

JUNE 6, 2023

JOINT SERVICES COMMITTEE

REPORT NO. JSC-042-2023

**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 the approval of the Annual Housing and Homelessness Plan Public Report 2022.

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 Housing and Homelessness Plan (Plan). The Housing Department and the Integrated Program Delivery Department rely on the Plan when considering the utilization of MMAH funds, such as the Homelessness Prevention Program (HPP), the Social Services Relief Fund (SSRF), the Canada-Ontario Community Housing Initiative (COCHI), and the Ontario Priorities Housing Initiative (OPHI).

The action strategies that have been identified in the Housing and Homelessness Plan are varied, and several may require a commitment of future dollars, but such will only occur upon the direction and approval of the Joint Service 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 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 MMAH, 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 was enacted in 2011, and one of the requirements established was for Consolidated Municipal Service Managers (CMSMs) to develop a ten-year Housing and Homelessness Plan. The Plan was approved by Counties Council in May 2014. Another requirement of the Housing Services Act was that starting in 2015, public reports on the activities of the previous calendar year are required.

The report is to:

- Include measures taken and the progress achieved to meet the objectives and targets in the Plan;
- mirror the requirements in the Housing Services Act; and
- 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 Plan 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 Plan.

While health restrictions began to lessen in 2022, the global pandemic continued to impact those looking for housing and those that found themselves homeless. The Provincial government continued to provide several phases of the new SSRF in response to the COVID-19 crisis. The funding allocations of SSRF were used to increase housing for the most vulnerable in Leeds and Grenville.

In spite of the pandemic, the housing needs of the people of Leeds and Grenville remained a priority. Several of the recommendations of the Housing Affordability Task Force were actioned in order to address housing affordability throughout Leeds and Grenville.

ATTACHMENTS

Attachment 1: Housing and Homelessness Plan Annual Review

Attachment 2: Homelessness in the United Counties of Leeds and Grenville (as at April 2023)

CHRIS MORRISON
MANAGER, HOUSING

MAY 26, 2023
DATE

ALISON TUTAK
DIRECTOR, COMMUNITY AND SOCIAL SERVICES

MAY 26, 2023
DATE

PAT HUFFMAN
TREASURER

MAY 26, 2023
DATE

RAY CALLERY
CHIEF ADMINISTRATIVE OFFICER

MAY 29, 2023
DATE

**Attachment 1 to JSC-042-2023
Housing and Homelessness Plan Annual Review**

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

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

*Number of RGI Units for Service Level Standards

Current Unit Counts

Units	RGI	Market	Affordable	Commercial	Units
Public Housing	650	19	12	2	683
Non-Profit/Cooperative	224	243	0	0	467
Rent Supplement	112	0	0	0	112
	986	262	12	2	1,262

Property Acquisition/Disposal/Re-Designation

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

In 2017, 201-203 Prescott Street in Kemptville was purchased to be a mixed-use building. It has two commercial units, four rent-geared-to-income units, three market rent units, and one temporary youth shelter, increasing the residential units owned by the Counties by eight.

In 2021, using Social Services Relief Funding (SSRF), 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 ByName List and receiving services from Lanark, Leeds and Grenville Addictions and Mental Health.

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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 SSRF. The units will be ready for occupancy in August, 2023. Six units will be affordable, three units available for persons on the ByName List, and one youth shelter.

To date, four single-family homes have been sold in the Town of Prescott; no homes were sold in 2022.

Ten units have been re-designated from rent-geared-to-income to market rent in the Town of Prescott to decrease the number of community housing units.

Affordable Housing Coordinator

Based on a recommendation of the Housing Affordability Task Force, the temporary position of Affordable Housing Coordinator was initiated in late 2022.

Key accomplishments of the position in a short period have been:

- Identification of potential municipal surplus properties that may be made available to address the housing affordability crisis.
- A communication strategy to promote the Secondary Suite Programs.
- Initiated information sessions on affordable housing and housing programs with local municipal councils.

The following is statistical information for housing programs to the end of March 31, 2023.

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. There is \$715,734.02 funds available for 2023 applications.

