Presented To:	City Council
Presented:	Tuesday, May 30, 2017
Report Date	Thursday, May 18, 2017
Type:	Managers' Reports

Request for Decision

Harm Reduction Program/Managed Alcohol Program - 200 Larch Street

Resolution

WHEREAS the Canadian Mental Health Association (CMHA) has put forward a request that the City of Greater Sudbury transfer the municipal property located at 200 Larch Street to CMHA for nominal consideration; and

WHEREAS the proposal fits with both the Strategic Plan of Council (Quality of Life and Place) and the North East LHIN's Innovative Housing and Heath Supports Strategic Plan Recommended for Northern Ontario;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury transfer ownership of the municipal building located at 200 Larch Street Sudbury to Canadian Mental Health Association Sudbury - Manitoulin for nominal consideration;

AND THAT a Phase One and Phase Two Application be submitted by the City of Greater Sudbury to the Ministry of Housing for the Home For Good funding opportunity.

Signed By

Report Prepared By
Gail Spencer
Coordinator of Shelters and Homelessness
Digitally Signed May 18, 17

Division Review
Tyler Campbell
Director of Social Services
Digitally Signed May 18, 17

Recommended by the Department
Catherine Matheson
General Manager of Community Development
Digitally Signed May 18, 17

Financial Implications
Liisa Brule
Coordinator of Budgets
Digitally Signed May 18, 17

Recommended by the C.A.O.
Ed Archer
Chief Administrative Officer
Digitally Signed May 18, 17

Relationship to the Strategic Plan / Health Impact Assessment

This proposal fits in with the Strategic Plan of Council's Quality of Life and Place priority as the Harm Reduction Home Program and Low Barrier Emergency Shelter Program address the barriers faced by persons who have experienced chronic homelessness and have resulted in a direct and positive impact on the health and well-being of participants. Supporting the acquisition of a permanent facility to co-locate the two programs will allow stabilization and continued development of the two programs.

Report Summary

The Canadian Mental Health Association - Sudbury/Manitoulin (CMHA) is seeking a permanent facility to

operate a Managed Alcohol Program and Low Barrier Emergency Shelter. The City of Greater Sudbury owned facility at 200 Larch Street has been declared surplus. There may be provincial funding available to support capital renovations. Transferring the property at 200 Larch Street to CMHA would stabilize these programs and provide an opportunity to build a community hub to support people experiencing homelessness in the Community.

Financial Implications

If approved, the City will transfer ownership of 200 Larch Street to the Canadian Mental Health Association.

The building was declared surplus in January 2016 with the intention of selling the property on the open market. There has been significant interest in this property since it was declared surplus. Approval of this initiative would result in a loss of this potential one time revenue and a reduction in budgeted operating costs of approximately $70,000 annually.

This initiative is being proposed in lieu of the 291 Lourdes Street transfer to Canadian Mental Health Association. The potential revenue that the City could expect to receive from the sale of 291 Lourdes Street is approximately $250,000.

Background

A report was referred from Community Services Committee of April 3rd, 2017, to the City Council Meeting of May 30th, 2017 in order to allow time for consultation with area residents regarding the program being located at 291 Lourdes Street, Sudbury.

Appendix A: Harm Reduction Home - Managed Alcohol Program Update

Consultation

A consultation was held on Monday May 1st, 2017 at 6:30 pm for residents in the neighborhood of 291 Lourdes Street. Canadian Mental Health Association-Sudbury/Manitoulin (CMHA) provided information to the residents about the Programs that they were seeking to move into 291 Lourdes Street. Several residents expressed concern that these Programs were not appropriate within their residential neighborhood and they were concerned with safety issues related to the new location of these Programs.

200 Larch Street

The CMHA currently operates the Harm Reduction Home as a Managed Alcohol Day Program within the 200 Larch Street facility, and operated the Off the Street Emergency Shelter Program from this location from November 28th, 2016 to April 15th 2017. CMHA is now interested in acquiring 200 Larch Street as a permanent location for a residential Harm Reduction Home and the Off the Street Shelter Program based on the feedback from the residents in the Lourdes Street area, and the new opportunity for Provincial funding under the Home for Good Program. CMHA has submitted a letter dated May 9, 2017 requesting the transfer of the property (Appendix B: CMHA Letter of Request).

