



**Community and Social Services Division  
United Counties of Leeds and Grenville**

**2023 Review of Social Housing Supply and Socio-  
Demographic Characteristics in Leeds and Grenville**

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## **Executive Summary**

### **Introduction**

This report examines the socio-demographic characteristics of Leeds and Grenville to determine the need and demand for more social housing in our community. The assessment includes an analysis of trends in population and household growth, the labour market, and the private rental housing market and social housing supply in relation to low-income residents in Leeds and Grenville. An Assessment of Current Social Housing: Needs, Demand and Supply in Leeds and Grenville is focused on the United Counties of Leeds and Grenville as a whole, including its ten-member municipalities and three separated municipalities, which are the City of Brockville, the Town of Gananoque, and the Town of Prescott.

This information will be used by Counties staff, Council and Joint Services as a part of the on-going implementation of United Counties Housing and Homelessness Plan. It also may be used by the local municipalities, non-profit organizations, and other groups interested in the social housing supply and needs of low-income renters in Leeds and Grenville.

### **Household Growth**

The household population in Leeds and Grenville is growing slowly and aging; compared to the growth of the Province, the population of Leeds and Grenville has slowed over the past twenty years. According to Statistics Canada, for the period of 2001-2021 the Province grew 24.6%, while the United Counties grew 7.7%. Within Leeds and Grenville, the Municipality of North Grenville has experienced the strongest household growth during the period 2001-2021, which grew by 24.4%, and Edwardsburgh/Cardinal, which grew by 11.1%. Many of other lower-tier municipalities in the Counties experienced a decline in their household counts during 2001-2021 period, with Elizabethtown-Kitley reporting the largest decline at -5.2%.

### **Age of Population**

The Counties have experienced many of the same age-related population trends as the Province; in general, the youth population is decreasing and the older adult and senior population is increasing. Both Leeds and Grenville and Ontario had a negative population change for persons aged 15-19, and 75 or older, and increases for persons aged 5-9, 10-14, 25-34, and 55-74 years of age. Both Leeds and Grenville and Ontario experienced the largest growth in population 65 to 74 years.

## **Socio-Economic Profile**

While the five largest employers in Leeds and Grenville are from somewhat diverse employment sectors (i.e. education, health, manufacturing, government), due to Leeds and Grenville's rural nature, business closures can have considerable impact on the local economy and housing market affordability. Although the communities throughout Leeds and Grenville experienced the impact of the closure in 2019 of Proctor and Gamble Inc., one of the largest employers in Leeds and Grenville, it has been minimized by the addition of companies relocating to Leeds and Grenville such as Leclerc with approximately 200 jobs and Giant Tiger Distribution Centre with an additional 460 jobs. Some of the existing major employers have increased their workforce since 2019, such as Kriska with an additional 111 employees and 3M Canada Company with an increase of 135.

## **Income**

The median after-tax household income in Leeds and Grenville increased by 30.4% from 2010-2020, while during the same period the Province of Ontario's income increased by 30.6%. North Grenville has the highest median household income in Leeds and Grenville at \$92,000, followed by Augusta (\$84,000), and Elizabethtown-Kitley (\$81,000). At \$55,600, Prescott has the lowest median household income in the Counties, followed by Westport (\$57,600), and Brockville (\$57,600).

Augusta experienced the greatest percentage increase in median after-tax household income in Leeds and Grenville for the period 2010-2020 (34%), followed by Gananoque (31.9%). All other municipalities experienced an increase in the median after-tax household income during this period, with the City of Brockville, experiencing the lowest increase at 11.7%

## **Low-Income**

According to Statistics Canada, the Low-Income Measure After-Tax (LIM-AT) is a fixed percentage (50%) of median adjusted after-tax household income, where "adjusted" indicates that household needs are taken into account. Falling below the low-income line is not considered to be a measure of poverty, but indicates that a person is substantially worse off than others. It was found in the 2021 Census data for Leeds and Grenville that:

- In 2020, 10,005 persons, or 9.8%, of the population in Leeds and Grenville were in low-income, which is down by 3.2% from 2015 where 13% were in low-income.
- The low-income rates according to age groups in Leeds and Grenville were:
  - 10.7% for persons under 18 years of age,
  - 8.9% for persons aged 18 to 64, and

- 11.2% for persons 65 and over in 2015.
- COVID -19 emergency and recovery benefits as well as earning replacement benefits were received by many persons in Leeds and Grenville. 21.1% received on average \$8,000 for emergency and recovery benefits and 24.5% received on average \$8,100 earning replacement benefits. Seniors received a one time \$500 payment for COVID relief.

The majority of persons in low-income in Leeds and Grenville for the 2021 Census are persons 65 and older, however, the Low-Income data should be used with caution and considered with previous Census data.

### **Housing Affordability**

What is considered “affordable” rental housing? In Ontario’s 2020 Provincial Policy Statement, affordable is defined as the least expensive of the income-based definition and a market cost-based definition:

1. Housing for which annual accommodation costs or rent does not exceed 30 percent of gross annual household income for low and moderate income households, or
2. Housing for which the purchase price is at least 10 percent below the average in the regional market area (ownership); housing for which the rent is at or below the average in the regional market area (renting).

According to Statistics Canada’s 2021 Census data, homeowners in Leeds and Grenville are faring better than renters; 10.7% of homeowners versus 35.2% of renters are paying 30% or more of household total income on shelter costs.

Brockville has the greatest number of renter households spending greater than 30% of their income on shelter costs (1,748), followed by Gananoque which had 342 households, and North Grenville, that had 321 renter households having affordability difficulties. Westport, Front of Yonge, Athens, and Augusta have the least amount of renters facing affordability difficulties, which is possibly linked to having proportionately fewer renters and in some cases fewer overall population in these communities.

North Grenville had the highest reported monthly shelter costs by renters in Leeds and Grenville in 2021 at \$1,348, followed by Augusta (\$1,100), and Gananoque and Elizabethtown-Kitley both at \$1,048 monthly, however fewer renter households are experiencing affordability difficulties in North Grenville, Augusta and Elizabethtown-Kitley, which is likely due to their higher than average income levels. With the exception of Gananoque where one in three renters is spending 30% or

more of their income on shelter costs. According to Statistics Canada Census data, Athens, Leeds and the Thousand Island and Westport all had the lowest reported monthly shelter costs by renters in 2020.

### **Subsidized Housing Supply**

The United Counties of Leeds and Grenville as Service Manager for Social Housing, is mandated by the province under the *Housing Services Act, 2011, Ontario Regulation 367/11* to supply 987 units; 667 are owned and operated by the Leeds and Grenville Housing Department, 70 rent-gear-to-income units are supplied by private landlords, and 250 units are owned and operated by local non-profit and co-operative housing corporations. Service Managers are responsible for administering social housing, including maintaining Service Level Standards (noted above), delivering housing programs, creating and implementing housing and homelessness plans. To meet local housing needs, they use federal, provincial and municipal funds to establish, administer and fund the housing and homelessness programs and services.

Social Housing is concentrated in the three partner municipalities of Leeds and Grenville, where approximately 71% is shared between Brockville, Prescott and Gananoque. The remaining 29% of housing is distributed throughout the Counties. The majority of units are one-bedroom units (663), followed by two bedrooms (144), three bedrooms (156), bachelor units (35), and four bedrooms (15). Adult units comprise 43.4% of the social housing supply, followed by family units (29%), and seniors-only mandated units (27.5%). In Social Housing "adult units" refers to bachelor or one bedroom units, "family units" refers to units that have two or more bedrooms, and "seniors mandated units or buildings" refers to a minimum age requirement for tenants residing in those units or buildings.

### **Other Types of Subsidized Rental Housing**

Leeds and Grenville has a growing number of Investment in Affordable Housing (IAH) Affordable Housing units located throughout Leeds and Grenville. Affordable Housing in the IAH Program is defined as 80% of the average market rent or approved alternate average market rent. Currently Leeds and Grenville has sixty-one Affordable units. The majority of the Affordable Housing units in Leeds and Grenville are designated for seniors and persons with developmental disabilities.

As an alternative to the traditional "bricks and mortar" rent-gear-to-income housing, Housing Allowance and Canada Ontario Housing Benefit programs are offered by the United Counties of Leeds and Grenville's Housing Department. The Housing Allowance Program is intended for recipients that are suitably housed but require some financial assistance for their accommodations

to be affordable. This program helps to meet the needs of low-income rural residents to remain in their community where there may be little or no social housing units, or where there are lengthy waitlists. Additionally, the Ontario Priorities Housing Initiative (OPHI) is part of a joint provincial and national strategy to address local housing priorities, including affordability. The OPHI Housing Allowance provides financial assistance to low-income renter households to make rents more affordable throughout Leeds and Grenville. Currently there are 147 total active households receiving an allowance for bachelor (3), 1-bedroom (89), 2-bedroom (27) and 3-bedroom (13) units in all municipalities with the exception of Athens and Westport. The ByName List Housing Allowance is a new program available to individuals and households on the ByName List who are one of the four Provincial Homelessness Prevention Program's priority populations. Priority populations include those that are chronically homeless, youth (16-25 yrs), Indigenous and/or transitioning from a provincial institution.

### **Social Housing Demand**

There are approximately 589 applicants on waitlist for units; however, there are only 367 individual households on the centralized waitlist because applicants are able to select multiple units/municipalities. Application numbers for social housing are not representative of unique households on the waitlist but are unique to each building or unit count.

The majority of applications for social housing received in 2022 were for units that are located in the City of Brockville (249), followed by Prescott (74), and Kemptville (73). One-bedroom units at 11 Hastings Drive in Brockville have the longest waitlist of all social housing unit types, with approximately 112 applicants waiting for a unit, with only one vacancy out of the 47 one-bedroom units in the complex in 2022. Similarly, one-bedroom units at 55 Reynolds Drive in Brockville maintains the second longest waiting list for apartments, with 111 applicants waiting for one of the 43 bachelor/one-bedroom units; with four vacancies in 2022 for this building.

Historically two-bedroom units maintained the longest waiting list for a family unit, currently there are approximately 240 applicants for the two-bedroom units throughout Leeds and Grenville, of the 144 two-bedroom units only 8 vacancies were reported in 2022.

Of the 71 units that were housed from the Social Housing Registry in 2022, the majority (33) were one-bedroom units, followed by senior mandated units (18), two-bedroom units (10), three-bedroom units (9) and four-bedroom units (1). Of the applicants who were housed in 2022, wait-times varied by unit size. Special Priority Placement (SPP) households waited the least amount of time (2 months on average), followed by one-bedroom units that waited an average of 0.8 years. Three- and four-bedroom units experienced the longest waitlist at 2.7 and 1.8 years respectively. The average for all units was approximately 1.1 years or 13 months.

## Regional Summaries

### **Sub-Region 1 (Brockville & Area) – Brockville, Elizabethtown-Kitley**

Sub-region 1 consisting of the City of Brockville and the Municipality of Elizabethtown-Kitley is considered to be the most urban regions within Leeds and Grenville with a population density of 1,075 persons per square kilometre; and has the largest population of all sub-regions with 30.4% or 31,661 persons. The highest proportion of seniors are living in this region with 32.6% and 6,620 individuals 65 or older are living within the City of Brockville. In addition to the highest proportion of seniors, sub-region 1 also has the highest proportion of all other age groups 0-19 (39.7%), 20-34 (41.1%), 35-64 (37.5%).

Sub-region 1 has an average median after-tax total household income of \$69,300 and based on the definition of “affordable” spending 30% or less of household income on shelter the maximum rent households in this region can afford would be approximately \$1,733. Households that have income under the average median amount would not be able to afford this amount. Although the average after-tax median income for this sub-region is \$69,300, 30.2% of households reported an income of less than \$50,000 in 2020; to be affordable the maximum rent would be \$1,250 or less for these households. The average costs for a one-bedroom rental advertised from November 2022-January 2023 was \$1,490, a two-bedroom was \$1,754. The most private dwellings (15,117) are located in sub-region 1, with the majority located in Brockville.

The most prevalent household type is one-person households (singles) however, this region has the highest number of lone-parent families within Leeds and Grenville, the majority are mother led and live in Brockville.

Approximately 46.7% of all rent-g geared to income housing is located in sub-region 1. All are located in Brockville and comprised of approximately 20% for adults, 42% for seniors and 38% for families. Currently the waitlist for one-bedroom units in Brockville have the highest number of applicants for all subsidized housing in Leeds and Grenville, followed by two and three-bedroom family units.

### **Sub-Region 2 (North Leeds) – Rideau Lakes, Westport**

Sub-region 2 consisting of the municipality of Rideau Lakes and the Village of Westport is considered to be a rural region within Leeds and Grenville, with a population density of 304.3 persons per square kilometre; and has the smallest population of all sub-regions with 11% or 11,517 persons. The lowest proportion of seniors are living in this region with 13% (3,625) and 3,375 persons 65 or older are living throughout the municipality of Rideau Lakes, which also has the largest land area for all of Leeds and Grenville at 555.96 square kilometers.

The sub-region as a whole has the oldest population in Leeds and Grenville at 57.6 years of age, with Westport having the oldest median age at 59.6 years.

Sub-region 2 has an average median after-tax total household income of \$66,050, the lowest sub-region for all of Leeds and Grenville. Based on the definition of “affordable” spending 30% or less of household income on shelter the maximum rent households in this region can afford would be approximately \$1,651. Households that have income under the average median amount would not be able to afford this amount. Although the average after-tax median income for this sub-region is \$66,050, 29.9% of households reported an income of less than \$50,000 in 2020; to be affordable the maximum rent would be \$1,250 or less for these households. The average monthly shelter costs for rented dwellings in sub-region 2 is \$968 and although it is the 2<sup>nd</sup> lowest monthly rental amount reported, 32% of households are spending 30% or more of the household income on rent. The fewest private dwellings are also located in this sub-region with the lowest reported private dwellings occupied by permanent residents at 70%.

The most prevalent household type is couples without children which is to be expected considering 48% of the population in sub-region 2 is 55 and older.

Approximately 7.9% of all rent-geared to income housing is located in sub-region 2, including 63 one-bedroom, 9 two-bedroom and 8 three-bedroom units.

### **Sub-Region 3 (South Leeds) – Athens, Front of Yonge, Gananoque, Leeds and the Thousand Islands**

Sub-region 3 consisting of the municipalities of Athens, Front of Yonge, the Town of Gananoque and Leeds and the Thousand Islands is a region that is comprised of both urban and rural municipalities. The Town of Gananoque is the densest of sub-region 3 with a population density of 768.4 persons per square kilometre, the region as a whole has a population density of 828.7. Sub-region 3 is the largest region within Leeds and Grenville with a land area of 869.89 square kilometers spanning across the four municipalities. Sub-region 3 has the third largest population of all sub-regions with 20% or 20,824 persons, slightly smaller than sub-region 4 – North Grenville. The second highest proportion of seniors are living in this region with 20.2% (5,585) and 2,625 persons 65 or older in the region are living in the municipality of Leeds and the Thousand Islands.

Sub-region 3 has an average median after-tax total household income of \$72,025, the second highest sub-region for all of Leeds and Grenville. There is a \$20,000 median after-tax income difference between the highest reported in Leeds and the Thousand Island (\$79,000) and Gananoque (\$59,600) within the sub-region. Based on the definition of “affordable” spending 30% or less of household income on shelter the maximum rent households in this region can afford would be approximately \$1,800. However, households in Gananoque would not be able to afford rental amounts exceeding \$1,490 and still be considered affordable. Although the average after-

tax median income for this sub-region is \$72,025, 33.3% of households reported an income of less than \$50,000 in 2020; to be affordable the maximum rent would be \$1,250 or less for these households. The average monthly shelter costs for rented dwellings in sub-region 3 is \$937 and although it is the lowest monthly rental amount reported, 29.5% of households are spending 30% or more of the household income on rent.

The average costs for a one-bedroom rental advertised from November 2022-January 2023 in Gananoque was \$1,602, a two-bedroom was \$1,912. The 2<sup>nd</sup> most private dwellings (10,340) are located in sub-region 2, with the majority for this sub-region located in Leeds and the Thousand Island, however only 79% of those dwellings are occupied by permanent residents.

Approximately 4% of all rent-geared to income housing is located in sub-region 3, including 40 one-bedroom units.