Year	Number of Projects
2012-2013	31
2013-2014	25
2014-2015	31
2015-2016	27
2016-2017	16
2017-2018	8

**Attachment 1 to JSC-042-2023
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Year	Number of Projects
2018-2019	8
2019-2020	6
2019-2020 – Revolving Fund	2
2020-2021 – Revolving Fund	3
2021-2022 – Revolving Fund	1
2022-2023 – Revolving Fund	0
Total	158

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. There are no funds available in this program for 2023. Staff have requested that \$150,000.00 from the Home Ownership Revolving Fund be transferred for use.

Year	Number 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	18
2021-2022 – Revolving Fund	6
2022-2023– Revolving Fund	2
Total	249

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Secondary Suite Programs

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

Affordable Housing

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

Housing Provider	Date Created	Bedrooms			Mandate
		1	2	3	
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 2023)	12	0	0	Seniors
Totals		43	19	1	63

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Rent Supplement

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

Municipality	Total	1 Bedroom	2 Bedroom	3 Bedroom	Bachelor
Brockville	62	48	13	1	0
Kemptville	9	2	4	3	0
Smiths Falls	1	0	0	1	0
North Augusta	1	0	0	1	0
Prescott	6	4	2	0	0
Elgin	12	12	0	0	0
Total	91	66	19	6	0

*Currently as of December 2022

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, which enables the Service Manager 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 1, 2017	12	Seniors
Athens and District Non-Profit Housing Corporation	July 1, 2020	7	Seniors
Gananoque Housing Inc.	July 1, 2021	18	Seniors
Township of Bastard and South Burgess Non-Profit Housing	July 1, 2022	15	Seniors
Total		52	

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Housing Allowances

Investment in Affordable Housing (IAH) - This program increases the affordability of rental housing by providing a portable housing benefit (PHB) based on size of unit, with payment going directly to eligible households.

Year	No. of Projects
2012-2013	32
2013-2014	72
2014-2015	100
2015-2016	133
2016-2017	154
2017-2018	148
2018-2019	182
2019-2020	159
2020-2021	157
2021-2022	106
2022-2023*	105

*The IAH Housing Allowance ended March 31, 2023 due to the expiration of funding allocation. Applicants were encouraged to apply for continuing Housing Allowances.

Ontario Priorities Housing Initiative (OPHI) - This program increases the affordability of rental housing by providing an income-tested, portable housing benefit (PHB) payment directly to eligible households.

Year	No. of Projects
2019-2020	119
2020-2021	71
2021-2022	106
2022-2023	87

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Canada Ontario Housing Benefit (COHB) - This program increases the affordability of rental housing by providing an income-tested, portable housing benefit (PHB) payment directly to eligible households.

Year	No. of Projects
2019-2020	2
2020-2021	28
2021-2022	44
2022-2023	45

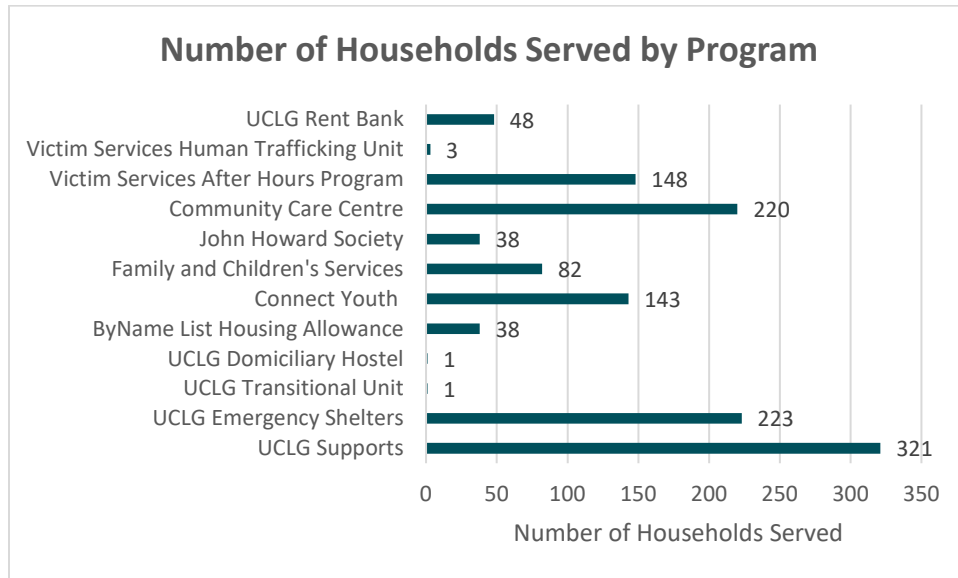
Vacancies

Year	Counties' Properties	Rent Supplement Properties	Non-Profit Provider	Total
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

