

JUNE 4, 2024

JOINT SERVICES COMMITTEE

REPORT NO. JSC-030-2024

**THE UNITED COUNTIES OF LEEDS AND GRENVILLE
HOUSING AND HOMELESSNESS PLAN – ANNUAL
PUBLIC REPORT**

**CHRIS MORRISON
MANAGER, HOUSING**

**ALISON TUTAK
DIRECTOR, COMMUNITY AND
SOCIAL SERVICES**

RECOMMENDATIONS

THAT the Joint Services Committee of Leeds and Grenville recommends to Counties Council to approve the Annual Housing and Homelessness Plan Public Report 2023.

FINANCIAL IMPLICATIONS

There have been no funds provided by the Ministry of Municipal Affairs and Housing (MMAH) with respect to the costs of implementing the annual Housing and Homelessness Plan (HHP). The Housing Department and the Integrated Program Delivery Department rely on the HHP when considering the utilization of MMAH funds, such as the Homelessness Prevention Program (HPP), the Canada-Ontario Community Housing Initiative (COCHI), and the Ontario Priorities Housing Initiative (OPHI).

The action strategies identified in the HHP are varied, and several may require a commitment of future dollars, but such will only occur upon the direction and approval of the Joint Services Committee.

CLIMATE CHANGE IMPLICATIONS

Where possible, the reports are provided in a digital format to reduce the Counties' carbon footprint.

ACCESSIBILITY CONSIDERATIONS

This report can be made available in alternate accessible formats upon request.

The United Counties of Leeds and Grenville (Counties) makes every effort to provide services in a manner that is inclusive to ensure accessibility barriers are reduced or eliminated where possible.

COMMUNICATIONS CONSIDERATIONS

There is a legislative requirement to communicate this information to the Minister of Municipal Affairs and Housing, and the same information is to be provided to the public. In order for it to be accessible to the public, it is posted on the Counties' website.

BACKGROUND

The Housing Services Act (Act) was enacted in 2011, and one of the requirements established was for Consolidated Municipal Service Managers (CMSMs) to develop a ten-year HHP. The Counties' HHP was approved by Council in May, 2014. It is also a requirement of the Act that public reports on the activities of the previous calendar year are required.

The report must:

- Include measures taken and the progress achieved to meet the objectives and targets in the HHP.
- Mirror the requirements in the Act.
- Provide the Minister of Municipal Affairs and Housing with the same information provided to the public, and the method in which it was reported to the public by June 30 of each year.

DISCUSSION/ALTERNATIVES

The Counties' HHP has identified three main overarching strategic goals:

1. To maintain current affordable housing programs and services.
2. To enhance services to reflect the changing needs of the community.
3. To involve all stakeholders in the development and implementation of the HHP.

The Counties' current HHP strives to embody a strategic, community-focused approach to address and meet future housing needs. The HHP recognizes the importance of the housing continuum, and the impact housing has on the social and economic prosperity of all municipalities.

As required by legislation, a five-year review of the HHP was completed in 2019, and the results were presented in the report JSC-022-2020 - Approval of the Housing and Homelessness Plan Five-Year Review.

The outcome of the review emphasized the need to maintain established strategic goals and guiding principles. In addition, the need to commit to the following housing and homelessness priorities for the future:

- Community housing
- Community housing renewal
- Ongoing contributions to the housing amortization reserve
- Maintaining targets
- Continuing to diversify
- Expanding the number of housing allowances
- Advocating for amendments, or to eliminate the rent and utility scales
- Supporting Ontario's Community Housing Renewal Strategy
- Directing projects to the National Housing Co-Investment Fund
- Optimizing program funding to support as many people as possible in the community

This year marks the end of the first ten-year HHP, and a revised plan is required to address the next ten years in Leeds and Grenville.

Attachment 1 – Housing and Homelessness Plan Annual Public Report, and Attachment 2 – Homelessness Prevention Program Use in Leeds and Grenville – April 2023 to March

2024, have been prepared outlining the progress the Counties has made in the objectives to the Ten-Year Plan.

