

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 The Counties was transferred.

	RGI	Market	Units
Public Housing Units	667	0	667
Non-Profit/Cooperative Units	250	217	467
Rent Supplement Units	70	0	70
	987*	217	1204

*Number of RGI Units for Service Level Standards

Current Unit Counts

	RGI	Market	Affordable	Commercial	Units
Public Housing Units	629	67	4	2	702
Non-Profit/Cooperative Units	212	255	0	0	467
Rent Supplement Units	117	0	0	0	117
	958	325	4	2	1289

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 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 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 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 rent-geared-to-income tenants and clients needing homelessness shelters.

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 was ready for occupancy in August 2023.

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Six units are rent-g geared-to-income, 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 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 rent-g geared-to-income 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 rent-g geared-to-income.

Affordable Housing Coordinator

Based on a recommendation of the Housing Affordability Task Force, the position of an Affordable Housing Coordinator was initiated in late 2022. The Affordable Housing Coordinator is responsible to promote, liaise, and recommend strategies to support, enable and encourage affordable housing creation in Leeds and Grenville. Key accomplishments of the position in 2024 were:

1. The Leeds and Grenville Affordable Housing Development Lab

("The Lab") is a made-in-Leeds Grenville program that was created to facilitate and expedite the development of long-term affordable housing. The Lab worked closely with six project proponents to review their project goals, assess project feasibility, provide a site schematic and detail a development plan. The Lab's intent was to reduce the financial risk and provide proponents with workable plan to move forward on.

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

Over 90 meetings in 2024, with housing developers, housing providers, municipalities, home builders and community service agencies, that focussed on working towards increasing the number of affordable housing units in Leeds and Grenville. Providing relevant information that substantiates the need for housing that is used in business cases for development. Facilitating connections to support the success rate of project financing.

3. Community Engagement

Arranged or attended Community engagement events that totaled over 600 participants in 2024. Focussing on the promotion of Leeds and Grenville’s Affordable Housing programs, educational events that promote solutions to address rural development challenges, which also provided an opportunity for ongoing dialogue regarding Affordable Housing Development in Leeds and Grenville.

The following is statistical information for housing programs in 2024, as of December 31, 2024, or the end of funding year March 31, 2025.

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
2024-2025 – Revolving Fund	3
Total	162

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
2024-2025– Revolving Fund	0
Total	246

Secondary Suite Programs

The program provides financial assistance to Home Owners and Small Landlords in the creation of Secondary Suites

Program Type	Year	Applications
Landlord Secondary Suite Program	2022-2023	0
Home Secondary Suite Program	2022-2023	0
Landlord Secondary Suite Program	2023-2024	1
Home Secondary Suite Program	2023-2024	0
Landlord Secondary Suite Program	2024-2025	0

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Home Secondary Suite Program	2024-2025	0
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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)	2024	12	0	0	Seniors
Total		43	19	1	63

Rent Supplement

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

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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
Total	75	59	10	6	0

*Currently as of December 2024

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, which was 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
Legion Village 96 Seniors' Residence	June 1, 2024	40	Seniors
Total		92	

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
2023-2024	85
2024-2025	88

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
2023-2024	55
2024-2025	37

Vacancies

Year	Leeds Grenville Properties	Rent Supplement Properties	Non-Profit Provider Properties	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
2023	70	12	10	92
2024	75	18	21	114