Homes for Good Funding Opportunity

The Province has recently announced a new investment in supportive housing called Homes for Good (HFG). HFG is an ongoing investment to support the goal of ending chronic homelessness by 2025 and will provide funding for both operating and capital initiatives. Given that the Harm Reduction Home and Off the Street Emergency Shelter help to address issues of chronic homelessness, and that the larger facility at 200 Larch Street will provide an opportunity for further collaboration with community partners under a Community Hub model, the City of Greater Sudbury has moved forward with an application under these funds. The funding application is for approximately $2,650,000 for capital and operating costs at 200 Larch Street. This funding would allow for flexibility for the CMHA to address previously identified capital issues related to the 200 Larch Street location.

The HFG allows for several sub projects within one proposal. In addition to the 200 Larch Street capital project as phase one, the proposal includes a second phase capital and operating request for an additional supportive housing permanent home project via

CMHA. This project will transition individuals from the Managed Alcohol Program into stabilized residential supportive housing. Housing allowances are also being requested which will be attached to the Housing First Intensive Case Management Program that is already in place. All sub projects meet the Program Guidelines to address chronic homelessness.

Next Steps

A report will be brought back to the Community Services Committee considering the implications of a long term agreement for the low barrier emergency shelter (Out of the Cold) versus the existing annual agreements for the Program given that the program site would now be owned by CMHA.

Presented To:	Community Services Committee
Presented:	Monday, Apr 03, 2017
Report Date	Wednesday, Mar 22, 2017
Type:	Presentations

Request for Decision

Harm Reduction Program/Managed Alcohol Program Update

Signed By

Report Prepared By
Gail Spencer
Coordinator of Shelters and Homelessness
Digitally Signed Mar 22, 17

Health Impact Review
Gail Spencer
Coordinator of Shelters and Homelessness
Digitally Signed Mar 22, 17

Division Review
Tyler Campbell
Director of Social Services
Digitally Signed Mar 22, 17

Recommended by the Department
Catherine Matheson
General Manager of Community Development
Digitally Signed Mar 22, 17

Recommended by the C.A.O.
Ed Archer
Chief Administrative Officer
Digitally Signed Mar 22, 17

Resolution

WHEREAS the Canadian Mental Health Association – Sudbury/Manitoulin (CMHA) currently occupies a municipally owned space at 200 Larch Street, which does not meet the requirements needed for a residential Managed Alcohol Program; and

WHEREAS the former City Archives Building located at 291 Lourdes Street, which has been declared surplus can be renovated into a suitable site for the Managed Alcohol Program and Low Barrier Emergency Shelter; and

WHEREAS the CMHA has put forward a request that the City transfer the municipal property located at 291 Lourdes Street to CMHA for nominal consideration; and

WHEREAS the CMHA will secure funding from non City sources to cover approximately $3M in capital renovation costs to occupy the site; and

WHEREAS the CMHA currently receives operating funding for the Harm Reduction Home through the North East Local Health Integrated Network and for the Low Barrier Emergency Shelter program through the City of Greater Sudbury; and

WHEREAS the permanent co-location of the Harm Reduction Home and Low Barrier Emergency Shelter will address the needs of the most vulnerable of the homeless population as identified as a key objective in the City of Greater Sudbury's Ten Year Housing and Homelessness Plan; and

WHEREAS the proposal fits with the both the Strategic Plan of Council (Quality of Life and Place) and the North East LHIN's Innovative Housing and Health Supports Strategic Plan Recommendations for Northeastern Ontario;

THEREFORE BE IT RESOLVED THAT the Community Services Committee supports the request to purchase the property at 291 Lourdes Street for a nominal value;

AND THAT this transfer be referred to City Council for approval.

Finance Implications

If approved, the transfer of the property located at 291 Lourdes Street to the Canadian Mental Health - Sudbury/Manitoulin (CMHA) will be referred to City Council for approval. The building has been declared surplus. While there could be a sale of the Lourdes Street building on the open market, the transfer of the building to CMHA enables the currently occupied site at 200 Larch St (Annex) to be put on the open market for sale.

HEALTH IMPACT ASSESSMENT

The Harm Reduction Home Program and the Low Barrier Emergency Shelter Program address the barriers faced by persons who have experienced chronic homelessness and have resulted in a direct and positive impact on the health and well-being of participants. Supporting the acquisition of a permanent facility to co-locate the two programs will allow stabilization and continued development of the two programs.

BACKGROUND

The City of Greater Sudbury has provided temporary space at 200 Larch Street since December 2014 for the operation of a Low Barrier Emergency Shelter Program and a Harm Reduction Home Day Program, both currently operated by the Canadian Mental Health Association (CMHA). It has been recognized that the co-location of the Harm Reduction Home and Low Barrier Emergency Shelter Program has resulted in increased collaboration between community partners, created efficiencies in the operation of services, and provided seamless provision of service and supports to clients.