On March 1, 2024, the Assistant Deputy Minister, Community and Supportive Housing Division, MMAH, notified all CMSMs that the MMAH understands CMSMs may already be in the process of preparing to undertake the review of their local plans. At this time, the MMAH is in the process of reviewing the current policy direction intended to guide local plans to ensure they align with government priorities. As such, the MMAH is requesting that CMSMs not complete their reviews until they receive further communication. The MMAH stated they understand the need to provide guidance in a timely manner. To date, no further information has been provided.

The Housing Department has begun to create the research framework to gather input from community partners, persons affected by homelessness, service agencies, and the public regarding their concerns and perspectives on the current and future state of housing and homelessness in Leeds and Grenville.

ATTACHMENTS

Attachment 1: Housing and Homelessness Plan - Annual Review Report

Attachment 2: Homelessness Prevention Program Use in Leeds and Grenville – April 2023-March 2024

**CHRIS MORRISON
MANAGER, HOUSING**

**May 15, 2024
DATE**

**PATRICIA HUFFMAN
TREASURER**

**May 15, 2024
DATE**

**ALISON TUTAK
DEPUTY CHIEF ADMINISTRATIVE OFFICER/CSS DIRECTOR**

**May 15, 2024
DATE**

In 2001, at the time of the downloading of public housing from the Province on Ontario to the United Counties of Leeds and Grenville (Counties), the chart below outlines what was transferred.

	RGI*	Market	Units
Public Housing Units	667	0	667
Non-Profit/Cooperative Units	250	217	467
Rent Supplement Units	70	0	70
Totals	987**	217	1,204

*Number of rent-geared-to-income units for service level standards

Current Unit Counts

	RGI	Market	Affordable	Commercial	Units
Public Housing Units	610	77	4	2	693
Non-Profit/Cooperative Units	224	243	0	0	467
Rent Supplement Units	125	0	0	0	125
Totals	959	320	4	2	1,285

Property Acquisition/Disposal/Re-Designation

In 2011, the Counties purchased 4.2 acres of undeveloped and non-serviced land located in the Town of Prescott (neighbouring other community housing properties) for \$58,000.00. In 2022, this land was deemed surplus and sold for \$280,501.00. The proceeds of the sale were allocated in the 2023 Housing Department budget for the Landlord Secondary Suite Program.

In 2017, 201-203 Prescott Street in Kemptville was purchased to be a mixed-use building. Currently it has two commercial units, five rent-geared-to-income (RGI) units, and three market rent units. Increasing the residential units owned by the Counties by eight.

In 2021, using Social Services Relief Funding, a church was purchased in the City of Brockville and converted into eight studio units. In the spring of 2022, the units opened, and are currently occupied by clients from the By-Name List and receiving services from Lanark, Leeds and Grenville Addictions and Mental Health.

In 2022, through a long-term lease agreement with the Municipality of North Grenville, a property in Kemptville was converted into ten units, once again using Social Services Relief funding. The Court House apartments were ready for occupancy in August 2023. Six units are RGI, three units are available for persons on the ByName List, and one youth shelter unit.

To date, four single family homes have been sold in the Town of Prescott. No homes were sold in 2023 and the decision was made, in order to meet service level standards and maintain public assets that units would no longer be offered for sale.

Ten units had been re-designated from RGI to market rent in the Town of Prescott to decrease the number of community housing units. To meet service level standards, the decision was made that all new vacant units would be rented as RGI.

Affordable Housing Coordinator

Based on a recommendation of the Housing Affordability Task Force, the position of Affordable Housing Coordinator was initiated in late 2022. Key accomplishments of the position in 2023 were:

1. Affordable Housing Information Sessions, Including the Leeds and Grenville Affordable Housing Summit

The Leeds and Grenville Affordable Housing Summit informed participants on the development process, project financing, and rural housing solutions, such as communal servicing. There were approximately 170 participants in attendance. Affordable housing events in 2023 included 'ARU's and Tiny Homes', Development 101/GoNoGo workshop; and Newterra site tours.

2. Surplus Municipal Lands Identified for Leeds and Grenville

The Affordable Housing Coordinator identified lower-tier, separated, and Counties-owned municipal lands that may be suitable for development into affordable housing included options for development in the report. Some of the lands were used in an expression of interest (EOI) process for the development of affordable housing.

3. Affordable Housing Development/Supporting Municipalities in Leeds and Grenville

The Affordable Housing Coordinator meets regularly with groups and municipalities interested in developing affordable housing, providing information needed for development of a housing business case for the housing project, such as social housing waitlist information, core housing need for the area, and project funding and financing information.