#### **Sub-Region-4 (North Grenville) – Merrickville-Wolford, North Grenville**

Sub-region 4 consisting of the municipalities of Merrickville-Wolford and North Grenville is a region that is considered to be rural based on population density. Kemptville which is located within North Grenville has a concentrated population, however the municipality as a whole has a population density of 50 persons per square kilometre, the region as a whole has a population density of 65.6. Sub-region 4 has a slightly smaller geography than sub-region 1 (Brockville & Area) with 566.23 square kilometres of rural areas surrounding Kemptville including Oxford Mills, Oxford Station, Bishops Mills in addition to Merrickville-Wolford. Sub-region 4 has the second largest population of all sub-regions with 20% or 21,099 persons. The third highest proportion of seniors are living in this region with 17.3%, however, North Grenville has the second highest number of persons 65 or older in Leeds and Grenville (3,825). North Grenville has the youngest median age at 46.4, while the Sub-region as a whole has the youngest population in Leeds and Grenville (48.6 years).

Sub-region 4 has an average median after-tax total household income of \$85,250, the highest sub-region for all of Leeds and Grenville; North Grenville at \$92,000 is the highest among all municipalities. Based on the definition of “affordable” spending 30% or less of household income on shelter the maximum rent households in this region can afford would be approximately \$2,131. However, households in Merrickville-Wolford would not be able to afford rental amounts exceeding \$1,962 and still be considered affordable. With the average after-tax median income for this sub-region is \$85,250, 19.43% of households reported an income of less than \$50,000 in 2020; to be affordable the maximum rent would be \$1,250 or less for these households. The average monthly shelter costs for rented dwellings in sub-region 4 is the highest within Leeds and Grenville \$1,179 and although North Grenville has the highest after-tax median monthly income reported, 34.8% of households are spending 30% or more of the household income on rent. North

Grenville had the lowest percentage of households reporting an income of less than \$50,000 in 2020 (19.4%); to be affordable the maximum rent would be \$1,250 or less. The average cost in Kemptville for a one-bedroom rental advertised from November 2022-January 2023 was \$1,381, a two-bedroom was \$1,950. Sub-region 4 had the second most private dwellings (8,636), with the majority located in North Grenville (7,244).

Approximately 11.5% of all rent-geared to income housing is located in sub-region 4, including 87 one-bedroom, 14 two-bedroom, and 4 three-bedroom units, which includes the addition of the 10 Affordable and RGI units converted at the Kemptville courthouse.

### **Sub-Region 5 (South Grenville) – Augusta, Prescott, Edwardsburgh-Cardinal**

Sub-region 5 consisting of the municipalities of Augusta, Edwardsburgh-Cardinal and the Town of Prescott is a region that is considered to be mixed between rural and urban based on population density. The Town of Prescott which is located within the region has a concentrated population density of 826 person per square kilometer, however the municipalities of Augusta (23.5) and Edwardsburgh-Cardinal (24.2) are not densely populated. Sub-region 5 is comprised of 628.62 square kilometres of rural areas surrounding the Town of Prescott. Sub-region 5 has the second lowest population of all sub-regions with 18.2% or 18,969 persons. The second lowest proportion of seniors are living in this region with 16.8%, (4,630), only 25% are living in the Town of Prescott. Sub-region 5 has the second youngest median age at 49.1 and the fewest percentages of all populations live in this region, ages 0-19 (5.85%), 20-34 (5.7%), 35-64 (6.4%) and 65+years (5.8%).

Sub-region 5 has an average median after-tax total household income of \$71,367, the third highest sub-region for all of Leeds and Grenville; slightly behind sub-region 3 (South Leeds). There is a \$28,000 median after-tax income difference between the highest reported in Augusta (\$84,000) and Prescott (\$55,600) within the sub-region. Prescott has the lowest median after-tax-income in Leeds and Grenville. Based on the definition of “affordable” spending 30% or less of household income on shelter the maximum rent households in this region can afford would be approximately \$1,784. However, households in Prescott would not be able to afford rental amounts exceeding \$1,390 and still be considered affordable. Although the average after-tax median income for this sub-region is \$71,367, 29.9% of households reported an income of less than \$50,000 in 2020; to be affordable the maximum rent would be \$1,250 or less for these households. The average monthly shelter costs for rented dwellings in sub-region 5 was \$1,027 and although it is one of the lowest monthly rental amounts reported, 32.1% of households are spending 30% or more of the household income on rent. The average cost in Prescott for a one-bedroom rental advertised from November 2022-January 2023 was \$1,279, a two-bedroom was \$1,433. Sub-region 5 had the third most private dwellings (8,324) in Leeds and Grenville.

Within the sub-region approximately one in five persons in Prescott are living in low income in 2020 and Prescott reported the second highest number of Ontario Works cases (112) in Leeds and Grenville and 59% of all cases for the sub-region (189).

Approximately 20% of all rent-geared to income housing is located in sub-region 5, including 4 bachelor, 135 one-bedroom, 19 two-bedroom, 38 three-bedroom and 8 four-bedroom units. 14% of the units in this sub-region are located in Prescott.

### **Looking Forward**

This report provides an opportunity to review the housing needs of low-income persons and assess if the current rental housing stock is meeting those needs. A picture of the current rental housing market in Leeds and Grenville is created using data from the Statistics Canada Census Profiles, Canada Housing and Mortgage Corporation, Social Housing Registry, and data from the Housing Department. The information in this report can be used by planners, non-profit organizations, municipal staff and Councils, and other parties interested in housing affordability to assess and plan for the current and future housing needs of low-income households in Leeds and Grenville.

Based on the information contained within the report, the top issues are as follows:

1. Sub-region 2 (North Leeds) has an aging population higher than all other regions and has greatest the challenge of geographical size and proximity to services to support seniors wanting to age in place, including housing and senior's residences.
2. The housing needs between the sub-regions differ, requiring a diverse housing plan for Leeds and Grenville. Many sub-regions have single-detached dwellings that are not affordable to rent or purchase with the median after-tax income of residents.
3. There are few apartment style buildings in Leeds and Grenville (13%), and are mainly located in Brockville, Gananoque, North Grenville, Edwardsburgh-Cardinal and Prescott.
4. Sub-regions with the highest incidences of tenant households spending 30% of more of household income on shelter costs in 2020 will have greater challenges affording the rising costs of private market rental amounts in 2023.
5. Waitlists in Sub-region 1 (Brockville and Area) and Sub-region 5 (South Grenville) provide an understanding of housing that is currently required.



**104,070**  
population of Leeds and Grenville

**78%**  
home owners

**22%**  
renters

**50.8**  
median age

**4.4%**  
population increase  
2016 to 2021



35.2% of tenant households spending 30% or more of its income on shelter costs - Leeds and Grenville



**30.2%**  
Percentage of households with after-tax income less than \$50,000 - Leeds and Grenville

37.3% - SubRegion 1  
29.9% - SubRegion 2  
33.3% - SubRegion 3  
19.4% - SubRegion 4  
29.9% - SubRegion 5

### Social Housing Registry Waitlist



**17%**

Seniors



**29%**

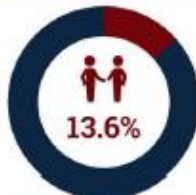
Families



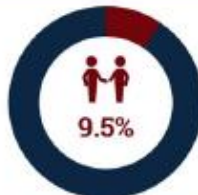
**54%**

Adults

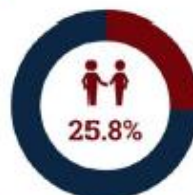
\*as of October 31, 2022



% population in Leeds and Grenville  
0-14 years



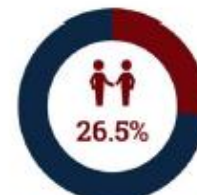
% population in Leeds and Grenville  
15-24 years



% population in Leeds and Grenville  
25-49 years

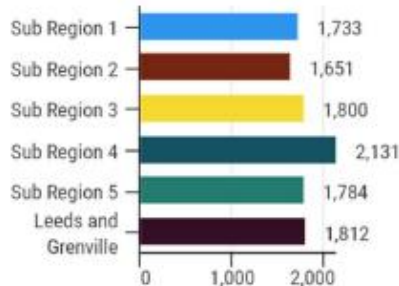


% population in Leeds and Grenville  
50-64 years



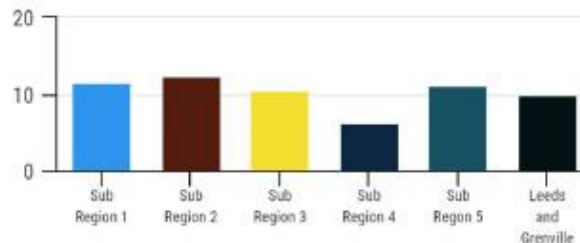
% population in Leeds and Grenville  
65+ years

### Affordable Monthly Rent (\$)



\*calculated with median after-tax income x 30% / 12 months

### Prevalence Low-Income Measure (LIM-AT) %



**SubRegion1** - Brockville, Elizabethtown Kitley  
**SubRegion2** - Rideau Lakes, Westport  
**SubRegion3** - Athens, Front of Yonge, Gananoque, Leeds and Thousand Island  
**SubRegion4** - Merrickville - Wolford, North Grenville  
**SubRegion5** - Augusta, Prescott, Edwardsburgh-Cardinal

## Introduction

The need for low-income/affordable/rent-geared-to-income housing depends upon a number of criteria, including population growth, changing demographics, labour market trends, affordability of current rental stock, the existence of appropriate subsidized housing in adequate numbers, and the demand for affordable housing. The bulk of the current supply in Leeds and Grenville was established in the 1960s and 1970s; a time when the majority of units were designated for seniors, with a small percentage designated for families. The housing supply was reflective of the belief at that time that seniors were the neediest population in society; however this historical approach does not manifest itself in the recent socio-economic data for the residents of Leeds and Grenville. Family sizes are also shrinking; according to Statistics Canada, in the 1950s the average household size in Canada was 3.9 persons, and in 2021 the average family size in Leeds and Grenville remains unchanged from the 2016 Census at 2.7 people. This report assesses the current socio-economic climate, the rental housing supply, and the needs of the low-income population for affordable housing in Leeds and Grenville.

## Wheelhouse

The “Wheelhouse” is considered a new and innovated approach to understanding that housing needs of individuals change at different stages of their lives and these changes do not necessarily follow a linear housing continuum. The “Wheelhouse” also recognizes that homeownership may not be a goal for every person and as a result, the need for more rental options increase. The “Wheelhouse” is divided into three categories: **Safety Net**, which includes emergency shelters and short-term supportive housing; **Housing with Supports**, which includes long-term supportive housing and subsidized rental housing; and **Market Housing**, which includes rental housing and ownership housing. The “Wheelhouse” is considered to be an interdependent system where there is a diversity of housing options, tenures and price points; and changes to one aspect of the system influences other parts of the system.



Source: *Housing Needs Assessment, Kelowna*

## Sources of Information

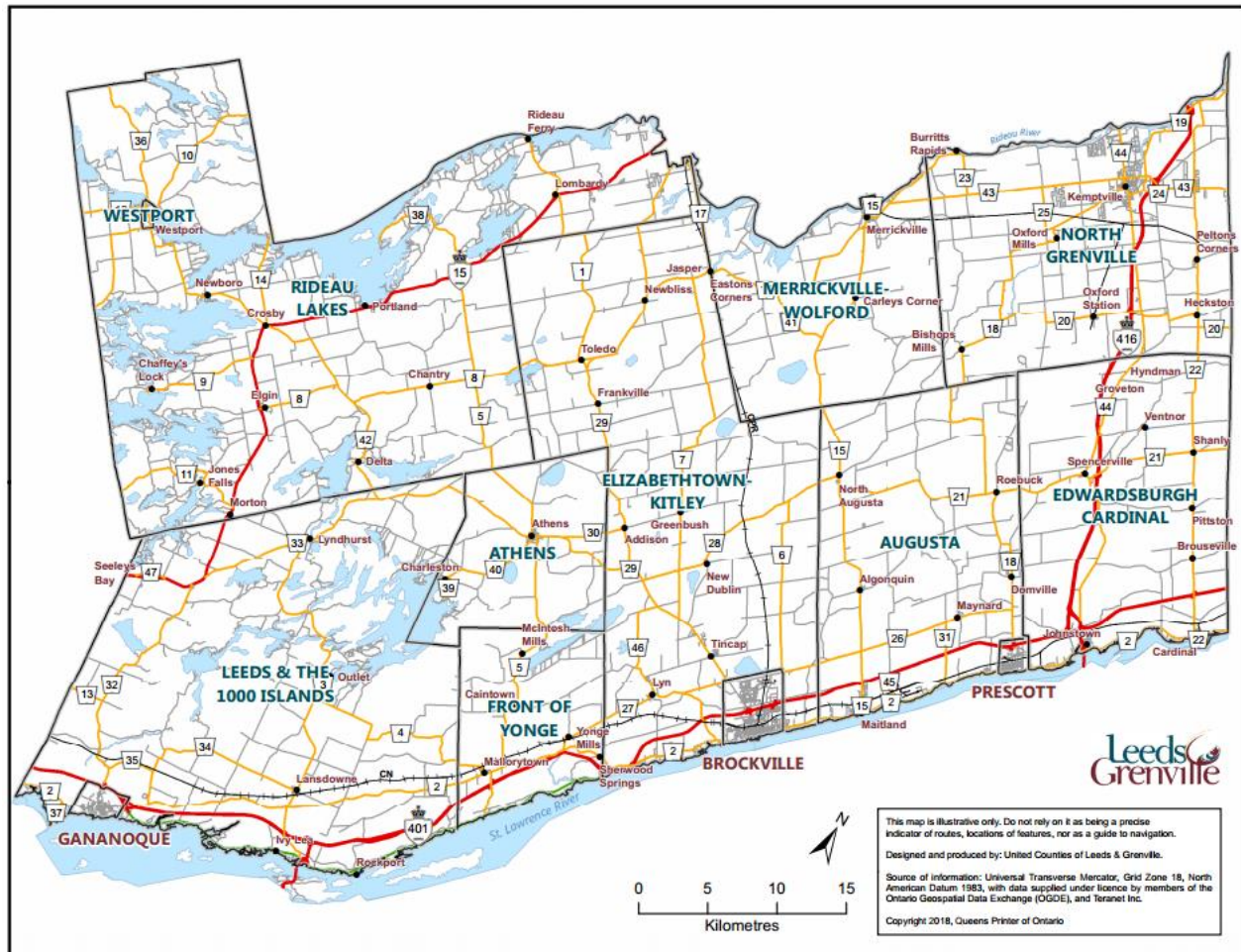
Sources of information for this report include Statistics Canada Census Profile, Census of Population; United Counties of Leeds and Grenville Housing Department, including the Social Housing Registry; and the Canada Mortgage and Housing Corporation (CMHC) regarding average market rents and the housing demographics. Additional information was supplied by the United Counties of Leeds and Grenville Integrated Program Delivery with regards to social assistance caseloads in the United Counties of Leeds and Grenville.

A report completed in 2021 by Dillion Consulting for the Affordable Housing Task Force was also reviewed in preparing this report.

## Study Area

This report is focused on the United Counties of Leeds and Grenville, an Upper-Tier municipality located in eastern Ontario which is comprised of ten-member municipalities and three partner municipalities, which are the City of Brockville, the Town of Gananoque, and the Town of Prescott, as described in figure one.

**Figure 1: Map of the United Counties of Leeds and Grenville with Municipal Boundaries**



## Population and Household Characteristics

### Overview

A number of demographic and social conditions give rise to the demand for affordable housing in a community. This section reviews the various changing demographic and household conditions of the Leeds and Grenville area. It focuses on population and household characteristics and growth forecasts.

According to the 2021 Census, the United Counties of Leeds and Grenville had a permanent population of 104,070. This represents a population increase of 3.5% from the 2016 population of 100,527; well below the 5.45% growth rate for the province of Ontario as a whole during the same time period. Over the last 10 years Leeds and Grenville has experienced a growth of 4.7% at the same time that Ontario has reported 10.05%. Nonetheless, the changing nature and distribution

of population within Leeds and Grenville is placing increased pressures on the need for rent-geared-to-income and affordable housing. The following sections describe some of the recent changes to demographic profiles in the area and the impact on housing needs.

## Population Growth and Distribution

### Comparative Population Growth Rates

Table 1 summarizes the growth of permanent population of Leeds and Grenville and the province of Ontario over the 2001 -2021 Census periods. While Leeds and Grenville experienced a positive growth rate for each period studied, it has remained below the provincial average for the past twenty years.

**Table 1: Comparative Growth Rates, United Counties of Leeds and Grenville and Ontario, 2001-2021**

	Population			Growth Rate	
	Leeds and Grenville	Ontario		Leeds and Grenville	Ontario
2001	96,606	11,410,046	2001-2006	2.70%	6.10%
2006	99,206	12,160,282	2006-2011	0.10%	6.60%
2011	99,306	12,851,821	2011-2016	1.20%	4.60%
2016	100,527	13,448,494	2016-2021	3.50%	5.45%
2021	104,070	14,223,942	2001-2021	7.73%	24.66%

Source: Statistics Canada, 2001, 2006, 2011, 2016, 2021 Census

### Population Trends by Municipality

Table 2 illustrates the population distribution of the municipalities within Leeds and Grenville from 2001 to 2021, listed from largest to smallest. It shows, for example, that the proportion of the population living in the three separated municipalities has declined from 31.8% of the total Leeds and Grenville population to 30.3% over the past twenty years. Twenty years ago Brockville was the most populous, followed by North Grenville, then Elizabethtown-Kitley Township. According to the 2021 Census, Brockville, then North Grenville, followed by Rideau Lakes Township are currently

the three most populous municipalities in Leeds and Grenville, and have been for the past fifteen years.