CMHA has been seeking a permanent site to co-locate a residential Harm Reduction Home, and Low Barrier Shelter Program since December 2015. The City owned property located at 291 Lourdes Street has been declared surplus and the CMHA is interested in co-locating the programs at this site.

Low Barrier Emergency Shelter

The City of Greater Sudbury currently has a Funding Agreement with the CMHA to operate a Low Barrier Emergency Shelter. The Low Barrier Emergency Shelter is called “Off The Street” and is in operation every night between November 28th, 2016 and April 15th, 2017. The low barrier shelter started as a pilot project in February 2014 and has operated from November to April for the past three winter seasons.

An update on the program was presented to the Committee in September 2016, a copy of the report can be found here:
https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=1&id=1017

Low barrier refers to a shelter where a minimum number of expectations are placed on people who wish to stay there. The aim is to have as few barriers as possible to allow more people to have access to services. Low barrier facilities follow a Harm Reduction philosophy.

The Off The Street Shelter Program is open from 8:00 pm until 7:00 am every evening, and provides temporary cots, nutritious refreshments, and a safe warm place for men and women aged 16 and over. This Low Barrier Program is intended to provide shelter for people who may be under the influence of drugs and/or alcohol, or be otherwise disconnected from mainstream shelter programs. The low barrier shelter provides an additional 30 cots to the existing 64 emergency shelter beds in our Community.

An average of 60 people per night access some type of service at the shelter, with an average of 30 people

per night utilizing a cot for sleeping. Some people use the service in the evening for social interaction, coffee and soup, and support. Additional services offered to the participants include bus tickets, clothing, and personal hygiene products. Many of the shelter users have experienced chronic or episodic homelessness, have mental health issues or addictions, and have multiple barriers to finding and keeping housing. Strong partnerships have been developed with the community outreach teams, CMHA, the Homelessness Network and Ontario Works staff to support people living on the street to access the program, and to support people going to the shelter to connect to supports to get housed.

Harm Reduction Home

In December 2014, the North East Local Health Integration Network (NELHIN) announced committed annual funding of $1M for the operation of a Managed Alcohol Program in the City of Greater Sudbury. The CMHA was identified as the service provider to develop and operate the program.

CMHA has been seeking a suitable facility to operate a 15 bed residential Managed Alcohol Program (MAP). In order to start the development of a MAP, connect with potential service users, and take advantage of the existing funding commitment from the NELHIN, CMHA opened a Harm Reduction Home Day Program as a pilot project. The day program opened in December 2015 and provides support for up to 8 participants. The pilot provides components of a full Managed Alcohol Program such as health supports, life skills, social interaction, and managed alcohol; however it is not a residential program. The participants of the pilot project have been connected to alternative supports for overnight such as existing shelter services or permanent housing.

A report was presented to the Committee on the Harm Reduction Home Day Program pilot project in October 2015 a copy of which can be found here:
https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=3&id=834

Overall the Harm Reduction Home has proven to:

- Reduce emergency department visists, hospitalization, police involvement and EMS use.
- Deliver improvements in the health and well-being of program participants.
- Transition individuals to more stable supportive housing.

Meeting Community Priorities

The need to enhance services for persons who are chronically homeless and are alcohol dependant has been identified within our Community. The NELHIN Report indicates that this population is the highest repeat users of Emergency Department services at Health Sciences North. The Greater Sudbury Police report that since 2010 they have responded to over 4,000 incidents of intoxicated persons in the Greater Sudbury area with 44% occurring in the downtown area.

The 2013 City of Greater Sudbury Housing and Homelessness Plan identified the following priorities:

- There is a need to strengthen approaches to preventing homelessness, increase the diversity of emergency shelter options, and support individuals with multiple barriers in obtaining and maintaining their housing;
- There is a need for additional supportive services coupled with permanent housing (both supportive housing and supports in private homes); and
- There is a need to improve co-ordination, collaboration, and partnerships, among a broad range of stakeholders.

The City of Greater Sudbury Housing and Homelessness Plan can be found here:
https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=3&id=674

Over the past three years the NELHIN, CMHA, hospital, community partners and the City have been

working together to explore community resources and best practices from other communities for meeting the needs of this vulnerable population.

The NELHIN conducted Value Stream Mapping and Kaizan events (March and May 2014) with over 17 partner agencies. From this three priorities were identified:

- Establishing an emergency shelter that allows for persons who are under the influence and provides a safe place for all.
- Developing a Managed Alcohol Program (MAP). MAP's are residential services that follow a harm reduction approach, including supportive counseling, housing, social and clinical health services for persons who are chronically homeless with an active alcohol addiction.
- Providing intensive case management and housing support to support transition to permanent housing.