Attachment 2 to JSC-042-2023
Homelessness in the United Counties of Leeds and Grenville
(as of April 2023)

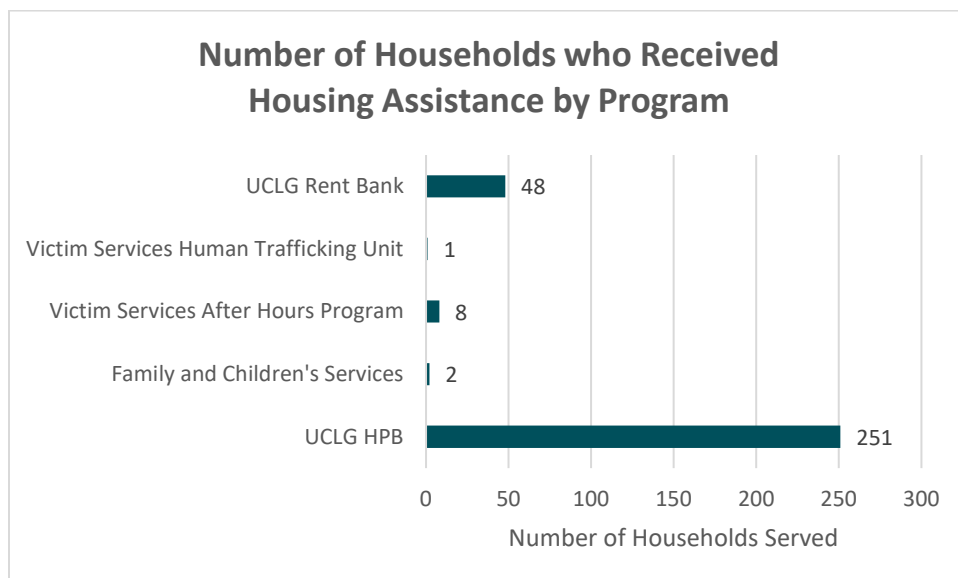
Homeless Prevention Program (HPP) Use in UCLG: April 2022 to March 2023

The following data shows the number of individuals served by agencies that received Housing and Homelessness Prevention Program (HPP) funding during the fiscal year of 2022-23.



A total of 1,517 households were served (1,469 without Rent Bank). Rent Bank is not a HPP-funded program.

Housing Allowance



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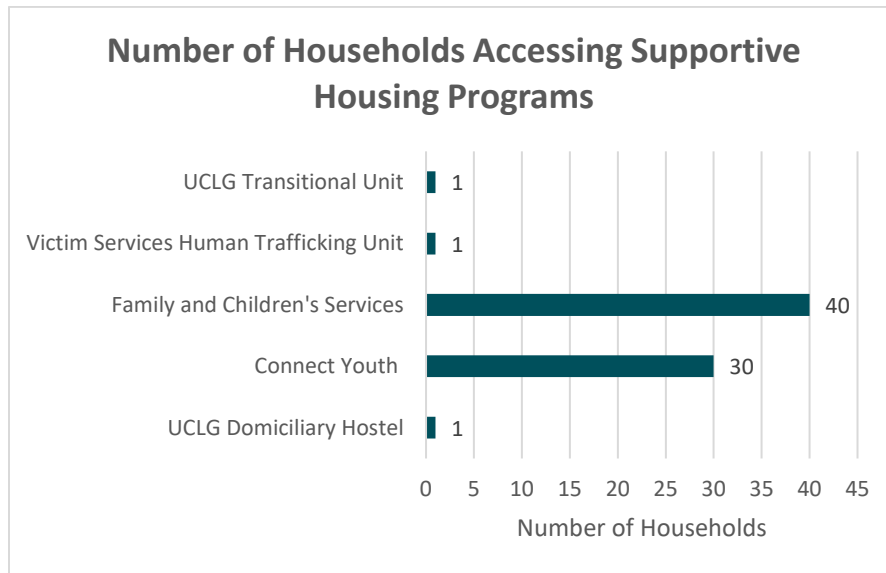
Homelessness Prevention Benefit (HPB) - The HPB Program provides households experiencing homelessness with financial assistance to find and maintain housing. The program also assists households at risk of homelessness remain housed.