**Table 2: Distribution of Population by Municipality, United Counties of Leeds and Grenville, 2001-2021**

Municipality	2001		2006		2011		2016		2021	
	#	%	#	%	#	%	#	%	#	%
<b>Brockville</b>	21,375	22.13	21,957	22.1	21,870	22.02	21,569	21.46	22,116	21.25
<b>North Grenville</b>	13,581	14.06	14,198	14.3	15,085	15.19	16,451	16.36	17,964	17.26
<b>Rideau Lakes</b>	9,687	10.03	10,350	10.4	10,207	10.28	10,326	10.27	10,883	10.46
<b>Leeds and the Thousand Islands</b>	9,069	9.39	9,435	9.5	9,277	9.34	9,465	9.42	9,804	9.42
<b>Elizabethtown-Kitley</b>	10,039	10.39	10,201	10.3	9,724	9.79	9,631	9.58	9,545	9.17
<b>Edwardsburg/Cardinal</b>	6,674	6.91	6,689	6.7	6,959	7.01	7,074	7.04	7,505	7.21
<b>Augusta</b>	7,635	7.9	7,510	7.6	7,430	7.48	7,353	7.31	7,386	7.10
<b>Gananoque</b>	5,167	5.35	5,285	5.3	5,194	5.23	5,159	5.13	5,383	5.17
<b>Prescott</b>	4,228	4.38	4,180	4.2	4,284	4.31	4,222	4.20	4,078	3.92
<b>Merrickville-Wolford</b>	2,812	2.91	2,867	2.9	2,850	2.87	3,067	3.05	3,135	3.01
<b>Athens</b>	3,053	3.16	3,086	3.1	3,118	3.14	3,018	3.00	3,042	2.92
<b>Front of Yonge</b>	2,639	2.73	2,803	2.8	2,680	2.7	2,602	2.59	2,595	2.49
<b>Westport</b>	647	0.67	645	0.65	628	0.63	590	0.59	634	0.61
<b>Leeds and Grenville</b>	96,606	100	99,206	100	99,306	100	100,527	100	104,070	100

Source: Statistics Canada, 2001, 2006, 2011, 2016, 2021 Census

## Age Distribution Trends

Figure 2 below displays the proportion of population by age group and municipality within Leeds and Grenville in 2011, 2016 and 2021. The City of Brockville holds the largest proportion of population for all age groups for the period reviewed; the percentage of population that Brockville holds also remains fairly consistent across age groups and represents on average 21.2% (between 18% to 20%), except for the age groups 20-24 (24.9%), 25-34 (23.9%), and 75+, which is holding 28.6% of Leeds and Grenville's population. It appears that as the population ages in Leeds and Grenville, the majority of seniors aged 65+ are living in the City of Brockville.

Over the ten-year period reviewed, North Grenville consistently holds the second largest segment of population in Leeds and Grenville, with the exception of the 0-14 and 35-44 age groups where for the first time in 2021 the population was greater than Brockville. Typically, North Grenville holds between 17-19% of Leeds and Grenville’s population, however 2021 reported 20.7% in North Grenville for 0-14 age group compared to 18.8% in Brockville and in the age group of 35-44 North Grenville reported 20.3% compared to 20% in Brockville. There is still a decrease in proportion for age groups 65+ (13.8%) in North Grenville, however North Grenville still represents the second largest segment within Leeds and Grenville for this age group.

Rideau Lakes Township holds the third largest proportion of population overall and for most age groups in Leeds and Grenville, with the exception of the following: Leeds and the Thousand Island, children aged 5-9, ages 10-14 and 35-44; Elizabethtown-Kitley Township, ages 15-19 and 20-24 (same as Rideau Lakes).

**Figure 2: Proportion of Leeds and Grenville’s Population by Age Group and Municipality Over Time (2011, 2016, 2021)**

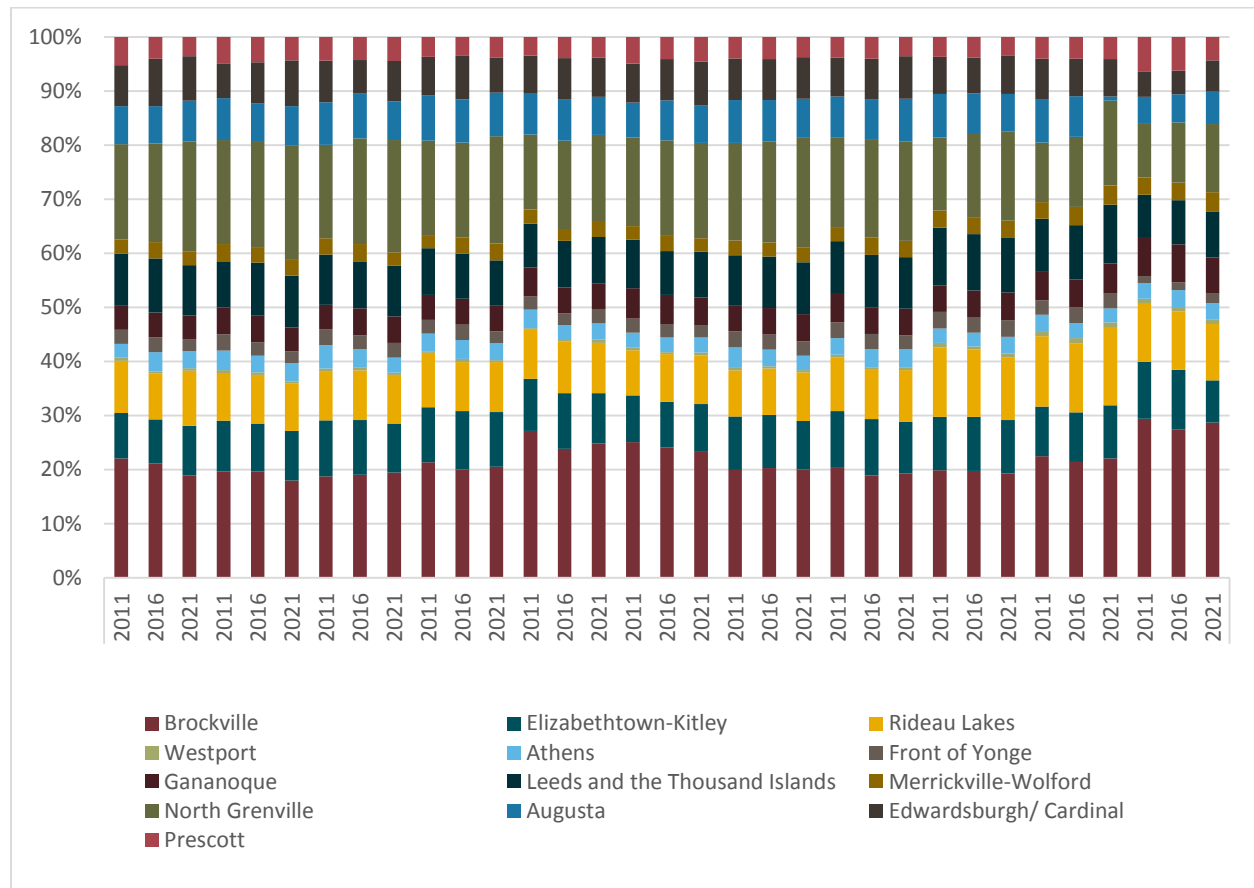
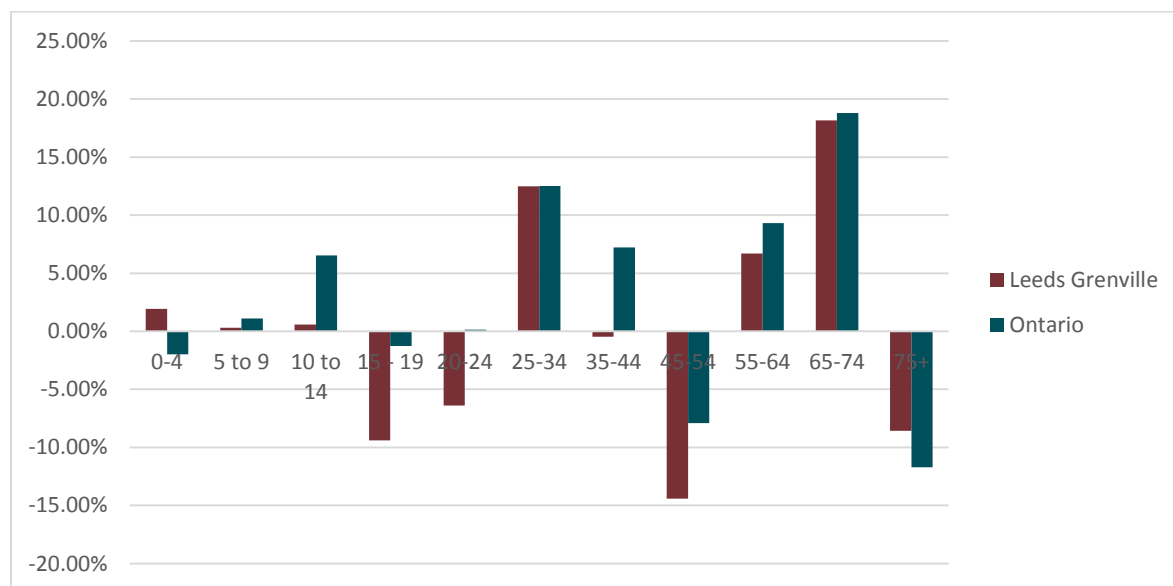


Figure 3 illustrates, in general, Leeds and Grenville has experienced the same age-related population trends that Ontario has experienced; the majority of growth happened in the older adult (i.e. 55+) and senior’s age groups. Growth in Leeds and Grenville surpassed Ontario for the population aged 0-9 years. However, population decline in certain age groups is more pronounced in Leeds and Grenville than Ontario, especially in groups aged 15-19 and 45-54. Likewise, 20-34 grew modestly in population in the Province at 0.14%, while Leeds and Grenville experienced a population decline of -6.40% for this age group.

**Figure 3: Age-Related Population Change in Ontario and Leeds and Grenville (2016-2021)**



Source: Statistics Canada, 2016, 2021 Census

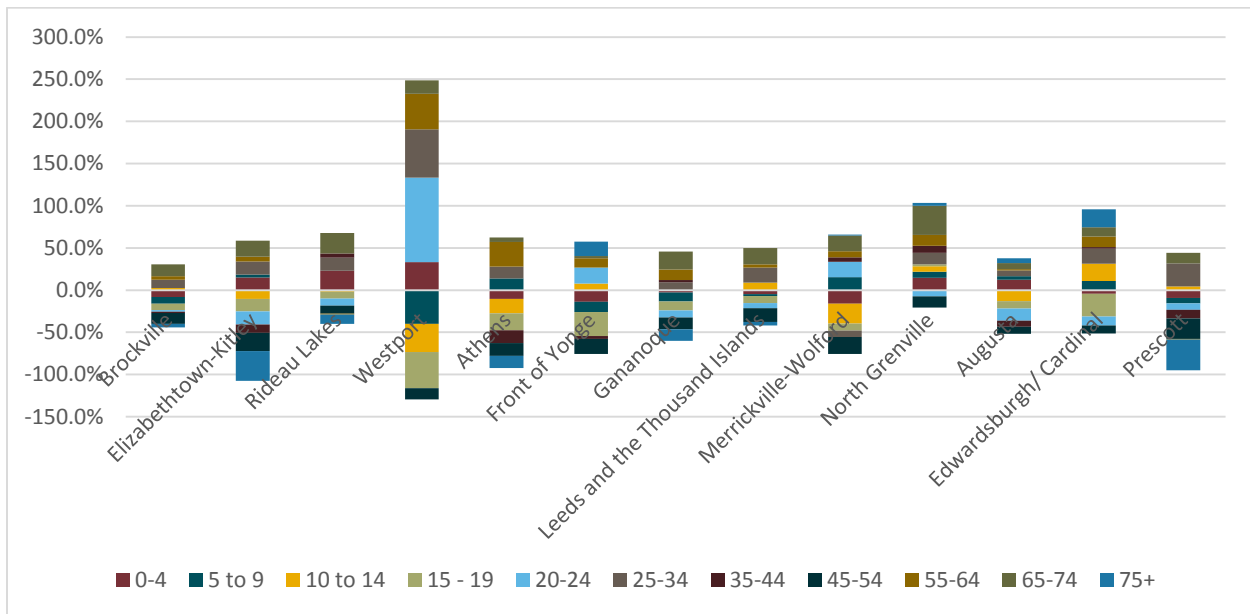
Figure 4 below illustrates the population increases and decreases per age group, by municipality within Leeds and Grenville, from 2016-2021. It becomes apparent in what age groups, and in which municipalities, the population gains and losses are taking place. For example, the City of Brockville continues to experience population loss for most age groups under 55, with modest growth in the 10-14 (2.6%), 25-34 (9.6%), 55-64 age group (4.2%), and greater growth in seniors; the 65 -74 age group grew by 14.2%, and the 75+ age group declined by 4.1% during this period.

The Municipality of North Grenville experienced growth in all population age groups from the 2016 Census with the exception of a decrease to age groups 20-24 (-7.4%) and 45-54 (-13.3%) compared to an average decrease of -6.4% and -14.4% in Leeds and Grenville.

Westport (33.3%), Rideau Lakes (22.9%), Elizabethtown-Kitley (14.9%), North Grenville (14.8%) and Augusta (12.3%) all experienced growth in the 0-4 age group on an average of 19.6%, compared

to the 1.9% for all of Leeds and Grenville; while the Province reported a decrease of -2% in the same age group.

**Figure 4: Age-Related Population Change of Municipalities within Leeds and Grenville (2016-2021)**

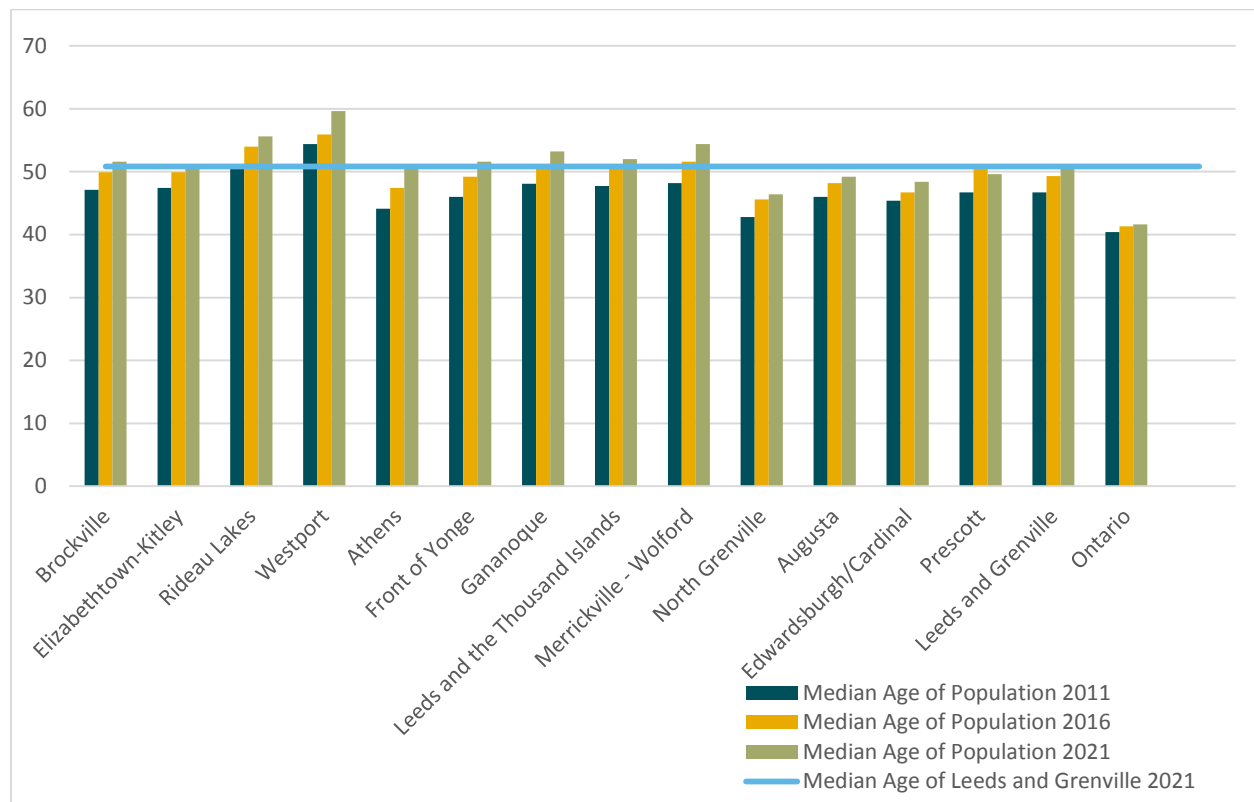


Source: Statistics Canada Census, 2016, 2021

### Aging Municipalities within Leeds and Grenville

Review of Census data for municipalities within Leeds and Grenville displayed in Figure 4 confirms that all municipalities in Leeds and Grenville are aging. The aging trend is also evident in Ontario however, all municipalities in Leeds and Grenville are above the Ontario median age of 41.6 years. Figure 5 below uses median age from the 2011, 2016 and 2021 Census and median age for all of Leeds and Grenville (50.8 years) for the 2021 census.

