

# Emergency Housing Program Consultation #2



# AGENDA

## ■ Land Acknowledgement

## ■ Presentation

- Structure of the evening
- Timelines that affected the decision to move to 185 Murray St.
- How the decision to move to Victoria Park was made
- Finances and other considerations
- How it will run – policies and procedures
- Concerns we have heard and mitigation strategies
- Next steps
- Q&A
- Closing, some time for 1-1 conversations with panelists



# Land Acknowledgement

Courtesy of Paul Petahtegoose and David Wilson

## **Moderation – to Allow Everyone an Opportunity to Participate**

- Speakers need to sign up, and line up when called, in order**
- Comments are limited to three minutes**
- Each speaker can ask one question and one follow up question**
- Online questions will be included periodically by the moderator for those who can't attend in person**
- Only one person should be speaking at a time to allow everyone to hear, and we ask that comments are not shouted out from the audience**
- Time will be available at closing to speak with panelist and Council members one on one**

## Emergency Housing Program Moves

<p><b>April 30, 2020</b></p>	<p>Employment Isolation Centre Opened</p>	<p>Bradley Centre</p>	<p><i>Provided emergency shelter to 602 people</i></p> <p><i>* Does not include homeless people who don't access CKERRP</i></p> <p><i>Housed 518 People</i></p>
<p>Looked at alternative locations and options ourselves and with a Real Estate Brokerage – provided reports to Council and public on outcomes of those searches</p>			
<p><b>September 7, 2020</b></p>	<p>Opened CK Emergency and Rapid Rehousing Program (CKERRP)</p>	<p>Third floor Travelodge</p>	
<p>Looked at alternative locations and options – submitted reports to Council, tried to find Federal or Provincial funding for purchasing or building – reported to Council and Public on the situation Dec 20, 2021</p>			
<p><b>December 2021 &amp; January 2022</b></p>	<p>Asked Hope Haven about a potential partnership – looked at Transitional Housing options – developed a plan in February</p>		

## Emergency Housing Program Move Timeline

February 2022	Prepared report to Council to go March 7 & three community consultations (two online) on the original plan
March 2022	March 3 received notice that business owners were willing to purchase a building and offer it rent free – reviewed four potential buildings, agreed Victoria Park was the best option, even over previous plans due to zoning, availability, location, and capacity * Administration requested the March 7 report be deferred while looking at buildings (that were previously unaffordable)
March 21, 2022	New report was presented recommending the Victoria Park location due to it being the best solution for the program – capacity, ability to be ready on time, zoning, and location

## Comparing the Two Feasible Options

### Hope Haven Plan March 7

- **Rent free**
- **Lease-hold improvements required**
- **Up to \$100,000 in renovations required – no guarantee of contractors availability**
- **Day services on site**
- **Close to other services & programs**
- **27 beds - Requires two other programs to shelter additional people needing beds nightly (HH could do more beds if they eliminated day program on first floor)**
- **No contractors committed – completion risk**

### Victoria Park Plan March 21

- **Rent free**
- **Leasehold improvements required**
- **Up to \$100,000 in renovations – guaranteed contractors availability**
- **Space for numerous day services**
- **Close other services & programs**
- **50+ beds – sufficient to meet typical nightly needs**
- **Developers/ contractors secured and part of the proposal – less cost/completion risk**

## Financial Implications & Decision Factors

- Both proposals were three year plans without provincial funding, requiring the use of reserves for that period. Programs could be scaled to need and funding available and would allow notice to exit if buildings are not required
- While the former school is rent free, renovations, utilities and maintenance are required
- Renovations to be done 'at cost' and on time by the owners
- 185 Murray St. is potentially more expensive monthly than operating at HOPE HAVEN, however, it replaces the need for transitional housing and motels for additional people – so stays in the same annual budget, helps more people in one site, AND there is space for MORE services on site



## Other Points of Consideration

- Motel rooms are in very short supply and often unavailable
  - We “save” those available for families
  - Many lower income people use them as apartments now
- Having no building for emergency housing in Chatham-Kent is no longer an option, and even with these spaces, we still have waiting lists sometimes
- If we we not approved to proceed on March 21st, 50 people would be put on the street May 31 and more encampments would results
- We did not expect to have to delay March 7 or have this option

