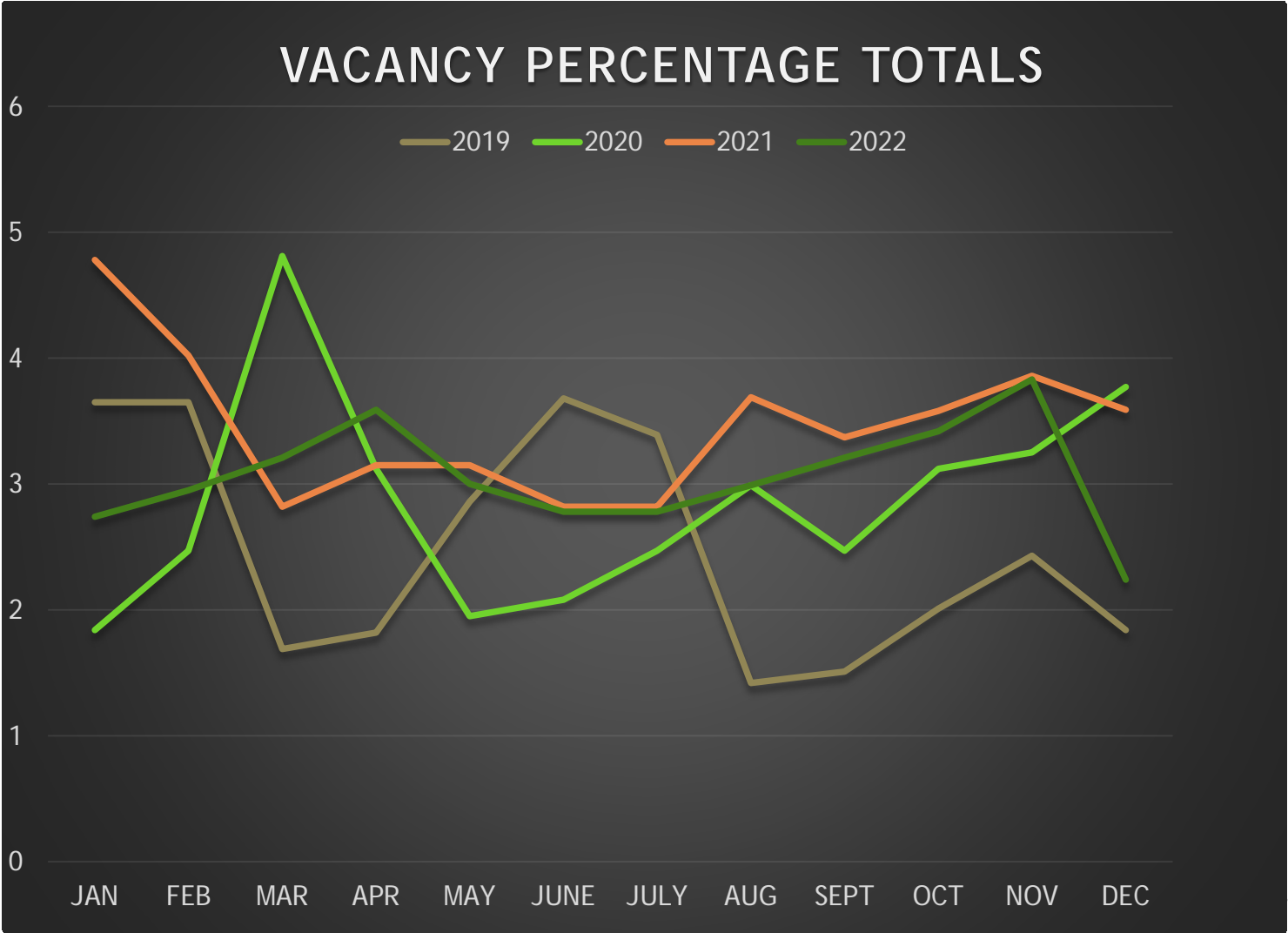


SSMHC RENTAL ARREARS 2019-22



Landlord and Tenant Board tribunal lengthy delays (8 to 12 months) began in 2020 and continues to date.