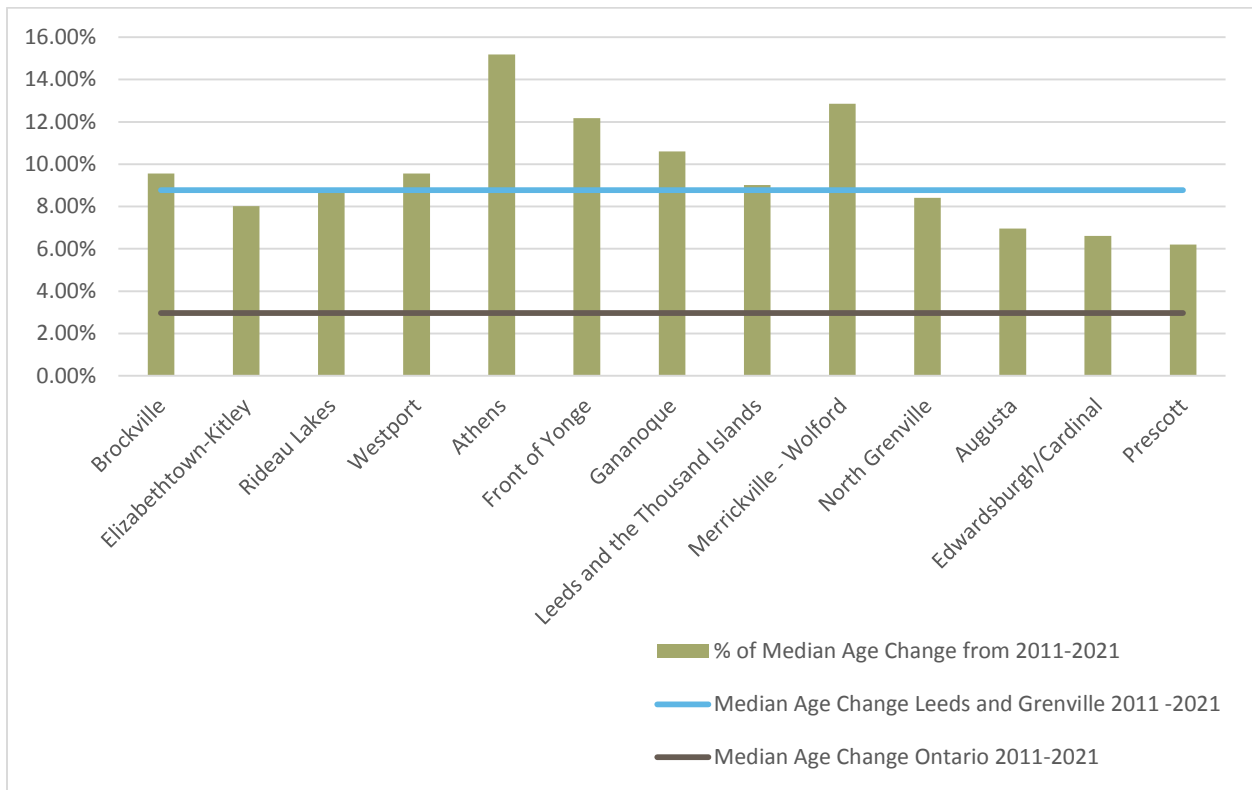
**Figure 5: Median Age of Population (2011, 2016 and 2021)**



Sources: Statistics Canada Census, 2011, 2016, 2021.

As described in Figure 5, the highest median age in Leeds and Grenville is in Westport (59.6 years), followed by the Township of Rideau Lakes (55 years), while North Grenville maintains the youngest median age at 46 years, followed by Edwardsburgh/Cardinal at 48 years. The median age for Leeds and Grenville is 51 years, in addition to North Grenville and Edwardsburgh/Cardinal the following municipalities also have a younger median age: Augusta (49 years) and Prescott (49 years).

**Figure 6: Percentage of Change in Median Age of Population (2011-2021)**



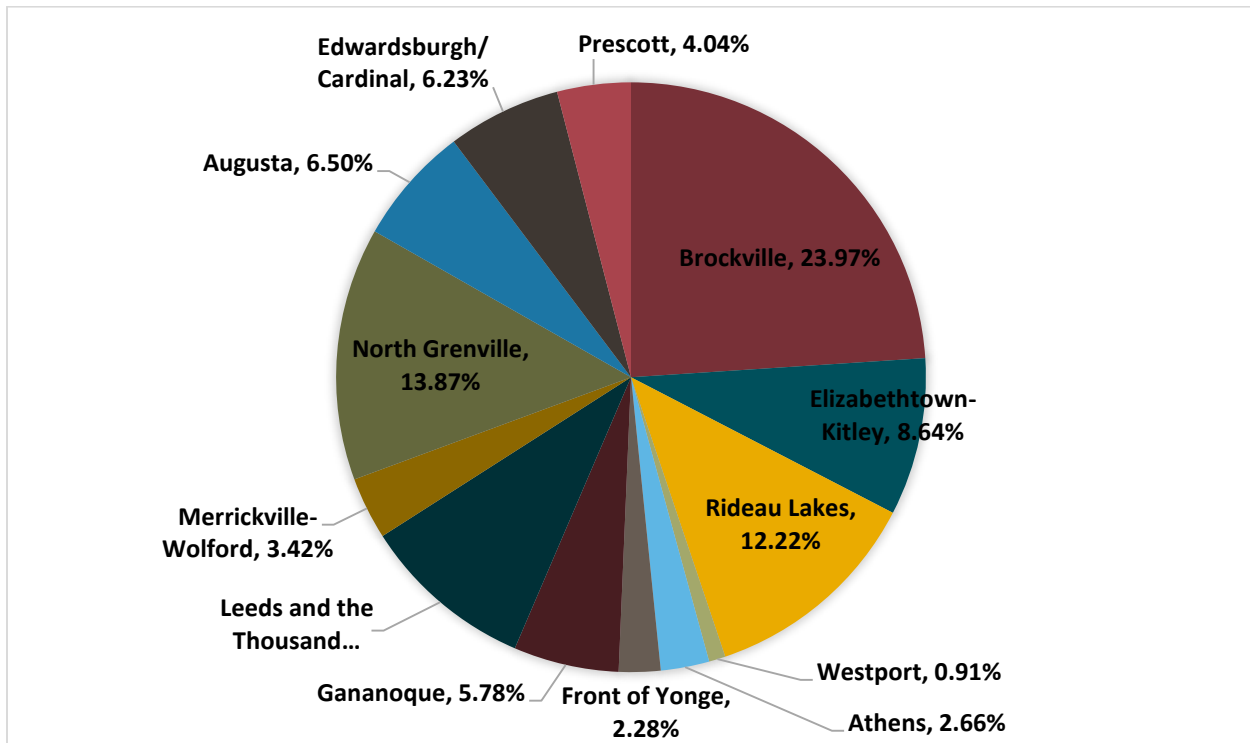
Sources: Statistics Canada Census, 2011, 2016, 2021.

Figure 6 is showing the rate of change for median age by Municipality in Leeds and Grenville compared to Leeds and Grenville and Ontario during the same Census time period 2011-2021. Over the last 10 years Athens has experienced the highest percentage of change to their median age at 15.2%, followed by Merrickville-Wolford at 12.9% and Front of Yonge with 12.1%. Although over time Athens has experienced the highest percentage change to their median age, the median age remains the same as Leeds and Grenville median age of 50.8 in 2021.

### Focus on Seniors

As illustrated in Figure 7, the largest segment of the population aged 65+ in Leeds and Grenville is located in the City of Brockville (6,620), followed by North Grenville (3,830), Rideau Lakes (3,375), and Leeds and the Thousand Islands (2,625). Westport has the least number of seniors (250), followed by Front of Yonge (630), Athens (735), and Merrickville-Wolford (945).

**Figure 7: Distribution of the Seniors Population in Leeds and Grenville, by Municipality**



Source: Statistics Canada Census, 2021

## Section Highlights

- Brockville, followed by North Grenville and Rideau Lakes Township are currently the three most populous municipalities in Leeds and Grenville, and have been for the past fifteen years.
- The population in Leeds and Grenville continues to age at a rate faster than the province; Leeds and Grenville's median age is 51, while the province's remains lower at 41 years.
- The City of Brockville houses the largest number of all age groups in Leeds and Grenville, followed by North Grenville.
- In general, Leeds and Grenville has experienced the same age-related population trends that Ontario has experienced; the majority of growth happened in the older adult (i.e. 55-74), and a decline after 75 years of age.
- The highest median age in Leeds and Grenville is in Westport (59 years), followed by the Township of Rideau Lakes (56 years), while North Grenville maintains the youngest median age at 46 years, followed by Edwardsburgh/Cardinal at 47 years.

- Over the decade, the municipalities that have higher median ages are not changing at the same rate as municipalities with younger median ages. The percentage of aging populations are highest in Athens, Merrickville-Wolford and Front of Yonge.
- All municipalities within Leeds and Grenville experienced a decrease in the proportion of the 45-54 aged population, which is consistent with the trend in Ontario.
- Only Merrickville-Wolford experienced a decrease in population aged 25-34.
- Elizabethtown-Kitley, North Grenville and Augusta all saw growth in the 0-4 and 5-9 age groups compared to 2016 where Edwardsburg-Cardinal was the only Municipality within Leeds and Grenville that saw growth in the 0-4, and 5-9 age groups.
- The largest segment of the population aged 65+ in Leeds and Grenville is located in the City of Brockville (6,620), followed by North Grenville (3,825), Rideau Lakes (3,375), and Elizabethtown-Kitley (2,625), this remains unchanged from the 2016 Census data.

## Household Growth

### Trends in Household Distribution

Table 3 and Figure 8 shows that after a period of steady increase in the early 1990s, household growth has slowed in Leeds and Grenville as a whole, while the Province of Ontario has maintained a consistent growth. As illustrated in Figure 8, Leeds and Grenville experienced 4.2% in household growth in the period of 2001-2006, 2.9% from 2006-2011, 4.08% from 2011-2016 and 4.37% from 2016-2021. The average household growth rate of 4.37% in Leeds and Grenville from 2011-2016 only slightly lagged behind the Province, which had a growth rate of 6.23% during the same period. However, the household growth over the last two decades (2001-2021) is considerably less than the Province. Leeds and Grenville has experienced a 16.46% change while the Province has seen 30.14% during the same time.

### Trends in Household Growth

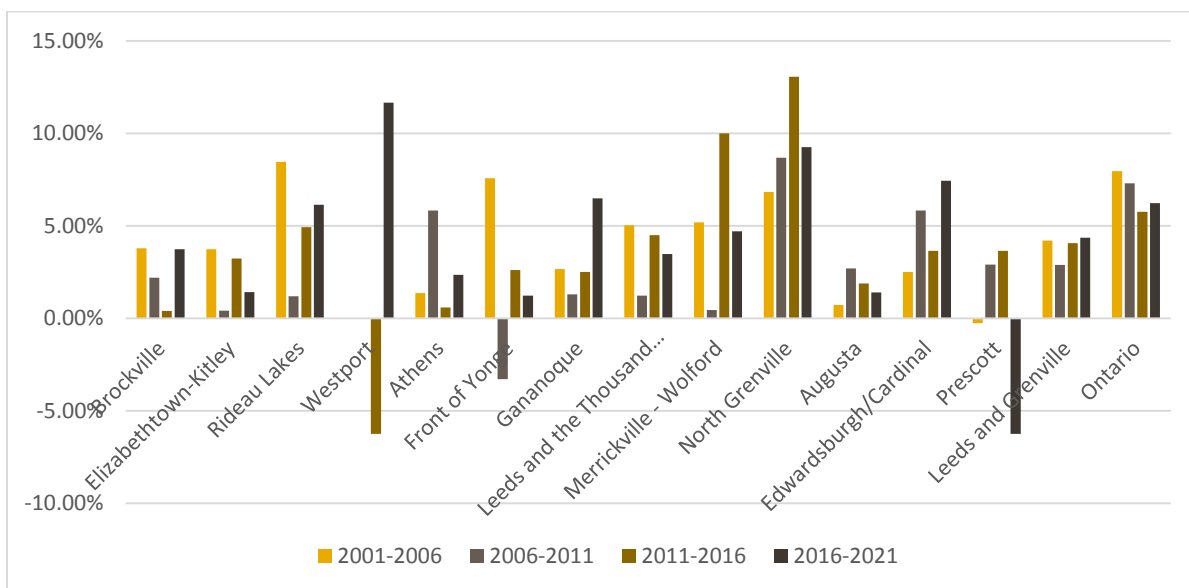
The most sizable municipal increase in the number of households from 2016-2021 happened in North Grenville, where the number of households increased by 596, followed by Brockville which, increased by 384 households and Rideau Lakes, which increased by 272 households. Notable growth was also experienced in Edwardsburgh/Cardinal, that increased by 217 households during this period. Prescott was the only Municipality to experience a decline in household numbers, reporting 126 fewer households from 2016-2021.

**Table 3: Trends in Household Growth by Municipality, United Counties of Leeds and Grenville, and Ontario, 2001-2021**

Municipality	2001	2006	2011	2016	2021
Brockville	9,640	10,005	10,225	10,266	10,650
Elizabethtown-Kitley	3,475	3,605	3,620	3,737	3,790
Rideau Lakes	3,840	4,165	4,215	4,423	4,695
Westport	320	320	320	300	335
Athens	1,100	1,115	1,180	1,187	1,215
Front of Yonge	990	1,065	1,030	1,057	1,070
Gananoque	2,255	2,315	2,345	2,404	2,560
Leeds and the Thousand Islands	3,475	3,650	3,695	3,861	3,995
Merrickville - Wolford	1,060	1,115	1,120	1,232	1,290
North Grenville	4,905	5,240	5,695	6,439	7,035
Augusta	2,760	2,780	2,855	2,909	3,135
Edwardsburgh/Cardinal	2,595	2,660	2,815	2,918	1,890
Prescott	1,895	1,890	1,945	2,016	2,950
United Counties of Leeds and Grenville	38,310	39,920	41,075	42,749	44,615
Ontario	4,219,410	4,555,025	4,887,510	5,169,174	5,491,200

Source: Statistics Canada, 2001, 2006, 2011, 2016, 2021 Census

**Figure 8: Percentage Change of Household Growth from 2001-2006, 2006-2011, 2011-2016 and 2016-2021**



Source: Statistics Canada Census, 2001, 2006, 2011, 2016, 2021

The City of Brockville has experienced an increase in households for the 2016-2021 (384) period comparable to the growth seen from 2001-2006 (365), growth had been declining over the past 15 years. The city grew 2.2% from 2006-2011, and only 0.4% from 2011-2016. The Town of Prescott is declining again after a growth period from 2006-2016; households grew by 2.91% from 2006-2011, and 3.65% from 2011-2016. Growth for Gananoque over the past 15 years had been minimal, seeing a slightly above-average increase in growth of households by 2.52% from 2011-2016. However, for the period of 2016-2021 Gananoque experienced a 6.49% growth which equals the total growth from the 2006-2016 period.

After experiencing the last significant growth from 1991-1996 of 8.47%, and what appeared to be notable decline in households (-6.25%) in 2011-2016, Westport experienced a growth of 11.7% from 2016-2021 but in actuality, the number of households only increased by 35. North Grenville has experienced the largest growth rate over the past 20 years, growing an average of 9.46% during this period, and for 2016-2021 North Grenville grew by 9.26%. There have been a total increase of 2130 households in North Grenville from 2001, compared to 1010 households in Brockville for the same time period.