The Coordinator created a website with development resources, including need and demand information, funding/project financing resources, surplus lands, EOI notices, and links to affordable housing development guides.

The following is statistical information for housing programs in 2023, as of December 2023, or the end of funding year March 31, 2024.

Home Ownership

This program assists low-income families by way of a forgivable loan with first-time home purchases. This program is funded through a revolving fund of repaid loans.

Year	No. of Projects
2012-2013	31
2013-2014	31
2014-2015	34
2015-2016	27
2016-2017	16
2017-2018	8
2018-2019	8
2019-2020	6
2019-2020 – Revolving Fund	2
2020-2021 – Revolving Fund	3
2021-2022 – Revolving Fund	2
2022-2023 – Revolving Fund	1
2023-2024 – Revolving Fund	0
Total	169

Ontario Renovates

This program provides financial assistance to eligible homeowners by way of a forgivable loan for major home repairs. This program is funded through a revolving fund of repaid loans.

Year	No. of Projects
2012-2013	38
2013-2014	42
2014-2015	27
2015-2016	33
2016-2017	25
2017-2018	25
2018-2019	13
2019-2020	13
2019-2020 – Revolving Fund	7
2020-2021 – Revolving Fund	4
2021-2022 – Revolving Fund	6
2022-2023– Revolving Fund	7
2023-2024– Revolving Fund	6
Total	246

Secondary Suite Programs

Provincial funding is provided to eligible homeowners in the form of a forgivable loan to create a secondary suite on the property of their sole and principal residence. The Landlord Program is municipally funded for small landlords in the form of a forgivable loan to create a secondary suite on existing rental units.

Program Type Applications	2022-2023	2023-2024
Home Secondary Suite Program	0	0
Landlord Secondary Suite Program	0	1

Affordable Housing

This program offers housing units that have the rents at 80% of the average market rent.

Housing Provider	Date Created	1 Bdrm	2 Bdrm	3 Bdrm	Mandate
Oxford Mills (Private Landlord)	2010	0	2	0	Seniors
Elgin Seniors	2010	12	0	0	Seniors, partially modified
United Counties of Leeds and Grenville (Prescott)	2011	0	4	0	Seniors, partially modified
Community Involvement Legacy Homes (throughout Leeds)	2016-2018	0	6	0	Persons with developmental disabilities
Marguerita Residence Corporation (Wall Street Village Project)	2018	16	0	0	Seniors
North Grenville Community Living	2019	3	7	1	Persons with developmental disabilities, low-income, families
Marguerita Residence Corporation (St Vincent de Paul Apartments)	2020 (To be completed 2024)	12	0	0	Seniors
Totals		43	19	1	63

Rent Supplement

This program offers a rent supplement directly to landlords to enable subsidized housing for eligible families within the private rental market.

Municipality	Total	1 Bedroom	2 Bedroom	3 Bedroom	Bachelor
Brockville	49	42	6	1	0
Kemptville	9	2	4	3	0
Smiths Falls	1	0	0	1	0
North Augusta	1	0	0	1	0
Prescott	3	3	0	0	0
Elgin	12	12	0	0	0
Totals	75	59	10	6	0

*Currently as of December 2023

Marguerita Residence Corporation Agreement consists of 30 subsidized housing units for eligible seniors within the Marguerita Residence Corporation buildings. These units are at no cost to the Counties, negotiated as part of the loan agreement during the construction of the Wall Street Village Project.

Canada-Ontario Community Housing Initiative (COCHI)

This program offers a rent supplement directly to non-profit providers, enabling the retention of subsidized housing units after the non-profit providers mortgage/operating agreement ends.

Non-Profit Provider	Agreement Initiated	Number of Units	Mandate
South Crosby Non-Profit Housing Corporation	January, 2017	12	Seniors
Athens and District Non-Profit Housing Corporation	July, 2020	7	Seniors
Gananoque Housing Inc.	July, 2021	18	Seniors
Township of Bastard and South Burgess Non-Profit Housing	July, 2022	15	Seniors
Total		52	

Housing Allowances

Ontario Priorities Housing Initiative (OPHI)

This program increases the affordability of rental housing by providing an income-tested, portable housing benefit payment directly to eligible households.

