

October 20, 2017

Regional Councillor Jack Heath
Chair, Housing York Inc.
York Region
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Regional Councillor Heath:

Re: Transfer of Sutton Youth Emergency and Transitional Housing to Housing York Inc.

Regional Council, at its meeting held on October 19, 2017, adopted the following recommendations of Committee of the Whole regarding "Transfer of Sutton Youth Emergency and Transitional Housing to Housing York Inc":

1. Council authorize the transfer of ownership of the Sutton Youth Services emergency and transitional housing property from the Region to Housing York Inc. (Housing York) for nominal consideration.
2. The Commissioner of Corporate Services be authorized to execute all necessary documentation to complete the transaction.
3. Council advise the Housing York Inc. Board of its recommendations.

A copy of Clause 18 of Committee of the Whole Report No. 13 is enclosed for your information.

Please contact Rick Farrell, General Manager, Housing Services at 1-877-464-9675, ext. 72091 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor
Regional Clerk

/C. Clark
Attachment

Clause 18 in Report No. 13 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on October 19, 2017.

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Transfer of Sutton Youth Emergency and Transitional Housing
to Housing York Inc.

Committee of the Whole recommends adoption of the following recommendations contained in the report dated September 20, 2017 from the Commissioner of Community and Health Services:

1. Council authorize the transfer of ownership of the Sutton Youth Services emergency and transitional housing property from the Region to Housing York Inc. (Housing York) for nominal consideration.
2. The Commissioner of Corporate Services be authorized to execute all necessary documentation to complete the transaction.
3. Council advise the Housing York Inc. Board of its recommendations.

Report dated September 20, 2017 from the Commissioner of Community and Health Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize the transfer of ownership of the Sutton Youth Services emergency and transitional housing property from the Region to Housing York Inc. (Housing York) for nominal consideration.
2. The Commissioner of Corporate Services be authorized to execute all necessary documentation to complete the transaction.
3. Council advise the Housing York Inc. Board of its recommendations.

Transfer of Sutton Youth Emergency and Transitional Housing to Housing York Inc.

2. Purpose

This report seeks approval to transfer ownership of the Sutton Youth Services emergency and transitional housing property from the Region to Housing York Inc., to support consolidation of emergency and transitional housing facility management.

3. Background

The Region administers emergency and transitional housing facilities and services

The Region is the provincially designated service system manager for housing and homelessness. The Province requires the Region to develop a housing and homelessness plan that includes measures to address the needs of people who are homeless or at risk of homelessness.

The Province provides funding for homelessness related services. Launched in 2013, Ontario's Community Homelessness Prevention Initiative (CHPI) combined funding from separate housing and homelessness programs into a single flexible program. Under CHPI, York Region became responsible for administering emergency housing and services that help people who are homeless or at-risk of homelessness to find and keep housing. York Region also became responsible for preventing, reducing and ending homelessness through service system planning and management. CHPI funding cannot be used to invest in capital development or for enhancement of emergency and transitional housing facilities.

Emergency and transitional housing programs are delivered through partnerships between the Region, community agencies and Housing York Inc.

Emergency and transitional housing services are provided by community agencies funded through service contracts with the Region. These agencies specialize in supporting people who are homeless or at risk of homelessness.

Most emergency and transitional housing facilities are owned either by Housing York or by the Region. As the building owners, Housing York and the Region ensure that the facilities are appropriately maintained and manage any capital repair and enhancement projects. Table 1 provides an overview of the partnerships currently in place to deliver emergency and transitional housing services.

Transfer of Sutton Youth Emergency and Transitional Housing to Housing York Inc.