## Section Highlights

- Household growth in Leeds and Grenville slightly lagged behind the Province, growing 4.37% from 2016-2021, while the Province grew 6.23%.
- Since 2001 the household growth in Leeds and Grenville has lagged considerably behind the Province, growing only 16.46%, while the Province grew 30.14% over the last two decades. (2001-2021)
- North Grenville experienced the most household growth in counts with 595, but did not have the largest percentage change from 2016-2021. Westport had the largest percentage change but in actuality the growth represented 35 households.
- In 2021 Brockville experienced the largest growth since 2006 with a growth of 384 households, compared to an average of 209 from 2001-2016
- Town of Prescott has experienced a decline for the first time since 2001-2006 where the reported decline was -0.26% (5 households), for 2016-2021 the decline is -6.25% (126 households)
- All other Municipalities reported growth from 2016-2021.

## Socio-Economic Profile

Leeds and Grenville has a relatively diverse economic base, with leading economic activities encompassing education, manufacturing, agriculture, health and social assistance, the public services and community sector, retail/commercial, and tourism. Although activity has historically

been along the St. Lawrence corridor, both large and small businesses have made their home within Leeds and Grenville to help preserve the atmosphere of a rural community.

The ten largest employers in Leeds and Grenville are spread across different sectors, which can strengthen a community's ability to endure economic downturns (see Table 4).

**Table 4: Major Employers in Leeds and Grenville, 2021**

Company Name	Sector	Total Employees
Upper Canada District School Board	Education	1,410
Brockville General Hospital (BGH)	Health	857
3M Canada Company	Manufacturing	485
Giant Tiger Distribution Centre & Transportation	Warehousing/Logistics	460
Cardinal Health (formerly Medtronic)	Manufacturing	450
United Counties of Leeds and Grenville	Government	436
Shorelines Casino 1000 Islands	Entertainment	376
Kriska Transportation	Transportation	371
Burnbrae Farms Ltd.	Food Manufacturing	357
Walmart Supercentre – Brockville	Retail	290
Trillium Health Care Products Inc.	Pharmaceuticals	280
St. Lawrence Lodge	Health	280
City of Brockville	Government	275
Ingredion Canada Inc.	Food Manufacturing	250
Northern Cables Inc.	Power Cables and Systems	240
Prysmian Group	Power Cables and Systems	220
Canarm Ltd.	Manufacturing	193

Source: United Counties of Leeds and Grenville Economic Development Department website, 2021

Recently Procter & Gamble Inc (P&G) had closed their facility reducing the number of jobs in Brockville by 425 however, Leclerc a Food Manufacturing company has relocated to the P&G facility in 2022 and has added back approximately 200 jobs. In addition, in 2018 Giant Tiger Distribution Centre opened in Edwardsburgh/Cardinal which has added 460 jobs (*with benefits*) to the area; 3M Canada (*located in Brockville*) has seen an increase to their workforce of 135 employees; and Kriska Transportation (*located in Prescott*) has seen an increase to their workforce of 111 employees since data previously provided by Economic Development in 2018. Currently there is an expansion underway at Maple View Lodge (*located in Athens*) to increase the 60-bed

facility to 192-beds for seniors, which will have a positive impact on the workforce numbers for the United Counties of Leeds and Grenville who reported 436 jobs in 2021.

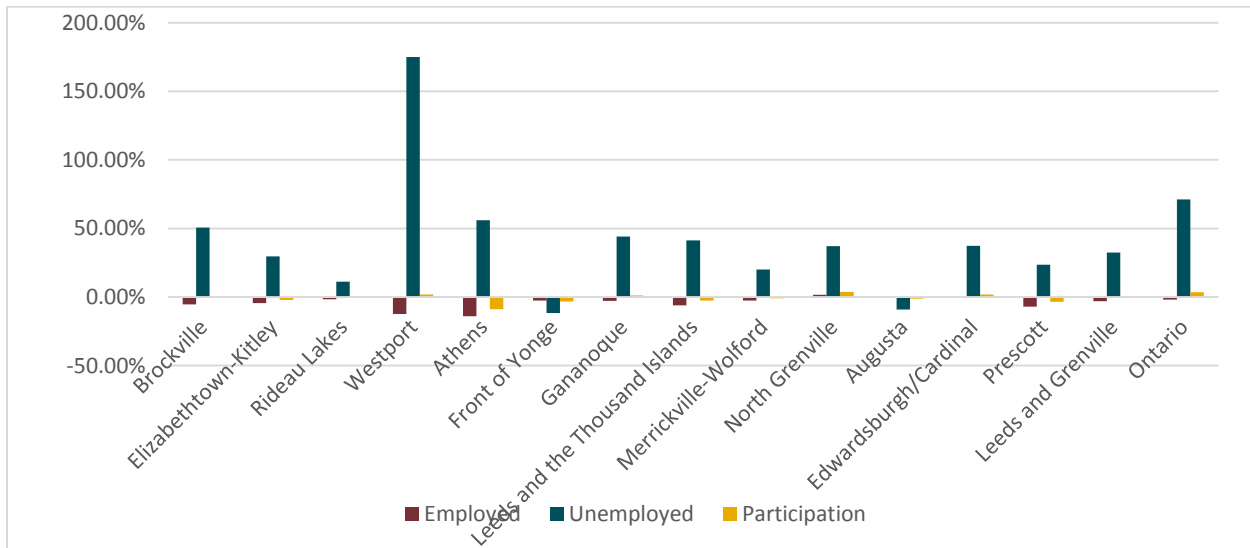
However, a growing labour force, and an increasing rate of employment does not necessarily mean full-time employment.

As Figure 9 summarizes, labour force participation continues to see another slight decrease (-0.32%) in 2021, as compared to participation in 2016, while the province experienced an increase (3.61%) during the same period. Similarly, the number of persons employed decreased slightly from 2016-2021 in Leeds and Grenville by -3.08%, while Ontario also experienced a decrease of -1.80% of employed persons during this period.

Front of Yonge experienced the largest decrease in unemployed persons in Leeds and Grenville (-11.54%), followed by Augusta (-9.09%). All other Municipalities experienced an increase to their percentage of unemployed persons. The percentage of increase of unemployed persons requires additional context which include the number of persons represented by the percentage of unemployed. For example, Westport saw the largest percentage increase of unemployed persons (175%), however, in actuality that represents 35 persons. Athens reported 56% and Brockville 50.5% of unemployed persons however, the number of unemployed persons represented were 70 and 475 respectively.

Athens saw a -8.8% decrease in the number of persons participating in the workforce, which may be attributed to decrease in the 35-54 age group population, and can also help to understand the decrease in the number of employed persons. Athens population appears to be aging similarly to Westport, with both Municipalities experiencing a decrease to workforce populations and a notable increase in population in the 55-74 age group. Leeds and Grenville saw a -0.76 decrease of Work Force Participation from 2011-2016, and slightly less at -0.32% in 2016-2021. Leeds and Grenville participation remains below the Province trends, which actually had an increase of 3.87% in 2011-2016 and 3.61% in 2016-2021 of persons participating in the workforce.

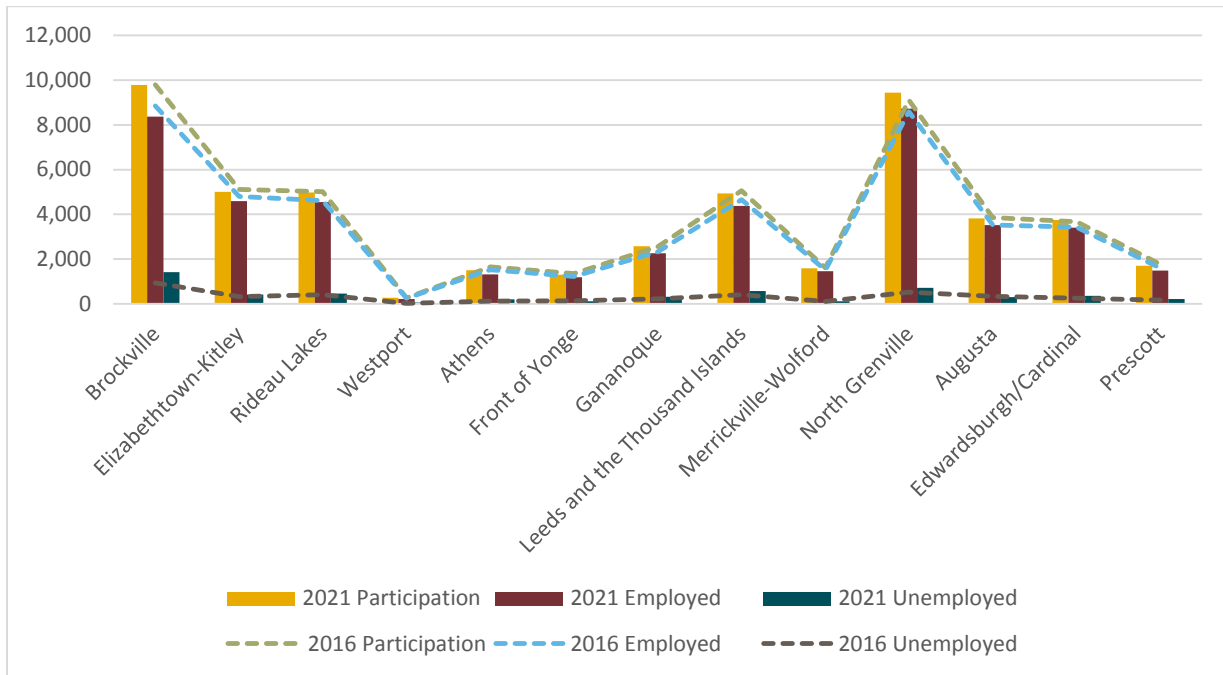
**Figure 9: Labour-Force Participation Percentage Change from 2016-2021**



Source: Statistics Canada 2016, 2021 Census

As illustrated in Figure 10, the Labour-Force Participation is following similar pattern from 2016 to 2021 with the slight changes to percentages as described in Figure 9. As it is understood that the age of the population within the Municipality will impact the Labour Force Participation numbers (i.e. those of working age) therefore, changes to participation numbers will change with population demographics. Employed and Unemployed numbers are not necessarily impacted by aging populations within Municipalities and reflect other factors such as the current job market, transportation, training and education etc.

**Figure 10: Labour-Force Participation 2016 and 2021**



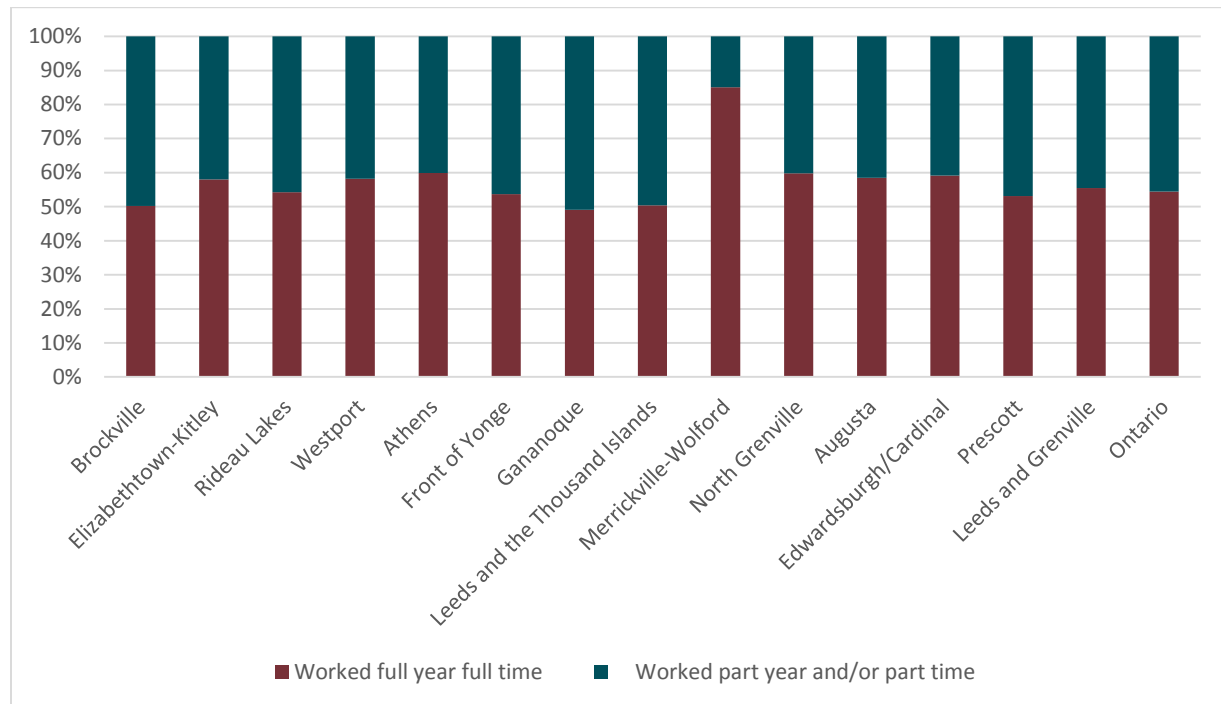
Source: Statistics Canada 2016, 2021 Census

Work-Force data refers to whether a person aged 15 years and over was employed, unemployed or not in the labour force during the week of Sunday, May 2 to Saturday, May 8, 2021. Counts of individuals working Full-Time or Part-Time in the Workforce may not equal total Work-Force Participation counts as it refers to a 49- week period, in which the individual had employment.

### Workforce that is Working Full or Part-Time

Of those that are employed, Merrickville-Wolford has the highest proportion of its workers working full-time (85.07%), followed by the Athens (59.93%), and North Grenville (59.81%). Gananoque has the greatest proportion of its workforce working part-year and/or part-time (50.92%). See Figure 11 for further information regarding workforce participation municipalities in Leeds and Grenville.

**Figure 11: Proportion of Participants in the Workforce Working Full-time or Part-Year and/or Part-time, by Municipality in Leeds and Grenville**



Source: Statistics Canada 2021 Census

Work-Force data refers to whether a person aged 15 years and over was employed, unemployed or not in the labour force during the week of Sunday, May 2 to Saturday, May 8, 2021. Counts of individuals working Full-Time or Part-Time in the Workforce may not equal total Work-Force Participation counts as it refers to a 49- week period, in which the individual had employment

## Section Highlights

- Leeds and Grenville has experienced a number of plant closures over the past 20 years, having a considerable impact on the local economy, but has added approximately 855 manufacturing jobs since 2018.
- Labour-force participation has decreased slightly in 2021, as compared to participation in 2016, while the Province of Ontario has experienced an increase during this period.
- A decrease to “work-force” age population is having an impact on Work-Force participation numbers in Municipalities not previously identified.
- Front of Yonge and Augusta’s labour market moved in a positive direction from 2016-2021, experiencing decreases in unemployed persons, while all other Municipalities have experienced increases in unemployed persons during the same period.
- Leeds and Grenville’s increase of unemployed persons (32.53%) from 2016-2021 was significantly less than Ontario’s (71.16%) for the same period. The number of employed persons in Ontario decreased by 119,255 even though there were more persons

participating in the workforce. While there was a decrease of 1,445 persons employed and a decrease of 165 persons participating in the workforce in Leeds and Grenville.

- Gananoque has the greatest proportion of its workforce working part-time or part-year, as compared to other municipalities within Leeds and Grenville.

## Income

Leeds and Grenville overall saw a 19.64% increase in the median after-tax household income from 2015 to 2020, with all municipalities seeing an increase. Prescott experienced the largest increase out of all of Leeds and Grenville (30.4%), followed by Westport (26.6%), and Brockville (23.9%).

While Prescott experienced the largest increase in median after-tax household income, they still remain as the municipality with the lowest median after-tax household income at \$55,600, followed by Brockville and Westport with \$57,600 and Gananoque with \$59,600. North Grenville remains as the highest median household income in Leeds and Grenville in 2020 at \$92,000 up from \$77,279 in 2015. Augusta has the next highest median after-tax income at \$84,000, followed by Elizabethtown-Kitley with \$81,000, Leeds and the Thousand Islands with \$79,000 and Merrickville-Wolford with \$78,500. See Table 5 for further information on the median household income in all municipalities in Leeds and Grenville.