- Eligible expenses include: moving and storage, last month's rent, utility fees, rent arrears, utility arrears, bed bug treatment and replacement of personal items.

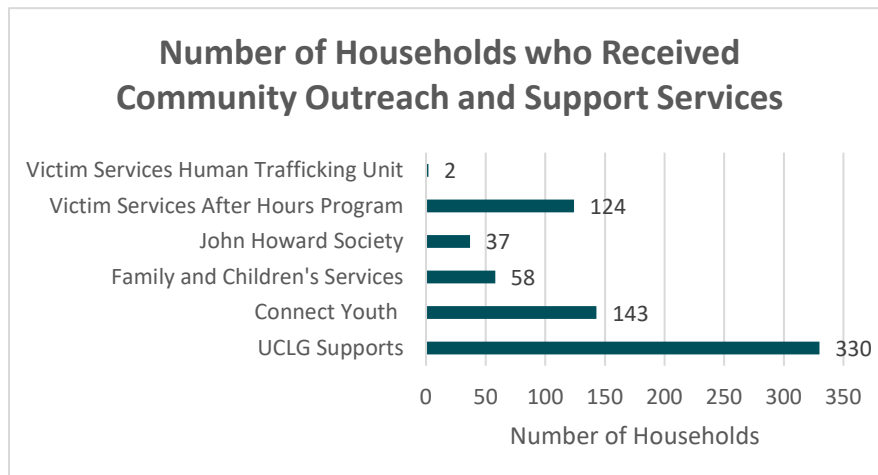
Rent Bank - The Rent Bank Program provides households at risk of eviction due to unpaid rent with financial assistance to pay rental arrears.

- Eligible expenses include: up to three months of rental arrears.