Table 1
Emergency and Transitional Housing Facility Partnerships

Facility (<i>population served</i>)	Owner	Community Agency
Kevin's Place (<i>Youth</i>)	Blue Door Shelters	Blue Door Shelters
Porter Place (<i>Men</i>)	Housing York	Blue Door Shelters
Leeder Place (<i>Families</i>)	Housing York	Blue Door Shelters
Belinda's Place (<i>Women</i>)	Housing York	The Salvation Army
Richmond Hill Youth Hub (<i>Youth</i>)	Housing York	360 Kids Support Services
Sutton Youth Services (<i>Youth</i>)	Region	The Salvation Army

A map showing the locations of the facilities listed in Table 1 is provided in Attachment 1.

4. Analysis and Implications

Transferring Sutton Youth Services emergency and transitional housing to Housing York will enable consolidation of property management responsibilities

Housing York operates as a housing provider under the *Housing Services Act, 2011*. Provincial rules do not require Housing York to operate emergency and transitional housing facilities. However, the day-to-day operational requirements of emergency and transitional housing are very similar to the requirements for social and affordable housing buildings. Housing York has specialized expertise in managing residential properties. As such, more recent emergency and transitional housing facilities were developed with Housing York as the intended owner.

Currently both Housing York and the Region provide property management services for emergency and transitional housing facilities. Housing York is the owner of four facilities; Leeder Place, Porter Place, Belinda's Place and the Richmond Hill Hub and the Region is responsible for one; the Sutton Youth Services emergency and transitional housing facility. The Sutton Youth Services facility's development pre-dates the decision to have Housing York operate Regionally owned emergency and transitional housing. Transferring ownership of the Sutton facility to Housing York will enable consolidation of property

Transfer of Sutton Youth Emergency and Transitional Housing to Housing York Inc.

management responsibilities, support operational consistency and provide the community agencies with one point of contact for facility services.

5. Financial Considerations

The transfer of the Sutton Youth Services emergency and transition housing property will have no net financial impact to the Region or Housing York.

Housing York, as the owner of the Sutton Youth Services property will receive Regional funding to cover operating costs. The cost of emergency and transitional housing service delivery and operations is the responsibility of York Region's Homelessness Community Programs. Homelessness Community Programs operates with a 2017 budget of \$20.6 million gross (\$8.8 million net). Funding currently directed to the Region for facility management costs will be reallocated to Housing York.

The Sutton Youth Services emergency and transitional housing property would be transferred to Housing York with no financing implications. As such, the transaction is exempt from Harmonized Sales Tax and Land Transfer Tax. Administrative costs related to the transfer, such as changing the title registration are expected to be minimal and can be absorbed in the Housing York budget.

6. Local Municipal Impact

As the Region grows and housing costs continue to rise, the number of homeless residents has increased. Emergency and transitional housing provides critical support services to residents to help them stabilize and become successfully housed in the community. Consolidating facility management services will further support the emergency and transitional housing system.

7. Conclusion

This report seeks approval to transfer ownership of the Sutton Youth Services emergency and transitional housing property from the Region to Housing York Inc., with no net financial impact to the Region or Housing York. The Region currently provides facility management services for one emergency and transitional housing property while Housing York provides facility management services to four emergency and transitional housing properties. Transferring the Sutton Youth Services facility to Housing York will enable consolidation of facility management services for emergency and transitional housing properties.

Transfer of Sutton Youth Emergency and Transitional Housing to
Housing York Inc.

For more information on this report, please contact Rick Farrell, General
Manager, Housing Services at 1-877-464-9675 ext. 72091.

The Senior Management Group has reviewed this report.