SSMHC VACANCY PERCENTAGES 2019-22





HOUSING PROGRAMS

As the Service Manager, the DSSAB is required to subsidize 1,869 units (service level standards). In addition to the SSMHC, there are 14 other non-profit and co-op's supported within our service area. Programs include:

- ▶ **Rent Supplement Program**
- ▶ **Social Services Housing Benefits (SSHB)**
- ▶ **Portable Housing Benefit (PHB)**
- ▶ **Canada-Ontario Housing Benefit (COHB)**



HOMELESSNESS SYSTEM

Urgent Homeless Program

- ▶ Developed in 2015 in response to the system transformation of emergency shelters. Clients supported by Intensive Housing Based Case Manager

Homelessness Prevention Team (HPT)

- ▶ Created in 2015 - shelter stays were re-evaluated and new techniques were implemented: Diversion, Triage – Low Acuity - Light Housing Touch versus High Acuity - Intensive Housing Based Case Management.

Coordinated Access / By-Name List

- ▶ The goal of Coordinated Access is to streamline homelessness related supports. This happens through the By-Name List for prioritization for services.
- ▶ A By-Name List is a **real-time** list of **all** known people experiencing homelessness in a community.

DEVELOPMENT

Developments

2017

- ▶ 137 East Street Residence

2020

- ▶ 668 & 672 Second West
- ▶ 90 Chapple Avenue – Community Hub, Daycare and Affordable Senior Units
- ▶ Pauline’s Place / Bridge Units - 235 Wellington Street W
- ▶ 39 Chapple Avenue
- ▶ 159 Gibbs Avenue 49 St. Mary’s River Drive

2022

- ▶ 222 Brown Street (AHOP)

2023

- ▶ 46 Wellington Street
- ▶ 136 Pilgrim Street
- ▶ 721 Wellington Street E – Community Services Centre / Men’s Shelter / Bridge Units
- ▶ 124 Dennis Street
- ▶ 53 London Street (AHOP)



SYSTEM CHALLENGES/RISKS

- ▶ Inadequate Funding
- ▶ Need for additional Mental Health / Addiction supports
- ▶ Lack of wrap around supports to sustain housing
- ▶ Increased complex barriers community wide
- ▶ Lack of safe affordable housing
- ▶ Lack of permanent supportive housing
- ▶ Recruitment and Retention of Staff
- ▶ Capital Investments – Housing Market increase average sale prices (AHOP)
- ▶ Development projects affected by high interest rates and increased construction costs
- ▶ Community housing stock/ongoing capital funding to ensure viability
- ▶ End of operating agreements for existing social housing providers.
- ▶ Landlord and Tenant Board tribunal lengthy delays (8 to 12 months)

SYSTEM OPPORTUNITIES

- ▶ Coordinated Access / By-Name-List
- ▶ New men's shelter / Community Resource Centre
- ▶ Additional Bridge Units
- ▶ Ongoing Training
- ▶ Development or purchase of housing stock (market and affordable)
- ▶ Public and private sector partnerships for development
- ▶ Increased homelessness funding
- ▶ We own approximately 17 acres of vacant land at former Rosedale School that is perfect for development
- ▶ We own approximately 3 acres of land on Dacey Road and a site on Second Line West.

Any Questions?

Thank you!



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Zhawenimi-Anokiitaagewin



RESOLUTION – AGENDA ITEM 2.1

Moved by: S. Hopkin

Date: April 20, 2023

Seconded by: S. Spina

Resolution #: 23-023

“BE IT RESOLVED THAT the Agenda for the **April 20, 2023** Sault Ste. Marie Housing Corporation Board meeting be approved as presented.”

Signature of Chair (Acting Chair)

CARRIED DEFEATED DEFERRED TABLED

<u>SUPPORT (in favour)</u>	<u>OPPOSED (against)</u>	<u>ABSENT</u>
<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM

<input type="checkbox"/> All Board Members	<input type="checkbox"/> Dir Early Years	<input type="checkbox"/> MOHLTC	<input type="checkbox"/> Other DSSABs/CMSMs
<input type="checkbox"/> CEO	<input type="checkbox"/> Director HR	<input type="checkbox"/> MMAH	<input type="checkbox"/> Corp City of SSM
<input type="checkbox"/> Dir Corporate Services	<input type="checkbox"/> Chief Paramedic Services	<input type="checkbox"/> MED	<input type="checkbox"/> Prince Township
<input type="checkbox"/> Dir Com Housing/Devlpmt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dir Income/Emp Sup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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RESOLUTION – AGENDA ITEM 4.1

Moved by: M. Bruni

Date: April 20, 2023

Seconded by: J. Hupponen

Resolution #: 23-024

“**BE IT RESOLVED THAT** the Minutes from the Sault Ste. Marie Housing Corporation Board (SSMHC) meetings dated March 18, 2023 be adopted as recorded.”