Year	Number of Projects
2019-2020	119
2020-2021	71
2021-2022	106
2022-2023	87
2023-2024	85
Total	468

Canada Ontario Housing Benefit (COHB)

This program increases the affordability of rental housing by providing an income-tested, portable housing benefit payment directly to eligible households.

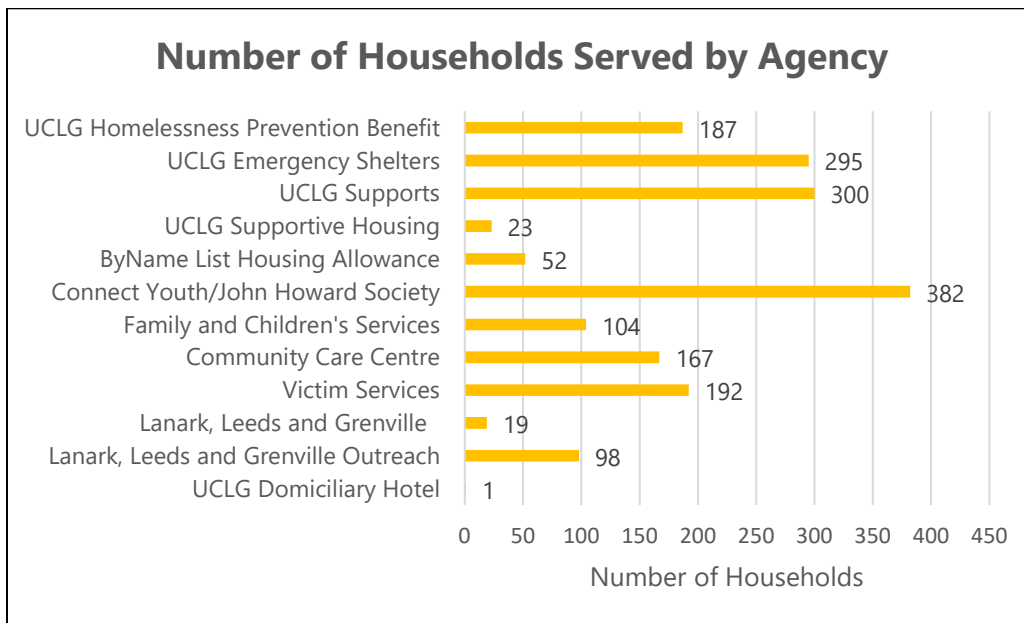
Year	Number of Projects
2019-2020	2
2020-2021	28
2021-2022	44
2022-2023	45
2023-2024	55
Total	174

Vacancies

Year	Properties			Totals
	Counties'	Rent Supplement	Non-Profit Providers	
2014	124	21	28	173
2015	87	17	21	125
2016	89	18	29	136
2017	100	9	24	133
2018	100	10	18	128
2019	83	17	11	111
2020	63	16	13	92
2021	59	10	11	80
2022	68	6	19	93
2023	70	12	10	92

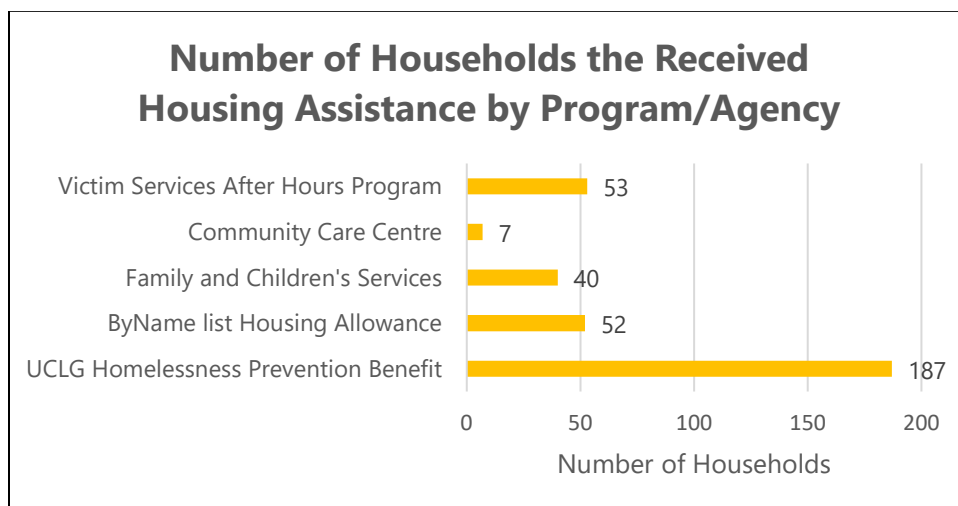
**Homelessness Prevention Program Use in Leeds and Grenville
April 2023 to March 2024**