**Table 5: Median After-Tax Total Household Income of Municipalities in Leeds and Grenville 2015-2020 and 2010-2020**

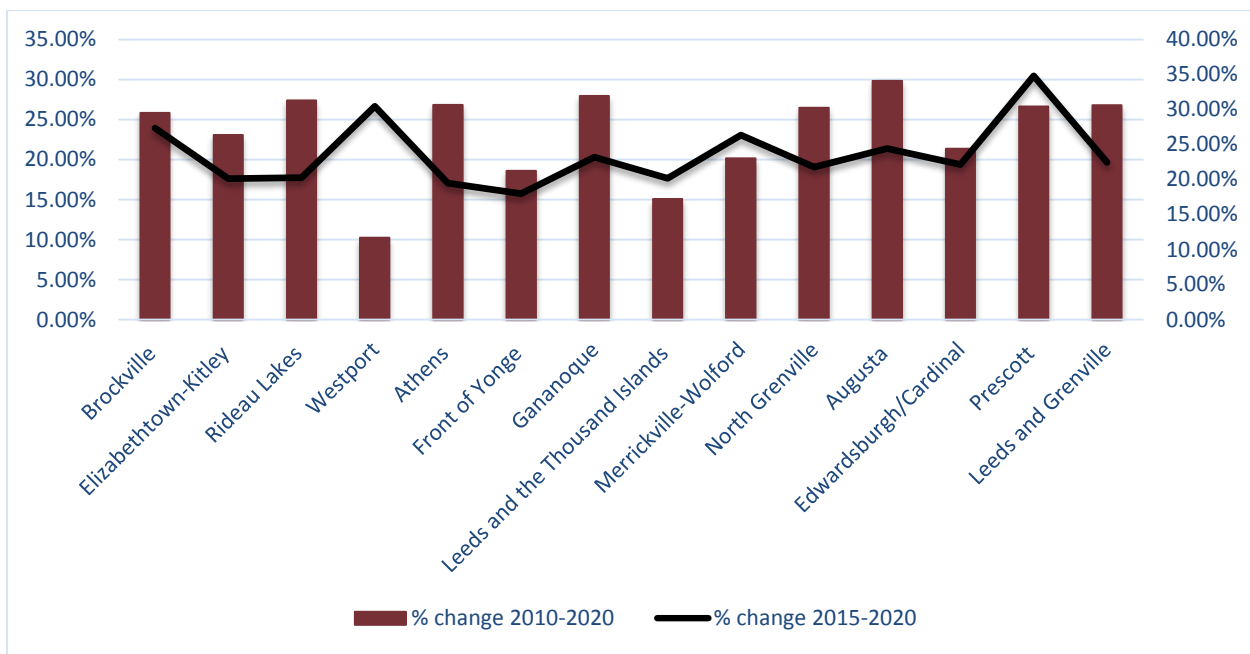
Municipality	2015	2020	% change 2015-2020	2010	2020	% change 2010-2020
Brockville	\$46,473	\$57,600	23.94%	\$44,464	\$57,600	29.54%
Elizabethtown-Kitley	\$68,873	\$81,000	17.61%	\$64,090	\$81,000	26.38%
Rideau Lakes	\$63,264	\$74,500	17.76%	\$56,737	\$74,500	31.31%
Westport	\$45,483	\$57,600	26.64%	\$51,574	\$57,600	11.68%
Athens	\$63,648	\$74,500	17.05%	\$57,012	\$74,500	30.67%
Front of Yonge	\$64,811	\$75,000	15.72%	\$61,841	\$75,000	21.28%
Gananoque	\$49,536	\$59,600	20.32%	\$45,173	\$59,600	31.94%
Leeds & 1,000 Islands	\$67,152	\$79,000	17.64%	\$67,395	\$79,000	17.22%
Merrickville-Wolford	\$63,795	\$78,500	23.05%	n/a	\$78,500	23.05%*
North Grenville	\$77,279	\$92,000	19.05%	\$70,622	\$92,000	30.27%
Augusta	\$69,212	\$84,000	21.37%	\$62,646	\$84,000	34.09%
Edwardsburgh/Cardinal	\$62,405	\$74,500	19.38%	\$59,885	\$74,500	24.41%
Prescott	\$42,624	\$55,600	30.44%	n/a	\$55,600	30.44%*
Leeds and Grenville	\$60,596	\$72,500	19.64%	\$55,502	\$72,500	30.63%

Source: Statistics Canada 2011, 2021 Census, 2016 NHS

\*Prescott and Merrickville Wolford does not have data available for 2010 and only reflect a change from 2015 to 2020.

Some Municipalities have experienced a greater increase in median after-tax income over the last ten years than others. Augusta has experienced the greatest increase to the median after-tax income with 10.48% from 2010-2015 and an additional increase of 21.37% from 2015-2020. Westport has seen the lowest increase to the median after-tax income after having a decrease of -11.81% from 2010-2015 even with reporting an increase in 2015-2020 of 26.64%. Figure 12 illustrates the changes over the last decade to median after-tax income.

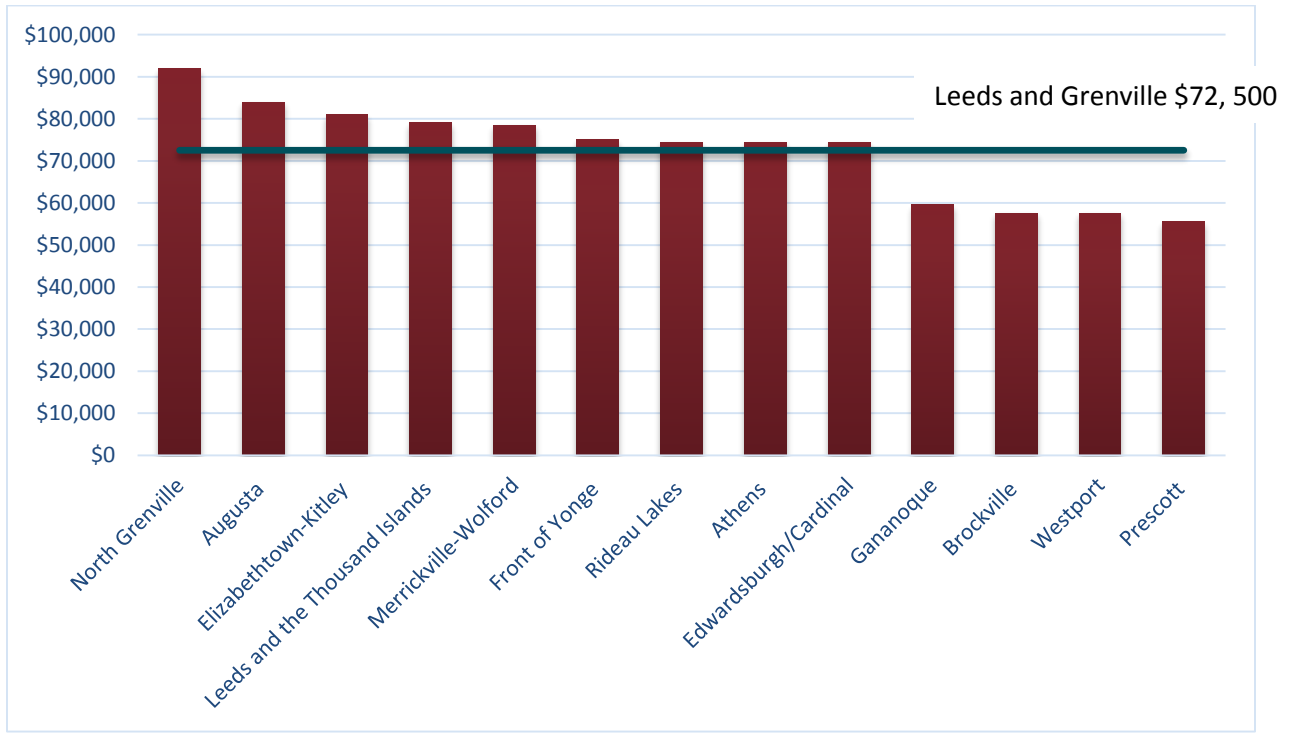
**Figure 12: Median After-Tax Total Household Income of Municipalities in Leeds and Grenville 2015-2020 and 2010-2020**



Source: Statistics Canada 2011, 2021 Census, 2016 NHS

Percentage of change over time in median after-tax income can illustrate the trend within the municipality however, the dollar amounts for each municipality will assist in understanding the demographics from an income perspective. Figure 13, provides the median after-tax income from greatest to lowest, highlighting the Municipalities that are above and below the median after-tax income of \$72,500 for Leeds and Grenville.

**Figure 13: Median After-Tax Total Household Income of Municipalities in Leeds and Grenville 2020**

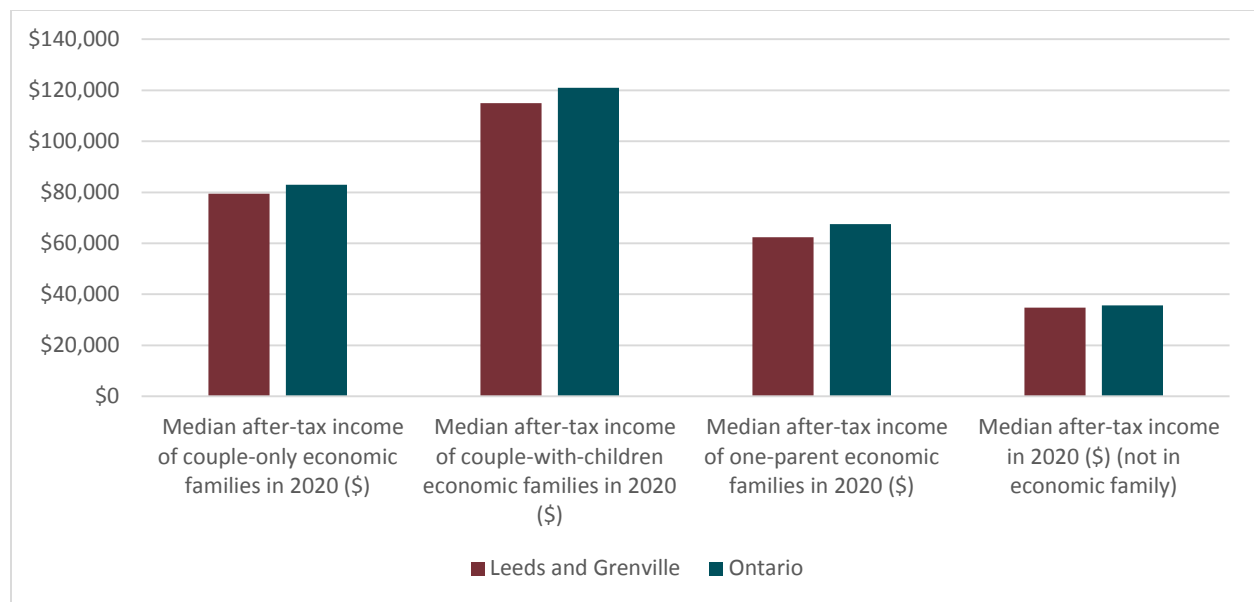


Source: Statistics Canada Census, 2021

### Income by Census Family Type

Person's not in a census family (single persons), and lone-parent families were worse off financially when compared to all other family types in Leeds and Grenville. The median after-tax income of single persons was \$62,400, and lone parent families were \$34,800 in Leeds and Grenville. Couples with children reported the highest median after-tax income of \$115,000, followed by persons in couple's families without children at \$79,500. The median after-tax income by family type in Leeds and Grenville follow a similar pattern to the Province, as illustrated in Figure 14. All family types have a median after-tax income less than Ontario.

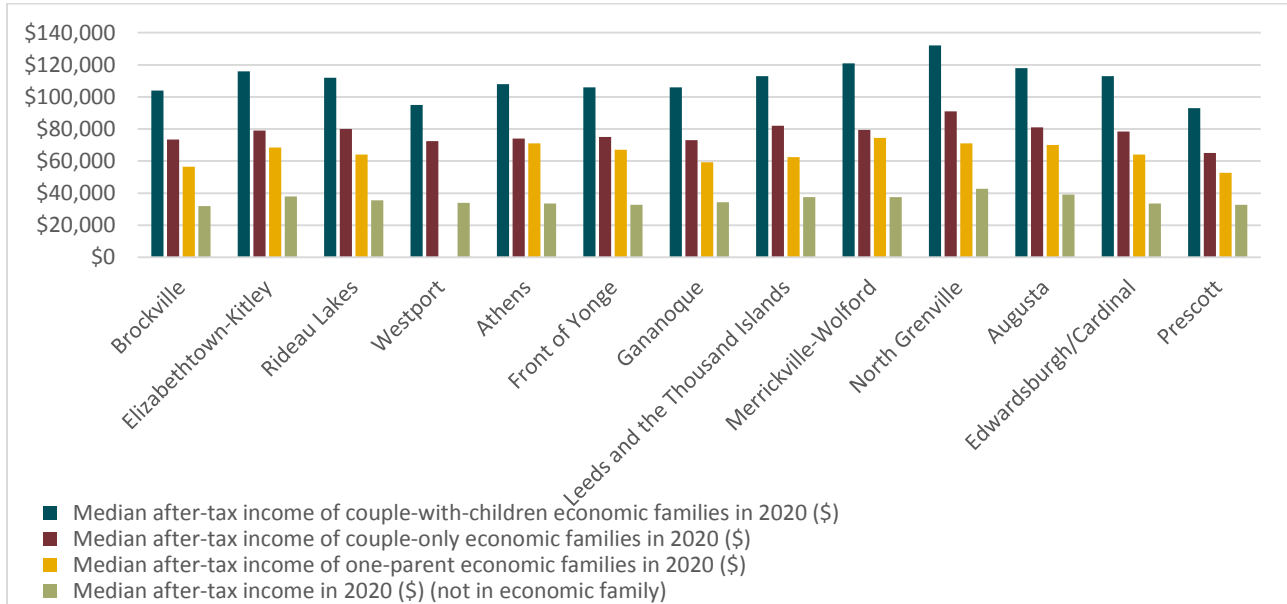
**Figure 14: Median Income by Census Family Type, in Ontario and Leeds and Grenville, 2020**



Source: Statistics Canada Census, 2021

Figure 15 below provides additional information about Census families living within municipalities in Leeds and Grenville. Couple-only census families living in North Grenville (\$91,000) reported the highest median after-tax income across Leeds and Grenville, as well as the only municipality with higher after-tax income than reported for Ontario (\$83,000) while Prescott reported the lowest median after-tax income with \$65,000 followed by Westport with \$72,500. North Grenville (\$132,000) also reported the highest median after-tax income for couples with children census families, and were the only municipality higher than income reported for Ontario (\$121,000) while Prescott reported the lowest median after-tax income with \$93,000 followed by Westport with \$95,000. Merrickville-Wolford (\$74,500), North Grenville (\$71,000), Athens (\$71,000), Augusta (\$70,000) and Elizabethtown-Kitley (\$68,500) all reported higher after-tax income for one-parent census families than Ontario (\$67,500) while Prescott reported the lowest median after-tax income with \$52,800, followed by Brockville with \$56,400. Single persons living in North Grenville (\$42,800), Augusta (\$39,200), Elizabethtown-Kitley (\$38,000), Merrickville-Wolford (\$37,600) and Leeds and the Thousand Islands (\$37,600) all reported higher median after-tax income than Ontario (\$35,600) while singles living in Brockville (\$32,000), Front of Yonge (\$32,800) and Prescott (\$32,800) reported the lowest.

**Figure 15: Median Income by Census Family Type of Municipalities in Leeds and Grenville 2020**



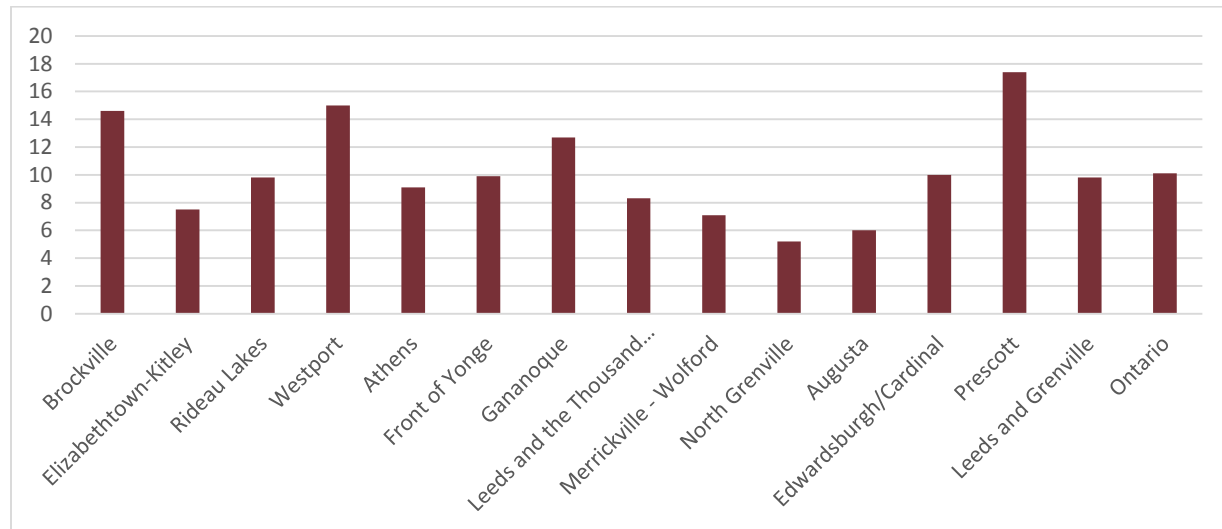
Source: Statistics Canada Census, 2021

### Low Income

Statistics Canada has determined that for a one-person household, the after-tax low-income measure (LIM-AT) was \$26, 503 in 2020. For larger households this amount was adjusted upward by multiplying it by the square root of household size. Persons in a private household with after-tax income below this threshold were considered to be in low-income. Falling below the low-income line is not a measure of poverty, but indicates that a person is substantially worse off than others. According to Statistics Canada, Leeds and Grenville had slightly less persons living in low-income in 2020 as compared to the Province of Ontario.