## 185 Murray St. Details

- The location is zoned institutional which means it can be used for emergency housing
- The occupancy load for the water and sewer system is far greater than required
- The building is in good condition overall, we had engineering inspections over a year ago when we looked at it for a possible proposal for the Rapid Housing Initiative – but decided since it couldn't be zoned for housing in time, it wouldn't qualify for the grant
- It has a very good security camera system for inside and out already installed and working
- Once opened – there will only be programs for the stayer – only visitors will be service providers
- There is a small house on the property we can use for families in a few months time as well
- Business & community partners have reached out to start some partnerships on beautification of the property, and to help create savings and integrate the services into the neighbourhood

## Community Engagement

- **Last week's and today's sessions are intended to answer questions, dispel myths and find out what you need to help this program fit into your neighbourhood**
- **The downtown consultations regarding the previous plan were not a vote on location, but were intended for the same purpose**
- **The decision to change course was not based on the consultation, but on the new opportunity presented in March – the first we heard from businesses trying to help was March 3**

## The CK Emergency & Rapid Re-Housing Program

### ■ Is not a typical “shelter” – but ‘housing first’ emergency housing

- This means all policies have a focus on finding people their own place to live – only those wanting to be housed can stay
- It is staffed and open for stayers 24/7
- 10:00 pm is curfew – stayers know this
- There is no drop in service and no loitering outside in front or public areas
- There will be a private outdoor area for stayers
- Admittance is by the “Homeless Response Line” approval after diversion
- Other partners in housing & homelessness will provide essential services and supports to approved stayers
- We will be able to support a maximum of 50 people based on staffing

## The CK Emergency & Rapid Re-Housing Program Continued...

- Stayers are provided an orientation to rules and also help keep things going well, they are partners in the program
- Stayers are not allowed to use *any* substances on site, if they do they are banned, if they attend under the influence they are asked to leave
- Staff are qualified, trained, and follow policies and procedures for an effective programs
- Staff provide the security, they are skilled at non-violent crisis intervention, housing first, motivational interviewing etc.
- This is congregate living and helps keep the location safe for all
- Outreach services strive to connect people who are housed and unhoused to link to needed services for health, recovery and housing

## What do I do if There is a Problem?

- **If it is an emergency call police**
- **If it is not, call or email us (contact info follows)**
- **Previous issues we have resolved:**
  - Trash – work with stayers to clean up, public works can clean up encampments with permission if related to program and required
  - Nearby encampments – stayers are not permitted to attend, owners are notified of encampments, moved, offered services, and cleaned up
  - Needles nearby – harm reduction outreach groups will do sweeps to clean up, there is info at desk on disposal as well
  - Loitering at businesses (usually restaurants and shops), we ask stayers to only attend as customers and enforce internally

## About Stayers

- They are CK residents who need a place to live
- They are not from outside CK except in rare special circumstances
- They are individuals who need housing, but are from all different situations, They take care of their own things, laundry and actively participate in their search for housing (everything is not done for them).
- They participate in making things work, and encourage each other
- Yes, sometimes we have to call ambulance or police – sirens are rarely used / needed
- Unfortunately we are not equipped to admit people who are seriously mentally ill or suffering from severe addictions through this program – we use the outreach programs to assist in harm reduction and connecting to healthcare services etc.

### Stayer Demographics:

- Average age 38
- Female: 38%
- Male 61%
- Trans/Non-Binary 1%
- Seniors 9%
- Indigenous 16.7%
- Veteran 1%

## Stayer Stories

Our CKERRP staff shared these stories that we will read tonight, all the names have been changed, and the panelists will read them now...

We know that these are not the only stories that come from emergency housing. We have many individuals who have not yet found success and are still struggling. Many are couch surfing, sleeping rough, or paying their own way at motels.

The services that Employment & Social Services offer may not be what some who are chronically homeless are looking for, but it is the service that most people experiencing homeless are looking for and are in need of.

When someone is ready to make a change and receive help, we want to have a place ready to work with them so that we can have more stories like these. I and the real people from those stories will confidently say that without a safe place to access basic needs and housing supports, they would still be homeless and facing all of the challenges that come with this.



# We Need Emergency Housing Now

Travelodge lease ends May 31 as they renovate for a new purpose.

## Today's By Name List

167

## March 2020 By Name List

66

## Next Steps

We will answer your questions and hear your comments tonight

We will then develop a plan for further discussions & communications to continue before and after opening

### Contact us:

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# Thank you

To the Knowledge Keepers who opened tonight's meeting, to the Moderator, to all of the panelists, to all of you who participated tonight including Chatham-Kent Council and Staff members here and online