September 20, 2017

Attachment

#7881404




Accessible formats or communication supports are available upon request

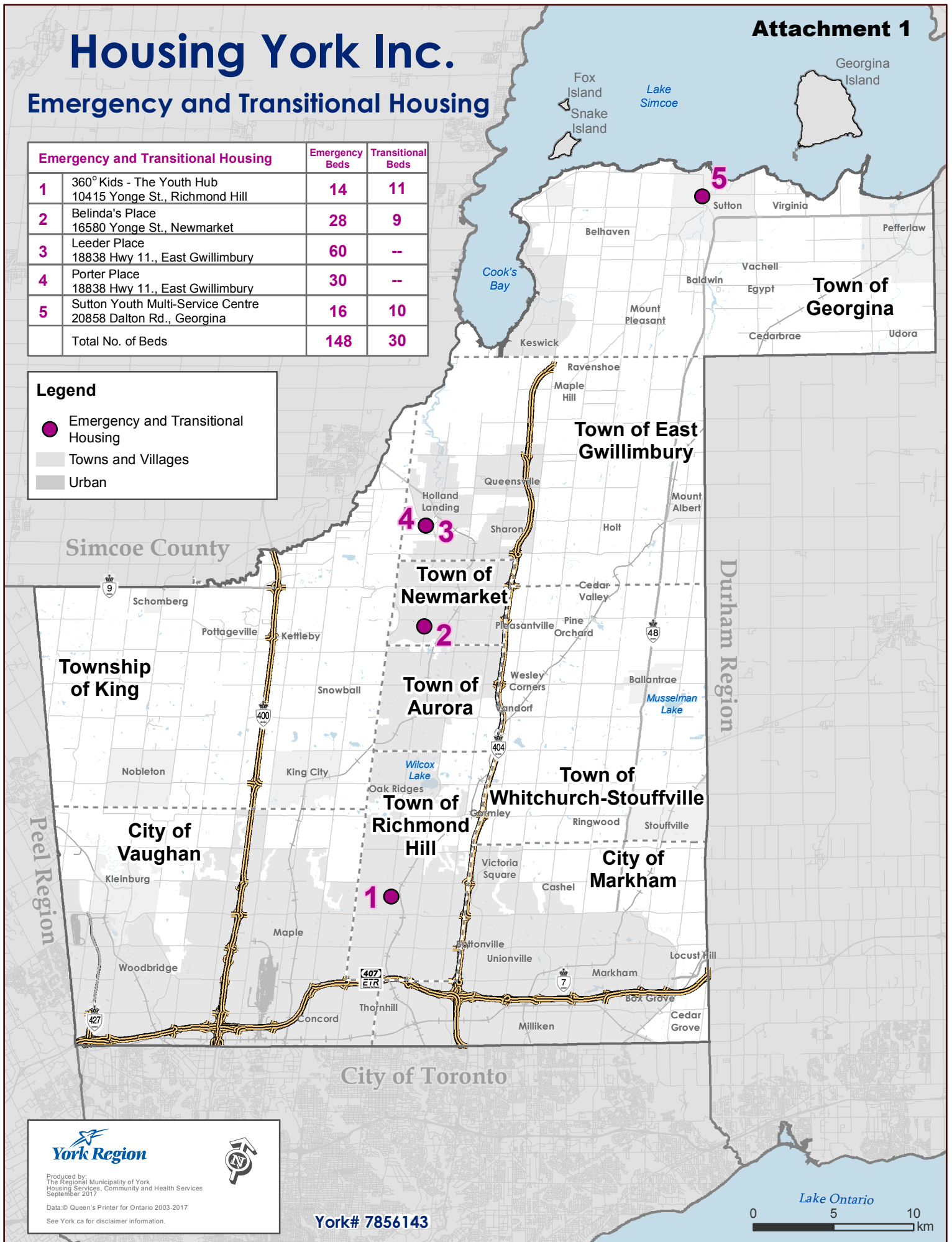


Housing York Inc.

Emergency and Transitional Housing

Emergency and Transitional Housing		Emergency Beds	Transitional Beds
1	360° Kids - The Youth Hub 10415 Yonge St., Richmond Hill	14	11
2	Belinda's Place 16580 Yonge St., Newmarket	28	9
3	Leeder Place 18838 Hwy 11., East Gwillimbury	60	--
4	Porter Place 18838 Hwy 11., East Gwillimbury	30	--
5	Sutton Youth Multi-Service Centre 20858 Dalton Rd., Georgina	16	10
Total No. of Beds		148	30

Legend

-  Emergency and Transitional Housing
-  Towns and Villages
-  Urban

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