The following data shows the number of individuals served by agencies that received Homelessness Prevention Program (HPP) funding during the fiscal year of 2023-2024.



A total of 1,820 households were served through HPP-funded programs.

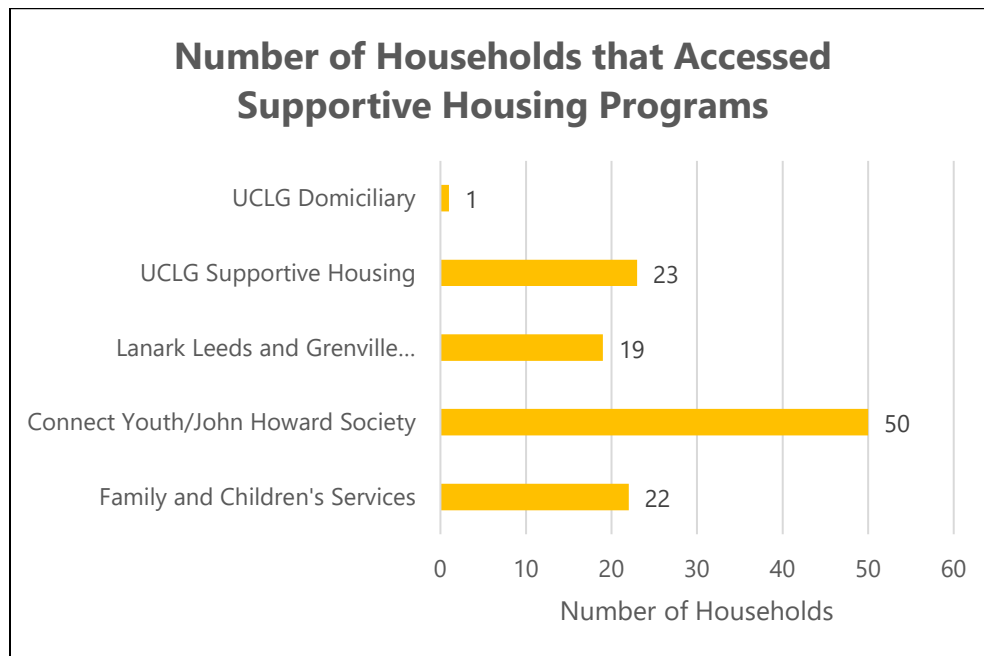
Housing Assistance



Housing assistance refers to short-term/emergency assistance, non-financial housing assistance and long-term housing assistance (e.g. rent supplements and housing allowances) for people not receiving ongoing support services.

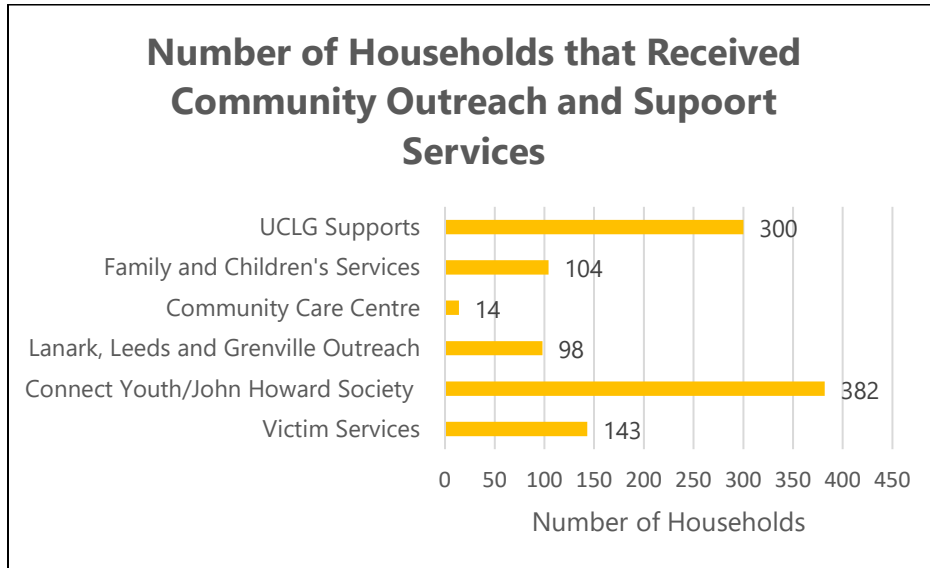
Homelessness Prevention Benefit (HPB) - The HPB program provides households experiencing homelessness with financial assistance to find and maintain housing. The program also assists households at risk of homelessness remain housed. Eligible expenses include moving and storage, last month's rent, utility fees, rent arrears, utility arrears, bed bug treatment and replacement of personal items.

