



Local Rules in Social Housing

Thinking from a Systems Perspective



2014 ONPHA Conference and Trade Show

Shaping our future together

307 Local priorities: Who should be first in line for affordable housing?

Speaker: Stephen Arbuckle, Housing Services Branch, City of Ottawa



Housing Services
Services de logement

A city where everyone has a place to call home • Une ville où tout le monde a un chez-soi



- *A Home For Everyone*
- Our Ten
- Year Plan

Shaping our

Our Priorities

Everyone has a Home

- A range of options meets demand through:
 - construction
 - purchase
 - redevelopment
 - housing subsidies
- Housing is in a good state of repair and is well-managed.

People get the support they need

- People receive the right types of support to keep their homes and to prevent homelessness.
- People who become homeless are safe and receive adequate temporary shelter and supports to find housing.
- There is no chronic homelessness.

We work together

- Ottawa has an integrated housing system that is responsive to the housing and support needs of residents.
- Improved service planning and coordination and sustained funding from all levels of government meet people's needs.

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Ottawa at a Glance

Highly Educated / Bilingual

High cost of living / high rents

Median family/household Income \$98,892



60% Own, 40% Rent

Low Rental Vacancy

Over 100,000 people living in poverty

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Past to Present

2002: Established local policies and priorities under the SHRA

2008: Evaluation of the 2002 local policies and priorities, which resulted in a variety of changes

2014: Review of local rules and priorities. Addressing intended and unintended consequences

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2008 Changes

Confirmed: Homelessness, Urgent Safety/ Medical, In Situ

New: Graduates of supportive housing & Displaced RGI tenants

Over-Housed: Number of required choices was increased



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Supports to Housing



- Some tenants need support to be successful as tenants
- Appropriate supports must be available and accessible to both the landlord and to the tenants
- Direct City Costs and Indirect System Costs

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Housing + Supports = Success



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Approach

- Engage with the Housing Stakeholders
- Identify areas of review and flexibility
- Review the outcomes and develop policy recommendations to bring forward to Council



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Who is being housed ?

<u>2007</u>	<u>2011</u>	<u>2013</u>		
36%	31%	28%	-	Chronological
20%	28%	27%	-	SPP
12%	8%	9%	-	Urgent Safety
25%	26%	28%	-	Homeless
3%	3%	3%	-	Urgent Medical
2%	2%	2%	-	In Situ
2%	2%	3%	-	Over-Housed

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Intended and Unintended Outcomes

- **Priorities versus Chronological**
- **Migration to Ottawa**
- **Households remain Over-Housed**
- **Urgent Medical appeals**



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Moving Forward

- **Over-Housed....Try again!**
- **Balance access to subsidized housing**
- **Redefining definitions where needed**



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Thank you