



STAFF REPORT ACTION REQUIRED

Impacts of the George Street Revitalization on Shelter Capacity

Date:	January 13, 2016
To:	Executive Committee
From:	General Manager, Shelter, Support and Housing Administration
Wards:	All
Reference Number:	

SUMMARY

In November 2015, City Council endorsed the project scope for the George Street Revitalization (GSR) and requested that the General Manager, Shelter, Support and Housing Administration (SSHA) report to Executive Committee in January 2016 on the impact of the GSR project on overall shelter occupancy and strategies to meet Council's 90% occupancy target in all sectors. This report responds to Council's request.

RECOMMENDATIONS

The General Manager, Shelter, Support and Housing Administration (SSHA) recommends that:

1. Executive Committee receive this report for information.

Financial Impact

The recommendation in this report has no financial impact.

Equity Impact

The emergency shelter system in Toronto serves equity-seeking groups including seniors, people with disabilities, individuals with mental health and/or substance use issues, the working poor and other vulnerable groups. Effective operation of the shelter system contributes to the City's Poverty Reduction Strategy and is an important component of the

range of housing options required to ensure that appropriate accommodation is available to a variety of equity-seeking groups.

DECISION HISTORY

At its meeting of November 3 and 4, 2015, City Council unanimously adopted the report "*George Street Revitalization – Recommended Scope and Approach*" and requested that the General Manager, Shelter, Support and Housing Administration (SSHA) report to Executive Committee in January 2016 on the "impacts of the George Street Revitalization to overall shelter capacity, and strategies for meeting Council's directive from July 2013 that changes to emergency shelter beds at the George Street site is consistent with the direction provided by City Council ... to aim for a shelter occupancy rate no higher than 90 percent in the short term and a shelter occupancy rate policy that ensures that all homeless persons seeking a bed can be accommodated".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX9.6>

ISSUE BACKGROUND

In December 2013, City Council unanimously adopted the *2014-2019 Housing Stability Service Planning Framework*, which set out a number of strategic actions related to the provision of shelter services, including maintaining a 90% occupancy rate in all sectors.

In 2015, City Council adopted a number of measures that are aimed at achieving the 90% occupancy service level standard. In April, it adopted an *Infrastructure and Service Improvement Plan for the Emergency Shelter System*. The report identified a mix of strategies to maintain and increase the capacity of the shelter system, ensure the system is flexible and reduce demand for shelter through innovative programs. The 2015 Operating Budget for SSHA also included additional funding to add approximately 180 beds to the shelter system. An allocations report, which City Council adopted in November, indicated that the additional capacity was in various stages of implementation with the majority of beds expected to be online in 2016.

In November 2015, City Council endorsed the project scope for the George Street Revitalization. In doing so, City Council requested a report to Executive Committee on the project's impact on the strategies to achieve the 90% shelter occupancy standard. This report responds to Council's request.

COMMENTS

The George Street Revitalization project includes:

- 1) demolition of the existing Seaton House facility;
 - 2) acquisition and incorporation of 8 adjacent properties into the development site;
- and

- 3) construction of a 600,000 square foot multi-purpose facility with a 100-bed men's shelter, 378-bed long-term care home, 130 units of assisted living, 21 units of affordable housing with supports, and a community service hub.

While the existing Seaton House facility is characterized as a shelter, its 634 beds are used in distinct programs to provide emergency shelter, transitional shelter, assisted living and supportive living accommodation. All of this capacity will be replaced as part of the George Street Revitalization project both in the new facility on George Street and offsite. There will be:

- 100 emergency shelter beds in the new George Street facility
- 130 assisted living beds in the new George Street facility
- 100-125 emergency shelter beds in a new permanent shelter off site
- 100-125 transitional shelter beds in a new permanent shelter off site
- 150 supportive housing units off site
- Admission of 60-80 long-term shelter clients into the long-term care home

During the construction period, two new temporary shelters will be opened to accommodate the 100 emergency shelter and 130 assisted living beds that will be part of the new facility on George Street. In addition to all of the above components, up to 200 housing allowances are earmarked to assist Seaton House clients to transition to housing. These measures are in addition to all of the previously noted initiatives underway to increase capacity in the overall shelter system to achieve the 90% occupancy standard. Accordingly, the George Street Revitalization will not negatively impact overall shelter system capacity.

The following table describes the accommodation in the current Seaton House, how that capacity will be accommodated following completion of the George Street Revitalization, and how it will be accommodated during the construction period.

Seaton House Today		Post-Revitalization	Construction Phase
294	Emergency Shelter beds (Hostel Program)	100-125 Emergency Shelter beds (new permanent off-site shelter)	200-250 Emergency Shelter beds (1 permanent and 1 temporary new off-site shelters)
60	Transitional Shelter (O'Neill House Program)	100 Emergency Shelter beds (on-site)	
		100-125 Transitional Shelter beds (new off-site shelter)	200-250 Transitional Shelter beds (1 permanent and 1 temporary new off-site shelters)

140 Assisted Living beds (Annex & Infirmary Program)	130 Assisted living beds (on-site)	
140 Supportive Living beds (4 th Floor Residence Program)	150 Supportive housing beds	150 Supportive housing beds
	60-80 Long-term care beds	60-80 Long-term care beds
634 beds	Up to 710 beds	Up to 730 beds
		Plus up to 200 housing allowances

A report to Executive Committee at the end of the second quarter of 2016 will provide further details on transition relocation and assistance implementation plans for existing Seaton House residents. Seaton House residents will participate in developing the transition plans and no one will be left without accommodation.

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SIGNATURE

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