

Chatham-Kent Housing & Homelessness Plan Framework

Vision/Goal

Every person has an affordable, suitable, and adequate home to provide the foundation to secure employment, raise a family, and build strong communities

Targets

No resident without permanent housing longer than 30 days
25% affordable housing (including 2% supportive) & 5% accessible housing

Housing Supply

To maintain & increase existing and future housing supply through improving affordability, maintenance and diversification

Affordability

1. Adopt 25% affordable housing target including 2% supportive housing target
2. Adopt definition of affordable housing
3. Continue to participate in affordable housing programs
4. Encourage linkages with various funding programs using municipal tools and incentives for new affordable housing
5. Draft municipal policy recommendations to council with respect to encouraging affordable housing development

Diversification

1. Adopt the housing vision, objectives and targets as part of the Official Plan Review
2. Adopt 5% accessible housing target
3. Eliminate zoning barriers that create restrictions for affordable and supportive housing development options
4. Include a policy as part of Official Plan Review, which permits secondary suites in all residential zones
5. Conduct zoning by-law review and update to ensure conformity with policies introduced through OPA 28
6. Explore opportunities to use existing private-sector and/or social housing stock as interim housing
7. Support stakeholders in developing emergency housing options within existing buildings/vacancies

Maintenance

1. Continue to participate in housing renovation funding programs
2. Investigate feasibility and reallocation of selling family units in Wallaceburg
3. Implement a Housing First based, Intensive Case-Management program to deliver housing allowances and/or rent supplement units for homelessness assistance to high acuity individuals or households
4. Complete regular building condition assessments (BCAs) and commit funding to social housing
5. Develop a strategic asset management plan for social housing stock including further analysis of the impact of expiring senior government operating agreements
6. Develop a plan to achieve service level standards as required by the Housing Services Act

Housing Stability

To promote housing stability by expanding access to emergency, transitional and financial supports within a Housing First Framework

Expand access and availability to emergency housing

1. Support community agencies in developing emergency housing support programming
2. Support housing providers in developing emergency housing options within existing buildings/vacancies
3. After two years of providing Housing First and Rapid Re-housing assistance to homeless households in Chatham-Kent, re-visit the need for a dedicated emergency shelter which would provide a central location to access housing assistance during the day and emergency beds at night
4. Implement a diversion, acuity based, protocol to assist clients to access alternative temporary housing when it is safe for them to do so, to reduce the demand for emergency accommodation while facilitating engagement with supports to retain or regain stable housing

Expand access and availability to transitional housing

1. Support community agencies in developing transitional housing supports
2. Continue to use motels as temporary accommodation for homeless populations who cannot be diverted to another safe short-term housing alternative while offering progressively more intensive assistance to secure permanent housing, based on acuity

Implement financial supports to promote housing stability

1. Implement 52 rent supplements for single high acuity individuals
2. Support community agencies in developing supportive housing programming
3. Create temporary rent supplements and/or shallow rent subsidies to enable low-acuity households to access and achieve stability in private market rental housing

Promote Housing Stability

1. Implement a Housing First based, Intensive Case-Management program with a long-range goal of 3.5 case-managers.
2. Implement a Rapid Re-Housing program, working toward a target of 5 case managers to assist homeless individuals and families with mid-range acuity to obtain housing.
3. Implement Community Relations Workers to assist with stability

Advocacy, Partnerships, and Service Coordination

To promote, advocate, and create awareness of housing needs while strengthening partnerships and service coordination

Advocacy

1. Investigate funding opportunities and continue government advocacy efforts

Community Awareness and Promotion

1. Raise public awareness and community knowledge of housing and homelessness issues and homelessness community supports
2. Increase service capacity among service providers through training and engagement

Service Coordination

1. Engage with other partners that are working to address social issues in order to identify opportunities for collaboration and service integration
2. Adopt validated common assessment and triage tool
3. Establish coordinated intake system for homelessness services
4. Participate in KTE activities with service providers in other jurisdictions
5. Encourage adoption of common eligibility criteria based on acuity for programming
6. Develop profile of population that experiences homelessness in CK
7. Adopt HMIS

Tenant and Landlord Support

1. Landlord and tenant positive relationship workshops
2. Survey to determine supports needed to foster positive tenant-landlord relationships
3. Develop strategy to engage local private landlords in renting to formerly homeless clients
4. Broaden membership of Seniors Advisory Committee
5. Interviews and focus groups with priority populations to further identify housing and support service needs
6. Community working group comprised of housing stakeholders to identify opportunities to leverage resources and provide more support services for tenants
7. Service hubs at municipal locations to assist support agencies in delivering support services to rural communities