Supportive Housing

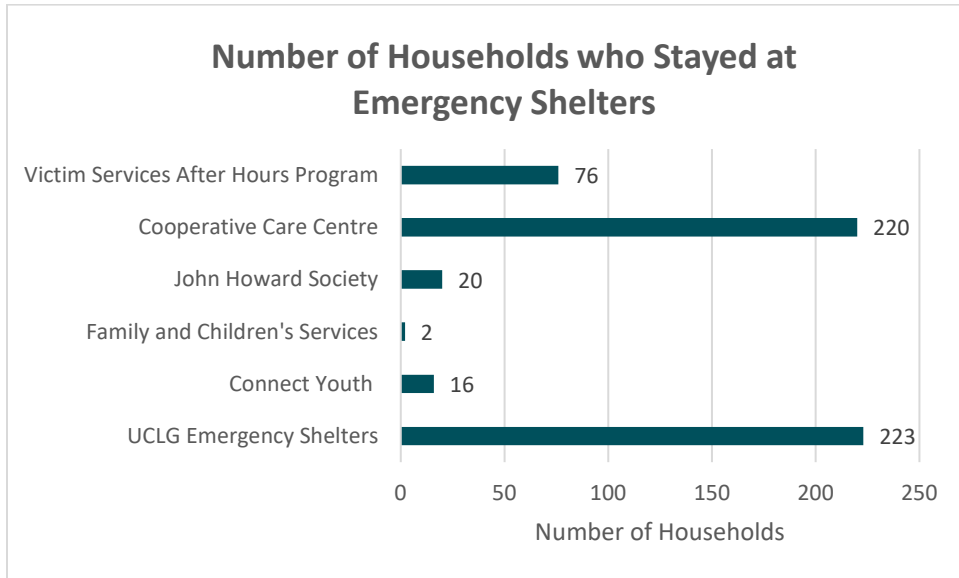


Community Outreach and Support Services

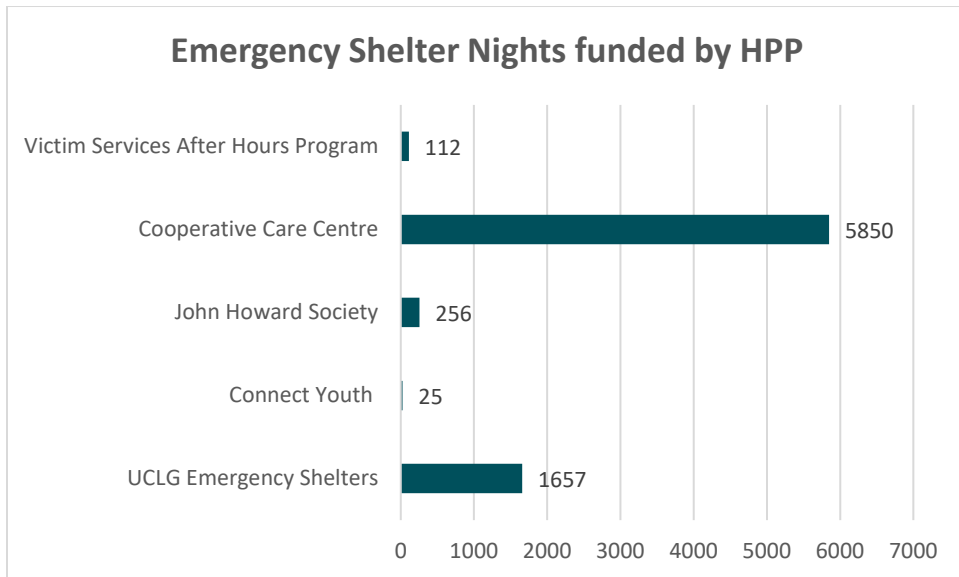


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Emergency Shelters



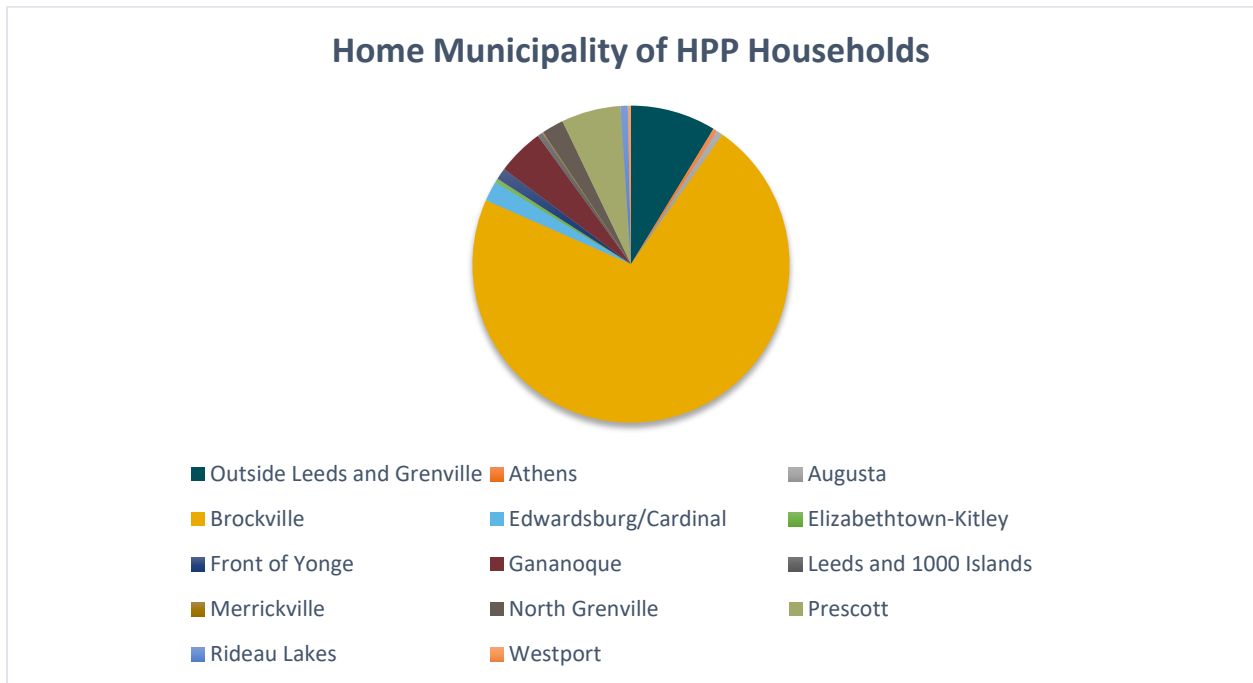
Emergency Shelter Nights by Program



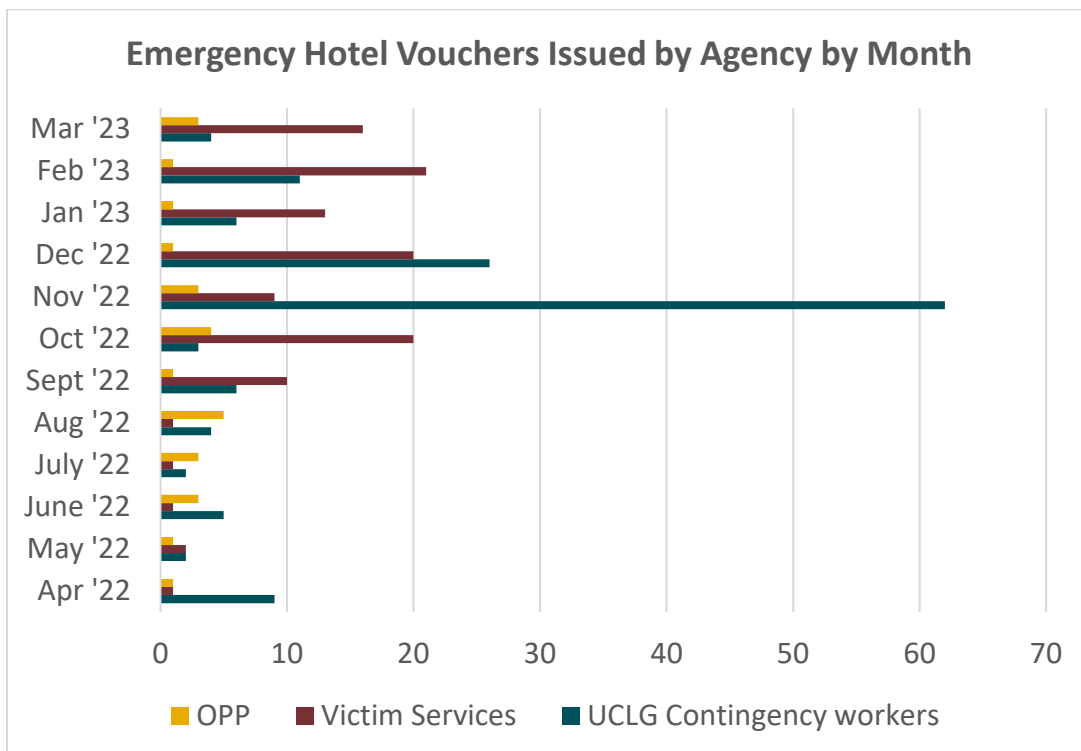