The Town of Prescott has the highest rate of low-income persons in their municipality as compared to the other lower-tier municipalities in Leeds and Grenville (17.4%); the City of Brockville has the second highest incidence (14.6%), followed by Gananoque (12.7%). The Municipality of North Grenville has the lowest incidence of low-income persons in Leeds and Grenville (5.2%), followed by Augusta (6%), and Merrickville-Wolford (7.1%). Further information on the incidence of low-income persons in municipalities within Leeds and Grenville is illustrated in Figure 16.

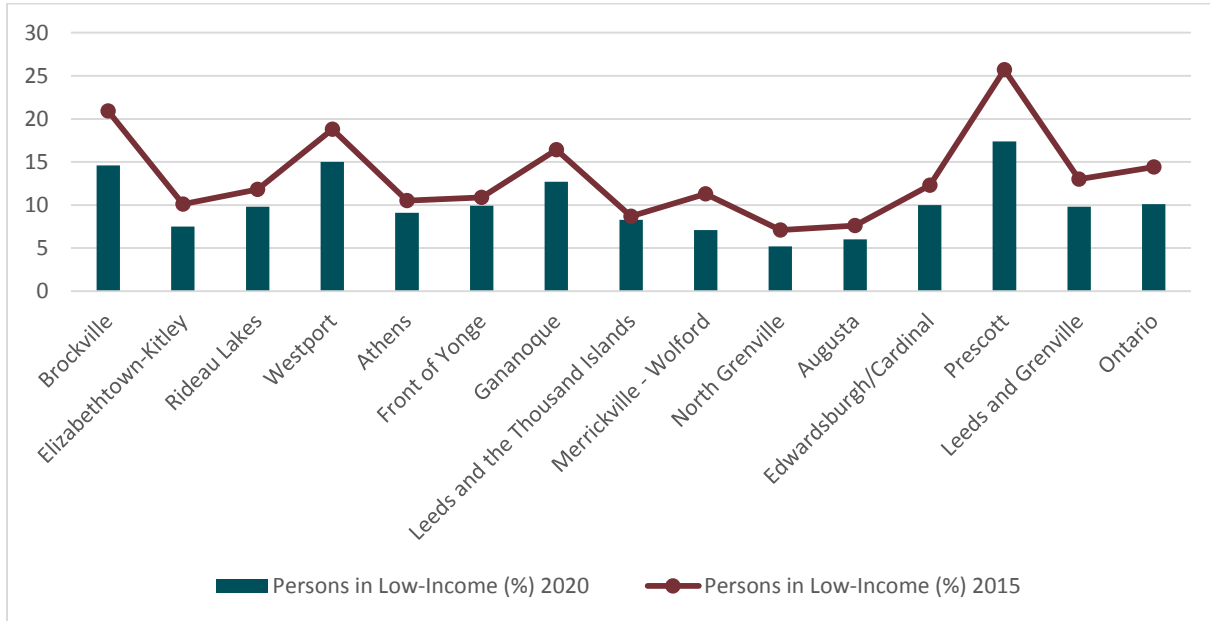
**Figure 16: Percentage of Persons in Low-Income of Municipalities in Leeds and Grenville, Ontario 2020**



Source: *Statistic Canada Census, 2020*

In 2015 the after-tax low-income measure (LIM-AT) was \$22,460 and all the municipalities in Leeds and Grenville were experiencing higher percentages of Persons in Low Income, meaning more people fell below \$22,460 than are now falling below the 2020 adjusted amount of \$26,503. Merrickville-Wolford had 37.17% fewer persons in low income in 2020 compared to 2015, followed by Prescott with 32.30% and Brockville 30.14%. This trend is also being reported by the Province with 29.86% fewer persons in low income in 2020 compared to 2015. Figure 17 illustrates the decrease for each Municipality from 2015 – 2020.

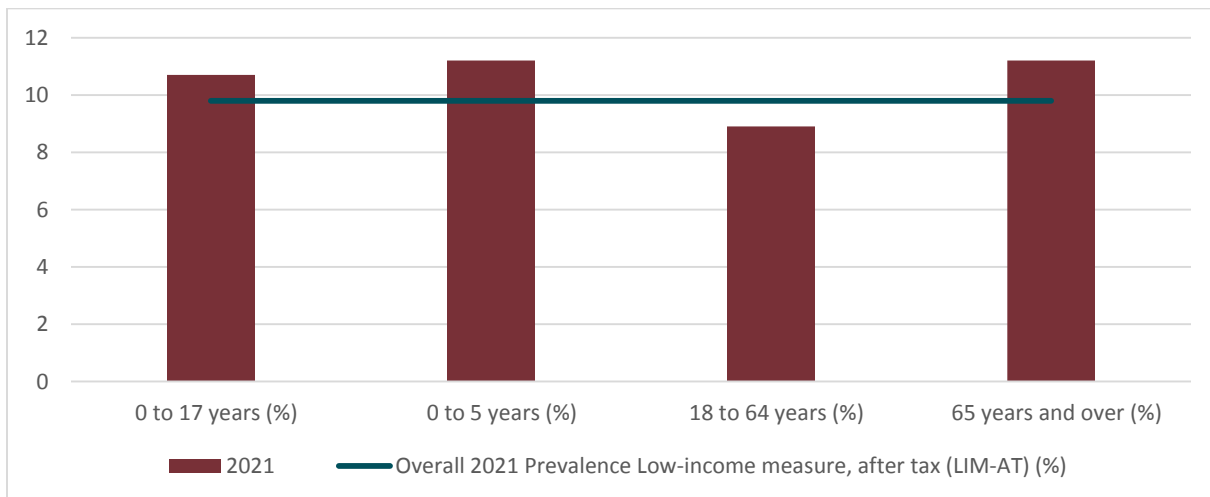
**Figure 17: Percentage of Persons in Low-Income of Municipalities in Leeds and Grenville, Ontario 2015 and 2020**



Source: *Statistic Canada Census, 2016, 2021*

Per the Statistics Canada 2021 Census data, Figure 18 illustrates the low-income distribution of population in Leeds and Grenville across Census age sub groups. Unlike previous Census data, in 2021 persons 65 years and older are now part of the largest cohort of low-income persons in Leeds and Grenville, together with children aged 0 to 5 at 11.2%.

**Figure 18: Percentage of Persons in Low-Income by Census Age Groups, Leeds and Grenville, 2021**

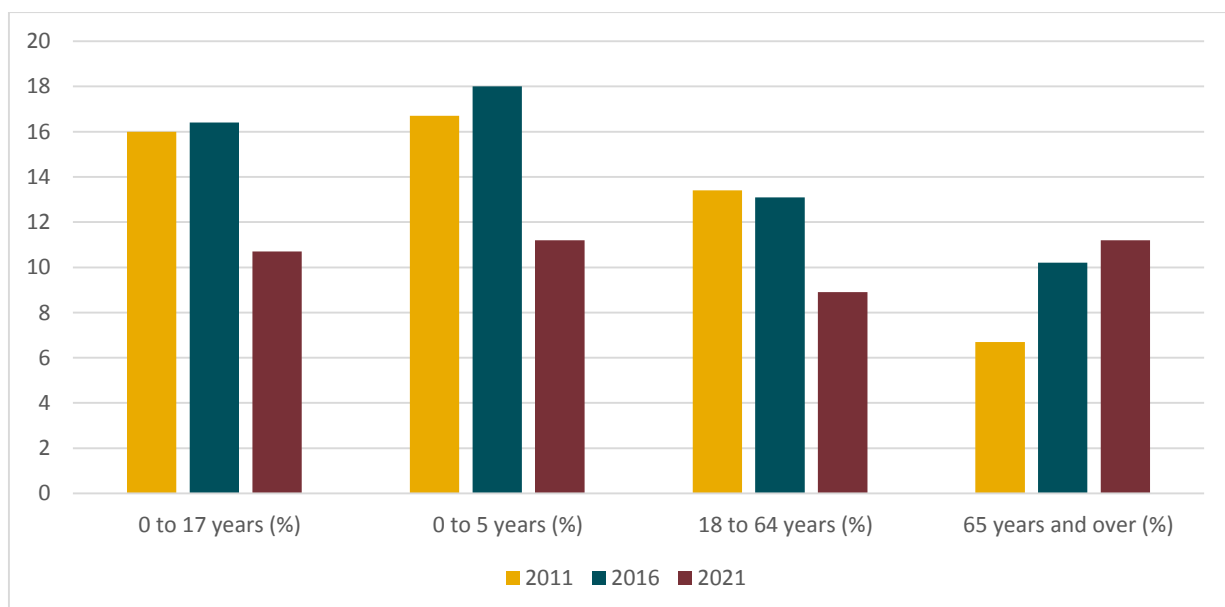


Source: *Statistic Canada Census 2021*

## Incidence of Low-Income Over Time

The age-group data for low-income in the 2011 and 2021 differs from that of the 2016 Census; children in the 2011 and 2021 census include persons less than 18 years of age, while children in the 2016 Census include persons 19 and under. Adults in the 2011 and 2021 Census include persons aged 18 to 64, while adults in the 2016 Census are persons aged 20-64. Regardless of the age group differences, in 2021 the percentages of persons in low-income has significantly decreased from previously reported Census data, suggesting that there are fewer persons in Leeds and Grenville living in low income in age groups; excluding persons 65 years and over. However, consideration must be given to the data reported in Table 6 - Prevalence of and Median Income from COVID-19 Income and Support Benefits and Earning Replacement Benefits, Canada, Ontario, Leeds and Grenville, 2020 to understand the decrease in percentages. On average, persons who were eligible received \$8000 compared to eligible seniors who received a one-time payment of \$500. Future data will be required to accurately reflect the trend for low-income in Leeds and Grenville, but the increase of low-income persons 65 and older could be representative of what would be for other age groups without the COVID-19 relief funds.

**Figure 19: Percentage of Persons in Low-Income by Census Age Groups, Leeds and Grenville, 2011, 2016, 2021**



Source: *Statistic Canada Census, 2016, 2021 and 2011 NHS*

*\*Note: Children in the 2011 and 2021 census include persons less than 18 years of age, while children in the 2016 Census include persons 19 and under.*

*\*\*Note: Adults in the 2011 and 2021 Census include persons aged 18 to 64, while adults in the 2016 Census are persons aged 20-64.*

## COVID-19 Benefits

For the 2021 Census, the reference period for income data is the calendar year 2020. Statistics Canada produces additional reports focusing on a selected geographic area, presenting data highlights for each of the major releases of the 2021 Census. The Focus on Geography Series provided additional analysis of COVID-19 Income, Support and Earning Replacement Benefits which describes the percentage of individuals with COVID-19 related benefits and the median benefits provided. On average, 22.8% of individuals in Leeds and Grenville received a type of COVID-19 benefit for an average amount of \$8,050. Fewer individuals in Leeds and Grenville received benefits as compared to Ontario and Canada, the median benefits received were on average less than Ontario (\$8,350) and Canada (\$8,500). Table 6 provides additional details for each Municipality. Also during this time Seniors received an automatic one time payment of \$300 for seniors eligible for Old Age Security pension and \$200 for seniors eligible for the Guaranteed Income Supplement. If the individual was eligible for both programs they received a total of \$500.

**Table 6: Prevalence of and Median Income from COVID-19 Income and Support Benefits and Earning Replacement Benefits, Canada, Ontario, Leeds and Grenville, 2020**

Municipality	Percent with COVID-19 emergency and recovery benefits	Median COVID-19 emergency and recovery benefits	Percent with earning replacement benefits	Median earning replacement benefits
Canada	27.6	\$8,000	31.2	\$8,700
Ontario	28.2	\$8,000	31	\$9,000
Leeds and Grenville	21.1	\$8,000	24.5	\$8,100
Brockville	21.8	\$8,000	24.6	\$9,500
Elizabethtown-Kitley	20.5	\$8,000	24.1	\$8,000
Rideau Lakes	20.6	\$8,000	23.8	\$8,200
Westport	24.1	\$8,000	26.7	\$9,300
Athens	21.8	\$8,000	25.3	\$8,400
Front of Yonge	22.2	\$7,250	27.4	\$8,000
Gananoque	26.7	\$8,000	29.5	\$10,000
Leeds & the 1,000 Islands	21.4	\$8,000	25.3	\$8,500
Merrickville-Wolford	20.7	\$7,000	23.7	\$8,000
North Grenville	19	\$7,500	22.5	\$8,000
Augusta	20.5	\$8,000	24.4	\$8,000
Edwardsburgh/Cardinal	20.4	\$8,000	24	\$8,000
Prescott	21.7	\$8,000	25	\$8,000

Source: Statistics Canada. 2022. Focus on Geography Series. 2021 Census

## Social Assistance

Housing affordability is particularly difficult for individuals and families on social assistance. Since October 2018 the maximum shelter allowance for single individuals on Ontario Works (OW) remains at \$390 per month, while Ontario Disability Support Program (ODSP) increased in September 2022 to \$522– well below market rent levels. Those individuals in receipt of assistance who are not accessing rent-geared-to-income accommodation clearly face limited options with respect to securing suitable accommodation that they can afford.

In 2020 and 2021 Ontario Works caseloads in Leeds and Grenville averaged approximately 1000 households while individuals were receiving COVID-19 related benefits and in 2022 there was an average of 1,168 households in receipt of Ontario Works assistance; a significant decrease from pre-pandemic numbers of 1,555 households reported in 2018. The majority of individuals in receipt of Ontario Works are singles (62%) followed by sole support parents (30%). Of the 1,168 households there were a total of 2,046 members, representing approximately 1.9% of all individuals living in Leeds and Grenville. The age groupings reported from the Ontario Works database does not allow for census comparisons however, it does provide case demographics including: number of adults (1,257) dependent adults (49), children 0 to 6 (312), 7 to 12 (261) and teens 13 to 17 years of age (167).

As described in Table 7, the majority of households in receipt of Ontario Works assistance were residing in the City of Brockville (47.5%), followed by the Town of Prescott (9.6%), and Town of Gananoque (7.3%).

**Table 7: Geographical Distribution of Ontario Works Program Recipients in Leeds and Grenville, December 2022**

Municipality	#	%
Brockville	555	47.5%
Gananoque	85	7.3%
Prescott	112	9.6%
Athens	30	2.6%
Augusta	11	0.9%
Edwardsburgh/Cardinal	66	5.7%
Elizabethtown-Kitley	55	4.7%
Front of Yonge	35	3.0%
Leeds and the Thousand Islands	44	3.8%
Merrickville and Wolford	26	2.2%

North Grenville	71	6.1%
Rideau Lakes	68	5.8%
Westport	10	0.9%

Source: Ministry of Children, Community and Social Services, 2022

## Section Highlights

- The Town of Prescott had the lowest median household income in Leeds and Grenville in 2020, followed by the City of Brockville, and Westport.
- Prescott also had the highest rate of low-income persons, compared to other lower-tier municipalities in Leeds and Grenville. Westport had the second highest incidence of low-income persons, followed by The City of Brockville.
- In 2020, 10,005 persons, or 9.8%, were in low-income, while in 2015, 13% of the persons in Leeds and Grenville lived in low-income.
- Children (0-5) and Seniors (65 and older) had the highest rates of low-income compared to other age groups in Leeds and Grenville.
- Persons living in couple families with children had a higher median after-tax income, with only Prescott and Westport reporting an amount less than \$100,000.
- Persons not in an economic family (singles) reported the lowest median after-tax income.
- 1 in 5 persons received COVID -19 emergency and recovery benefits and/or earning replacement benefits in 2020 which influenced data reported for low income.
- As to be expected, Ontario Works program recipients are living in higher populated municipalities with additional services including, Brockville (47.5%), Prescott (9.6%), Gananoque (7.3%) and Kemptville (6.1%).