NEXT STEPS

Upon approval from the Committee, final approval of the transfer of 291 Lourdes Street will be requested to Council at the May 30th Council meeting. A report will be brought back to the Community Services Committee considering the implications of a long term agreement versus the existing annual agreements for the operation of the Low Barrier Shelter Program given that the program site would then be owned by the CMHA. The Community Services Committee will be hearing more about the Harm Reduction Home through the population health report, as it was brought forward as a community priority on February 13 at the Community Population Health Forum hosted by the City.

Canadian Mental Health Association
Sudbury/Manitoulin

Association canadienne pour la santé mentale
Sudbury/Manitoulin

March 16, 2017

City of Greater Sudbury
PO Box 5000, STN A
200 Brady Street
Sudbury, ON P3A 5P3

City of Greater Sudbury:

Re: 291 Lourdes Street Property

Canadian Mental Health Association – Sudbury/Manitoulin (CMHA) would like to formally request that the City of Greater Sudbury transfer ownership of 291 Lourdes Street, Sudbury, Ontario to the Canadian Mental Health Association for a nominal value. The purpose of which would be to co-locate to a permanent location the Off the Street (OTS) Emergency Shelter Program and the Harm Reduction Home (HRH) Program, operated by the CMHA.

We see these Programs as benefitting our Community and fitting in with the City's Strategic Plan. This location would offer close proximity to downtown services and supports and is in a rental/residential area away from the main business community so it will not impact downtown businesses. This space also allows for the creation of a private and safe outdoor space for the participants in both Programs.

We have met with the Councillor for the Ward, a home owner on the street, and the owner of the apartment building and rooming house that is adjacent to the building, and have had no resistance to date. An as an organization operating the HRH Program, we have demonstrated success with:

- Reducing emergency department visits and hospitalization;
- Reducing Police and EMS involvement;
- Delivering improvements in the health and well-being of program participants;
- Transitioning individuals to more stable supportive housing.

Should you require more information please contact us. Thank you for taking the time to review our request.

Sincerely,

Marion Quigley CEO

Cc: Patty MacDonald
Catherine Matheson
Gail Spencer
Tyler Campbell
Keith Forrester

111, rue Elm St., Suite/local 100 | Sudbury, ON P3C 1T3 | Tel/tél : (705) 675-7252 | Fax/téléc : (705) 675-7247
E-mail/courriel: info@cmha-sm.on.ca | Website/site Web : sm.cmha.ca
Charitable registration no./Numéro d'enregistrement : 10686 3939 RR0001

Canadian Mental Health Association
Sudbury/Manitoulin

Association canadienne pour la santé mentale
Sudbury/Manitoulin

May 9, 2017

City of Greater Sudbury
PO Box 5000, STN A
200 Brady Street
Sudbury, ON P3A 5P3

City of Greater Sudbury:

Re: 200 Larch Street Property

Canadian Mental Health Association – Sudbury/Manitoulin (CMHA) would like to formally request that the City of Greater Sudbury transfer ownership of 200 Larch Street, Sudbury, Ontario to the Canadian Mental Health Association for a nominal value. The purpose of which would be to co-locate to a permanent location the Off the Street (OTS) Emergency Shelter Program and the Harm Reduction Home (HRH) Program, operated by the CMHA.

We see these Programs as benefitting our Community and fitting in with the City's Strategic Plan. This location would offer close proximity to downtown services and supports; and the location is familiar for over the past three (3) years to the individuals utilizing the services and the community. There is also a potential to create a private and safe outdoor space for the participants in both Programs.

We have met with the Councillor for the Ward, and have worked closely with community partners to provide a coordinated and collaborative approach to our services while improving program efficiencies and individual's experiences to service delivery. An as an organization operating the HRH Program and the OTS shelter, we have demonstrated success with:

- Reducing emergency department visits and hospitalization;
- Reducing Police and EMS involvement;
- Delivering improvements in the health and well-being of program participants;
- Transitioning 36 individuals within 5.5 months to more stable supportive housing

Should you require more information please contact us. Thank you for taking the time to review our request.

Sincerely,

Marion Quigley
CEO

Cc: Patty MacDonald
Catherine Matheson
Gail Spencer
Tyler Campbell
Keith Forrester

111, rue Elm St., Suite/local 100 | Sudbury, ON P3C 1T3 | Tel/tél : (705) 675-7252 | Fax/téléc : (705) 675-7247
E-mail/courriel: info@cmha-sm.on.ca | Website/site Web : sm.cmha.ca
Charitable registration no./Numéro d'enregistrement : 10686 3939 RR0001