557 households spent a total of 7,900 nights in an emergency shelter space.

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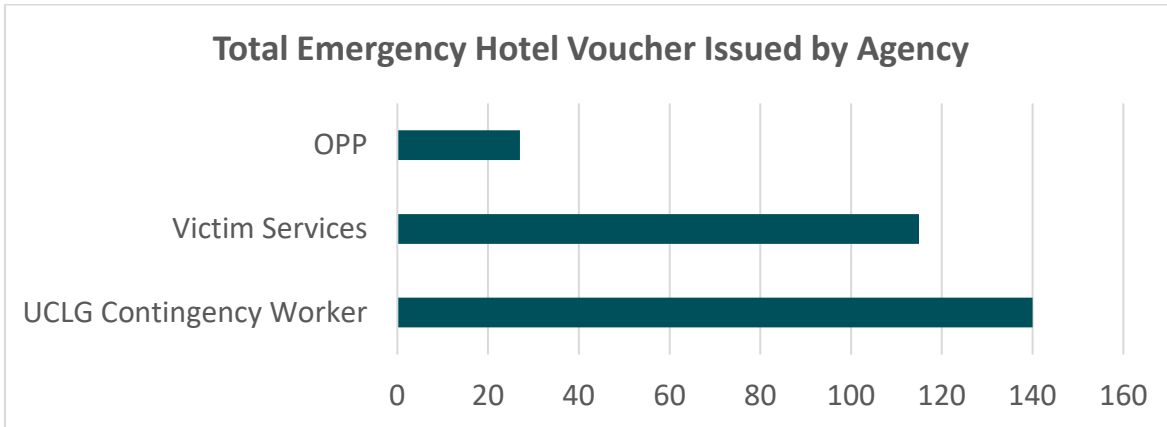
Home Municipality of HPP Households



Emergency Hotel Voucher Referrals



Attachment 2 to JSC-042-2023
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(as of April 2023)



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