Supportive Housing



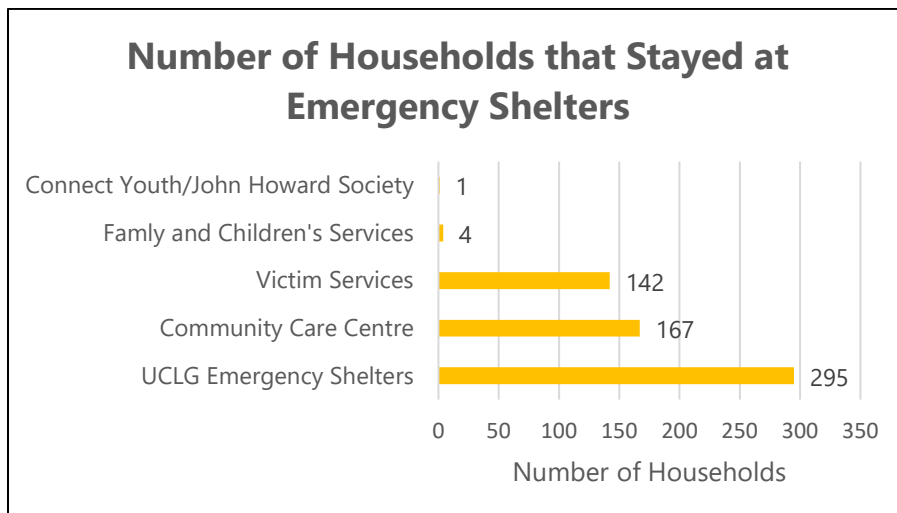
Supportive housing combines long-term housing assistance (e.g. rent supplements, housing allowances) with individualized, flexible and ongoing support services (e.g. counselling, life skills, training, behaviour supports) to enable people to live as independently as possible in their community.

Community Outreach and Support Services



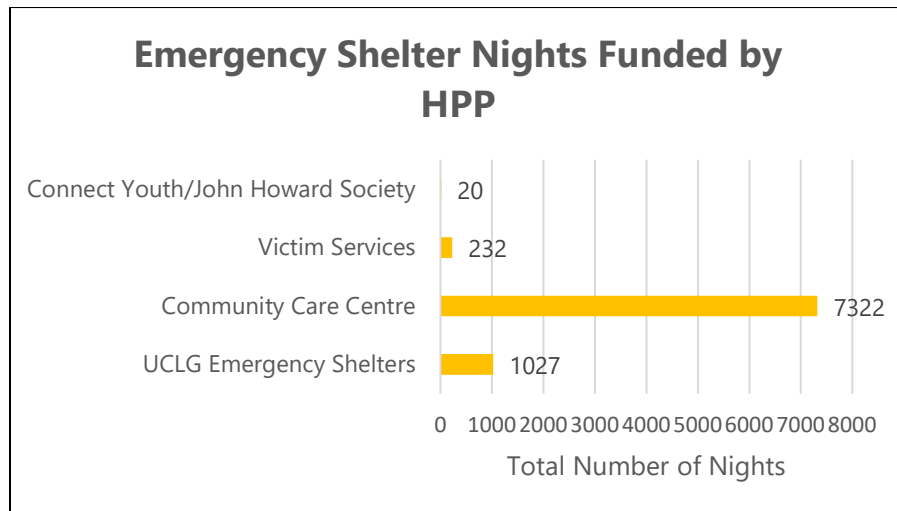
Community outreach and supports refers to services and supports such as community outreach, food security programs, case management and referrals for persons on the ByName List, and ongoing supports and services such as counselling and behavioural supports for people not receiving long-term housing assistance.

