



A Modernized Emergency Sheltering Hub 310 Division Street

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Progress in addressing homelessness in 2023



We provided

1,093

shelter/housing benefits
(homeless or at risk)



We kept safe

133

emergency
shelter users

119

warming
room users

We have added

2

new street outreach positions
for our community

We invested

\$2.3M

in response to homelessness

of which we allocated

\$1.7M

in emergency
shelter support

Supporting Housing Stability



SO FAR IN 2023:

54 households experiencing or at immediate risk of homelessness supported to date through Housing Stability Program

15 households housed off BNL

47 households were housed from the community housing waitlist

44 households had evictions from community housing providers prevented in 2022

Growing our stock

We're investing

\$23M in local housing capital investments in partnership with all levels of government

We're providing

\$10M in annual housing support

251 new affordable units in the pipeline =

28% of the Affordable Housing Strategy target

ALL NEW GROWTH IN THE PIPELINE REPRESENTS A

30% growth in our current housing stock



NCHC
Northumberland County
Housing Corporation

We own/manage

373 affordable housing units

We added

48 new affordable housing units in 2023

We are building

45 new housing units

We are pursuing

5 new properties for growth

Current Sheltering System

- ▶ Transition House – 18 shelter beds (currently temp. increase to 22) – 4 rooms with bunk beds (3 male/1 female)
 - ▶ **\$606,000 annual investment in operations**
- ▶ Motel Overflow – 7 beds (currently temp. increase to 15 beds)
 - ▶ **\$281,500 annual investment in hotel rental plus damages**
- ▶ Warming Hub – St. Peter’s Church – 20-person occupancy
 - ▶ **October 16 – April 30, 8:00 p.m. – 8:00 a.m., Limited-service delivery**
 - ▶ **\$466,958 annual investment – rent, security, operations**
- ▶ Family Diversion Program – supporting families experiencing homelessness unable to access shelter services
 - ▶ **\$192,000 annual investment – staffing and operations (motel rentals)**

2023 Homelessness System Review

- ▶ Provided 44 short, medium and long-term recommendations to improve sheltering system in areas including
 - ▶ Emergency Shelter
 - ▶ Homelessness Prevention Services
 - ▶ Street Outreach
 - ▶ Adaptive Case Management (Re-Housing Supports)
 - ▶ Housing First/Intensive Case Management/Supportive Housing
 - ▶ Access to Affordable Housing
 - ▶ Coordinated Access System

Emergency Sheltering Recommendations

- ▶ Provided 12 emergency shelter specific recommendations, with 6 identified Key Recommendations:
 - 1) Reduce barriers to access emergency shelter services.
 - 2) Fund a dedicated staff person to support diversion of singles.
 - 3) Provide funding to support adequate staffing levels and average salaries to deliver shelter service.
 - 4) Reduce shelter demand by increasing supportive housing and/or Housing First Intensive Case Management spaces along with rental assistance for people experiencing chronic homelessness with high acuity.
 - 5) Look to transition spaces used for emergency shelter to more appropriate space for approximately 25 beds and daytime supports.
 - 6) Monitor Transition House's progress in improving its capacity.

A Renewed Sheltering System

- ▶ There is a need to move toward a more expanded and ‘purpose-built sheltering system’
 - ▶ Sheltering System Review identified a need for at least 25 shelter beds to be available in Northumberland (+ transitional and supportive housing)
- ▶ Facility that allows client identified barriers to be addressed: pets, couples, accessibility, etc.
- ▶ More efficient and effective value-for-money system
- ▶ Increased Transitional and Supportive Housing Opportunities
- ▶ Housing Focused, Street Outreach, Inclusive and Accessible

310 Division Street



- ▶ Former Cobourg Retirement Residences
- ▶ Currently vacant property since summer 2023
- ▶ 47 self-contained units with bathrooms, central industrial kitchen and common space on ground floor



Our vision for 310 Division

- ▶ A Modernized Emergency Sheltering Hub (operated by Transition House)
- ▶ Key elements of the space may include:
 - ▶ Emergency Sheltering (up to ~ 35 beds)
 - ▶ Transitional Housing (short-term rental units for folks ready for permanent housing)
 - ▶ Service Hub (aspirational vision of a 24/7 hub)

The investment

- ▶ Northumberland County is purchasing 310 Division for \$2,300,000 (plus closing costs)
 - ▶ Funded through a draw from Housing and Homelessness Reserves
- ▶ Cost to be repaid by Transition House through a Vendor Takeback Mortgage

Journey to Operations (in partnership with Transition House)

- ▶ Property sale to close on December 8, 2023
- ▶ Entering into Memorandum of Understanding with Transition House
- ▶ Negotiating Vendor Takeback Mortgage
- ▶ Community Engagement (next slide)
- ▶ Site readiness
 - ▶ Minor repairs
 - ▶ Fire Safety Plans
 - ▶ Furniture and Fixtures
- ▶ Operating Requirements

Community Engagement

Upcoming community engagement sessions:

- ▶ Residents invited to share their feedback, ask questions, and provide input that will help positively shape the integration of this new hub within the broader community.

Details on date, time, and location will be shared as they become available.

Visit Northumberland.ca/ShelterModernization for more information about 310 Division Street and to subscribe for updates.

What's Next?

- ▶ Assessing the opportunities for Youth, Senior, Family specific housing/homelessness programming
- ▶ Looking to expand supportive and transitional housing opportunities
- ▶ Addressing recognized system gaps:
 - ▶ Food insecurity
 - ▶ Social Assistance Rates
 - ▶ Mental Health and Addictions Support
 - ▶ Equitable Access to Funding



Questions and Comments

- ▶ Thank you