Signature of Chair (Acting Chair)

CARRIED DEFEATED DEFERRED TABLED

<u>SUPPORT (in favour)</u>	<u>OPPOSED (against)</u>	<u>ABSENT</u>
<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM

<input type="checkbox"/> All Board Members	<input type="checkbox"/> Dir Early Years	<input type="checkbox"/> MOHLTC	<input type="checkbox"/> Other DSSABs/CMSMs
<input type="checkbox"/> CEO	<input type="checkbox"/> Director HR	<input type="checkbox"/> MMAH	<input type="checkbox"/> Corp City of SSM
<input type="checkbox"/> Dir Corporate Services	<input type="checkbox"/> Chief Paramedic Services	<input type="checkbox"/> MED	<input type="checkbox"/> Prince Township
<input type="checkbox"/> Dir Com Housing/Devlpmt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dir Income/Emp Sup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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RESOLUTION – AGENDA ITEM 5.2

Moved by: A. Caputo

Date: April 20, 2023

Seconded by: S. Hopkin

Resolution #: 23-025

“BE IT RESOLVED THAT the Sault Ste. Marie Housing Corporation (SSMHC) now enter into closed session solicitor-client privilege.”

Signature of Chair (Acting Chair)

CARRIED DEFEATED DEFERRED TABLED

<u>SUPPORT (in favour)</u>	<u>OPPOSED (against)</u>	<u>ABSENT</u>
<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
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<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM

<input type="checkbox"/> All Board Members	<input type="checkbox"/> Dir Early Years	<input type="checkbox"/> MOHLTC	<input type="checkbox"/> Other DSSABs/CMSMs
<input type="checkbox"/> CEO	<input type="checkbox"/> Director HR	<input type="checkbox"/> MMAH	<input type="checkbox"/> Corp City of SSM
<input type="checkbox"/> Dir Corporate Services	<input type="checkbox"/> Chief Paramedic Services	<input type="checkbox"/> MED	<input type="checkbox"/> Prince Township
<input type="checkbox"/> Dir Com Housing/Devlpmt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dir Income/Emp Sup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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RESOLUTION – AGENDA ITEM 5.3

Moved by: E. Palumbo

Date: April 20, 2023

Seconded by: S. Spina

Resolution #: 23-026

“BE IT RESOLVED THAT the Sault Ste. Marie Housing Corporation (SSMHC) now return to open session.”

Signature of Chair (Acting Chair)

CARRIED DEFEATED DEFERRED TABLED

<u>SUPPORT (in favour)</u>	<u>OPPOSED (against)</u>	<u>ABSENT</u>
<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM

<input type="checkbox"/> All Board Members	<input type="checkbox"/> Dir Early Years	<input type="checkbox"/> MOHLTC	<input type="checkbox"/> Other DSSABs/CMSMs
<input type="checkbox"/> CEO	<input type="checkbox"/> Director HR	<input type="checkbox"/> MMAH	<input type="checkbox"/> Corp City of SSM
<input type="checkbox"/> Dir Corporate Services	<input type="checkbox"/> Chief Paramedic Services	<input type="checkbox"/> MED	<input type="checkbox"/> Prince Township
<input type="checkbox"/> Dir Com Housing/Devlpmt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dir Income/Emp Sup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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RESOLUTION – AGENDA ITEM 7.1

Moved by: S. Spina

Date: April 20, 2023

Seconded by: M. Bruni

Resolution #: 23-027

“BE IT RESOLVED THAT we do now adjourn”

Signature of Chair (Acting Chair)

CARRIED DEFEATED DEFERRED TABLED

<u>SUPPORT (in favour)</u>	<u>OPPOSED (against)</u>	<u>ABSENT</u>
<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township	<input type="checkbox"/> Prince Township
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO	<input type="checkbox"/> TWOMO
<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM	<input type="checkbox"/> City SSM
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