Emergency Shelters



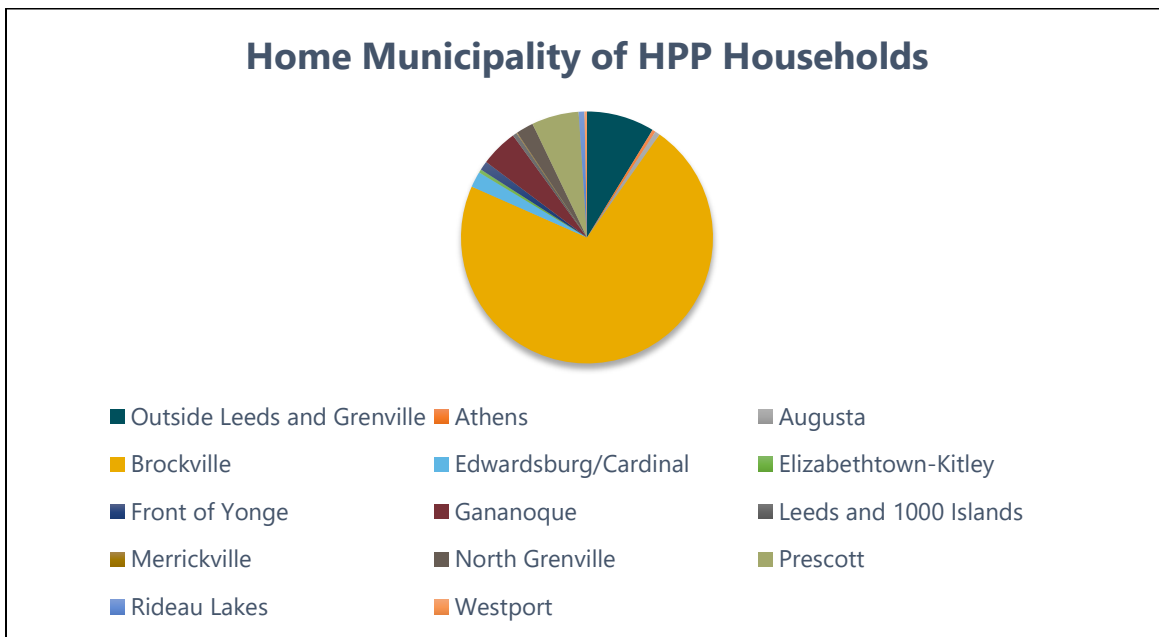
Emergency shelters provide immediate shelter relief to households experiencing homelessness.

Emergency Shelter Nights by Program

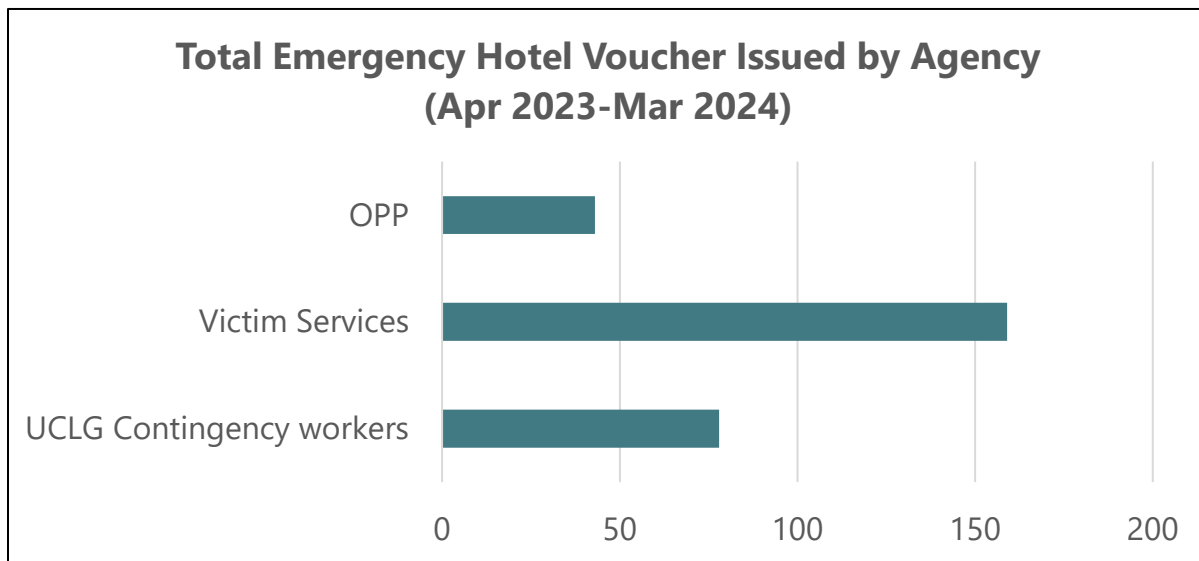
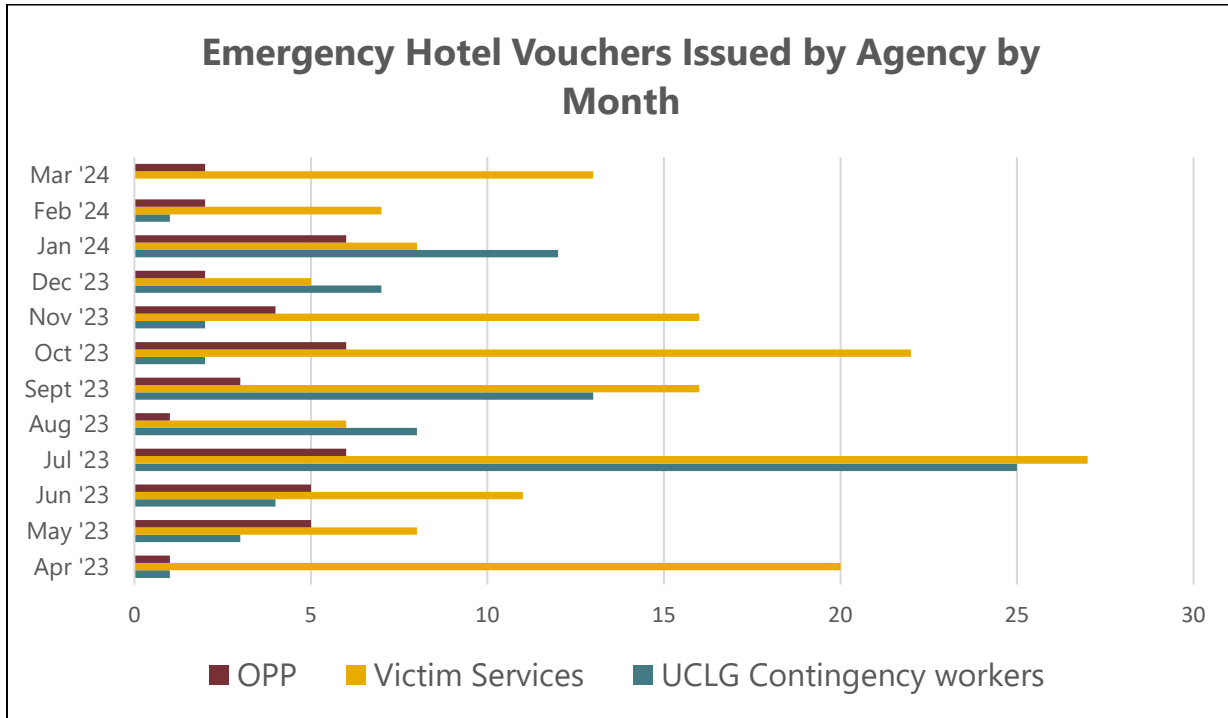


Six hundred and nine (609) households spent a total of 8,601 nights in an emergency shelter space.

Home Municipality of HPP Households



Emergency Hotel Voucher Referrals



Emergency vouchers are typically for hotel stays of one-to-three nights to support emergency situations (e.g. house fire, domestic violence, other criminal incident, extreme cold weather).

Number of People Experiencing Homelessness, Housed, or Returned to Homelessness by Month