## Housing Affordability

### Overview

The following section reviews the rental housing market in Leeds and Grenville. It examines current rental costs throughout Leeds and Grenville, and the need and use of rent-geared-to-income housing.

Rental housing fulfills a number of roles in the housing market. For single individuals it can provide a flexible form of accommodation that supports an active and mobile lifestyle. For seniors unable to cope with the day-to-day upkeep of detached homes, rental housing offers relief from the burden of maintenance and repair, and greater potential for social interaction with neighbors. For

persons with physical disabilities, modest unit sizes, elevators, the lack of stairs, and other advantages can often better meet their needs than detached homes. For students who face a temporary living situation in a new community, short-term rental housing presents an ideal option.

What is considered “affordable” rental housing? In Ontario’s 2020 Provincial Policy Statement, affordable is defined as the least expensive of the income-based definition and a market cost-based definition:

1. Housing for which annual accommodation costs or rent does not exceed 30 percent of gross annual household income for low and moderate income households, or
2. Housing for which the purchase price is at least 10 percent below the average in the regional market area (ownership); housing for which the rent is at or below the average in the regional market area (renting).

Beyond these lifestyle advantages, however, perhaps the main role of rental housing in any community is its affordability relative to most forms of homeownership. Homeownership may be out of reach for many with household incomes not keeping pace with rising rates. Rental dwellings in most cases tend to require lower monthly payments than the principal, interest, taxes, utilities and maintenance costs associated with homeownership. There is also no need to pay down-payments (other than first and last month’s rent), legal and closing fees, land transfer tax, and other costs associated with the purchase of a home. Further, subsidized rental housing that is provided is geared to 30% of household income, providing a fully affordable form of accommodation for households that are low-income.

For these and related reasons, it is critical that all communities provide a sufficient range of rental housing to meet the needs of the local population, and that this supply expand as the population grows. It is also important that this supply consist primarily of permanent, purpose-built rental housing in order to ensure the stability and security of tenants. Below we assess the ability of the Leeds and Grenville rental market to meet the current and future needs of the population.

### **Proportion of Renter and Owner Households in Leeds and Grenville**

Table 8 shows trends in rental tenure for Leeds and Grenville between 2001 and 2021. As shown, the proportion of households renting has remained fairly consistent during this time period, between 21% and 22.9%. Prior to 2001 the percentage of renter households in Leeds and Grenville reached a high of 26.6% in 1986.

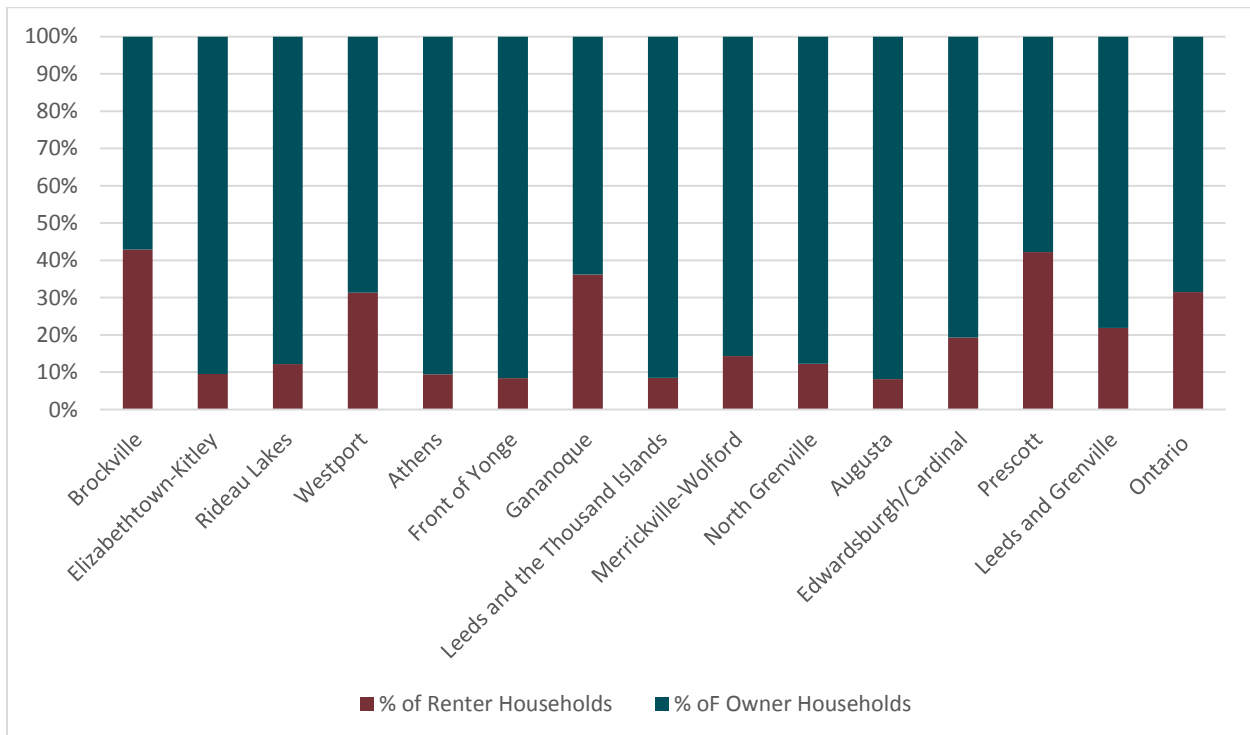
**Table 8: Number of Private Renter Households in Leeds and Grenville (2001-2021)**

2001		2006		2011		2016		2021	
#	%	#	%	#	%	#	%	#	%
8,775	22.90%	8,395	21.00%	8,645	21.00%	9,400	22.00%	9,770	21.90%

Source: Statistics Canada, 1986, 2001, 2006, 2016, 2021 Census, 2011 National Household Survey

As described below in Figure 20, Leeds and Grenville in general has a greater proportion of owner households (78%) than renters compared to the Province of Ontario (68.4%). Rural municipalities within Leeds and Grenville in particular are predominately owner households, such as Augusta (92%), Front of Yonge (91.6%), and Leeds and the Thousand Islands (91.6%). The Town of Prescott, City of Brockville, and Town of Gananoque continue to have a higher percentage of renter households, at 42.8%, 42%, and 36%.

**Figure 20: Proportion of Private Renter and Owner Households by Tenure in 2021 in Leeds and Grenville and Ontario**



Source: Statistics Canada Census 2021

## Shelter Cost in Leeds and Grenville

What is observed in the City of Brockville, as described in Table 9 below, is that rents continue to rise each year. Rents have risen by 21.8% on average over the period reviewed. Three-bedroom units experienced the greatest increase in cost from 2017-2022, with a 23.7% increase. From \$886 in 2017 to \$1,161 in 2021.

**Table 9: Average Market Rents, City of Brockville, 2017-2022**

Number of Bedrooms	2017	2018	2019	2020	2021	2022
Bachelor	\$608	\$620	\$633	\$752	\$766	\$757
1 Bedroom	\$761	\$761	\$786	\$872	\$872	\$912
2 Bedroom	\$874	\$879	\$912	\$972	\$1022	\$1,144
3+ Bedroom	\$920	\$886	\$926	\$961	\$1148	\$1,161
Average Rent	\$821	\$833	\$859	\$929	\$984	\$1,065

Source: CMHC Housing Market Portal 2018-2022

The Leeds and Grenville Housing Department completed a Rental Housing Survey in the Spring of 2021 to obtain a snapshot of rental costs in Leeds and Grenville to assist in completing information that is not available for all municipalities from the CMHC survey, as CMHC only collects data for Leeds and Grenville on private rental units that contain three units or more in the City of Brockville and the Municipality of North Grenville. The Alternate Average Market Rents for 2022 were approved by Ministry of Municipal Affairs and Housing (MMAH) (see Table 10) and are current. Average market rents are used for Affordable Housing Programs and Homelessness Prevention Programs that are delivered by the Community and Social Services Department. The rents listed in Table 10 are considered to be the most accurate representation of the rental market for Leeds and Grenville when compared to the limited information from CMHC that is listed in Table 9.

**Table 10: United Counties of Leeds and Grenville Alternate Average Market Rents, 2022**

Room	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedrooms
\$631	\$961	\$1,125	\$1,315	\$1,561	\$2,290

Source: Leeds Grenville Rental Market Study 2022, Ministry of Municipal Affairs and Housing (MMAH) approved rates 2022

Alternate Average Market Rents have increased on average approximately 31% over a 5-year period from 2018-2022 as shown in Table 11. The most significant increase in rental amounts were in Four+ bedroom at 48.6%.

**Table 11: United Counties of Leeds and Grenville Alternate Average Market Rents, 2018-2022**

Year	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
2018	n/a	\$655	\$765	\$909	\$1,071	\$1,175
2019	\$527	\$775	\$855	\$950	\$1,100	\$1,227
2020	\$575	\$825	\$911	\$1,100	\$1,350	\$1,600
2021	\$623	\$950	\$1,112	\$1,299	\$1,542	\$2,263
2022	\$631	\$961	\$1,125	\$1,315	\$1,561	\$2,290

Source: Leeds Grenville Alternative Average Market Rent Report 2018, 2019, 2021, 2022 AAMR Approved Rates

Not only have market rent rates increased, but the cost of utilities has increased significantly, further adding to the difficulties that low-income residents face in finding affordable rent. Using the widely-accepted guideline of spending a maximum of 30% of total before-tax household income on rent finds that average rents for one-bedroom units are affordable to households with annual incomes of at least \$45,000, which is an increase from \$30,600 in 2018; average two-bedroom units require incomes of at least \$52,600, which is an increase from \$36,360 in 2018; average three-bedroom units require incomes of at least \$42,840, which is an increase from \$42,920 in 2018; and a four plus bedroom requires income of at least \$91,600, which is an increase from \$47,000 in 2018. In 2021 there were 11,450 households (25.67%) in Leeds and Grenville with incomes below \$45,000, and 6,015 (13.5%) of households with an annual after-tax income of less than \$60,000; as such, many renter households are facing serious affordability difficulties.

The current rental market data collected by the Housing Department discovered rental prices are higher than the CMHC Housing Market Portal amounts in Table 9. Results from on-going search of on-line rental listings collected from November 2022 to January 2023 (268 rental units), Table 12 represents a snapshot of the costs leading to affordability challenges for renters in Leeds and Grenville.

**Table 12: Leeds and Grenville Average Rent - Rental Market Study November 2022 – January 2023**

Room	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedrooms
\$890	\$1,158	\$1,473	\$1,761	\$2,005	\$2,464

Source: Leeds and Grenville Housing Department

Based on the average rental prices listed in Table 12, households renting a bachelor apartment would require a monthly income of \$3,860 to be considered “affordable” (*spending 30% of income or less on shelter*) while a household renting a 3-bedroom would require a monthly amount of \$6,683.

### Shelter Cost Spending in Leeds and Grenville

According to the 2021 Census conducted by Statistics Canada, homeowners in Leeds and Grenville are faring better than renters; 10.7% of homeowners versus 35.2 % of renters are paying 30% or more of total household income on shelter costs. Leeds and Grenville at 10.7% has significantly fewer homeowners paying 30% or more compared to 17.7% for Ontario. Leeds and Grenville renters (35.2%) are comparable to the 38.4% of renters in Ontario paying 30% or more of their total household income on shelter costs.

As described in Table 13, the greatest proportion of renters within a municipality paying 30% or more of total income on shelter costs within Leeds and Grenville are in Westport (40.9%), followed by Front of Yonge (38.9%), and Brockville (38.3%).

The Athens has the lowest proportion of its renters paying 30% or more on shelter costs (17.4%), followed by Rideau Lakes (23%), and Elizabethtown-Kitley (24.6%).

The average monthly shelter costs for renters living in Leeds and Grenville in 2021 was \$1,036. North Grenville reported the highest average rent at \$1,348, followed by Augusta with \$1,100, Elizabethtown-Kitley with \$1,048 and Gananoque also with \$1,048. Athens and Leeds and the Thousand Islands reported the lowest average monthly shelter costs with \$840 respectively.

**Table 13: Shelter Cost Spending in Leeds and Grenville, Renter Households 2021**

Municipality	Total - Tenant households in non-farm, non-reserve private dwellings	# of Tenant Households Spending 30% or More of Household Total Income on Shelter Costs	% of tenant households spending 30% or more of its income on shelter costs	Average monthly shelter costs for rented dwellings (\$)
Brockville	4565	1,748	38.3%	1,014
Elizabethtown-Kitley	350	86	24.6%	1,048
Rideau Lakes	565	130	23%	996
Westport	110	45	40.9%	940
Athens	115	20	17.4%	840

<b>Front of Yonge</b>	90	35	38.9%	1,020
<b>Gananoque</b>	930	342	36.8%	1,048
<b>Leeds and the Thousand Islands</b>	340	85	25%	840
<b>Merrickville and Wolford</b>	185	60	32.4%	1,010
<b>North Grenville</b>	865	321	37.1%	1,348
<b>Augusta</b>	240	65	27.1%	1,100
<b>Edwardsburgh/Cardinal</b>	600	182	30.3%	1,020
<b>Prescott</b>	795	310	39%	962
<b>Leeds and Grenville</b>	9745	3,430	35.2%	1,036

Sources: Statistics Canada Census 2021

## Section Highlights

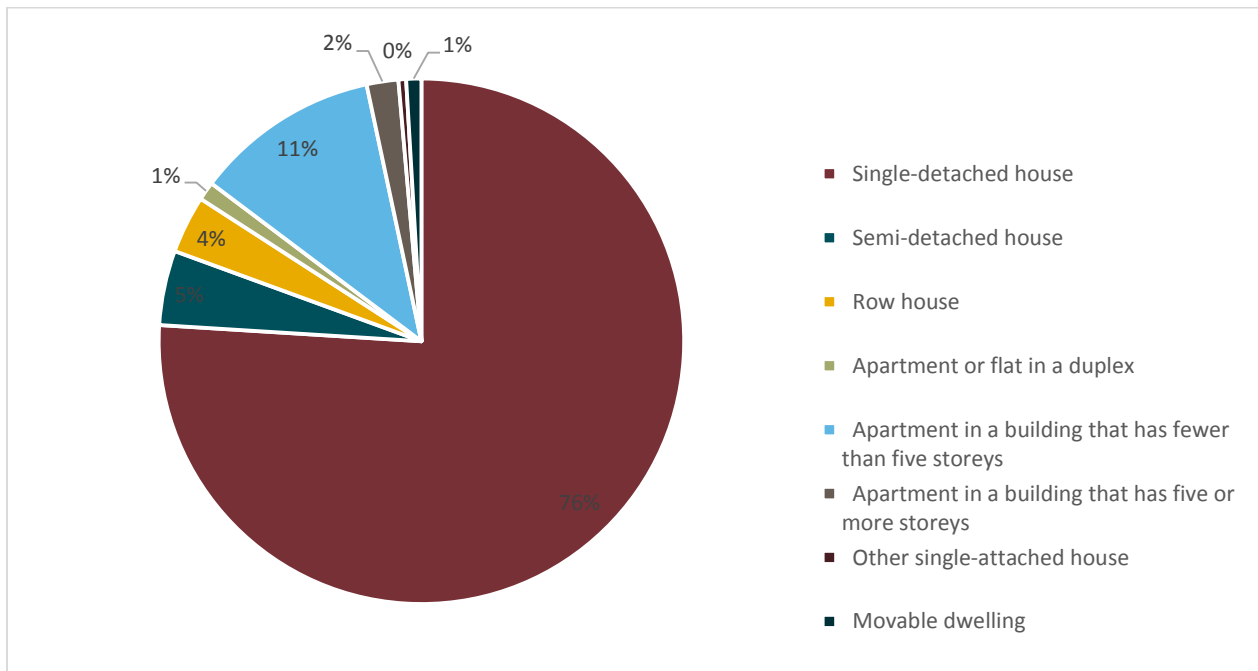
- Brockville has the greatest number of renter households (1,748) spending 30% or more of household total income on shelter costs in Leeds and Grenville, followed by Gananoque, which has 342, and North Grenville which has 321 households contributing to affordability challenges.
- Westport and Front of Yonge have the greatest proportion of its renters paying 30% or more of their household income on rent with 40.9% and 38.9%, the total number of households represented is 45 and 35.
- North Grenville has the highest average rental costs in Leeds and Grenville at \$1,348, an increase from \$1,072 in 2016, however, proportionately less households in 2021 (37.1%) are spending 30% or more on shelter costs compared to 2016 (41.2%),
- Local level data collection for available rental units in Leeds and Grenville are continuing to rise and averages are much higher than data reported in Statistics Canada for Average Monthly Shelter Costs – 2021.

## Private Housing Stock Supply

The majority of housing stock in Leeds and Grenville are single detached houses (75%), followed by apartment buildings that have five or fewer storeys (11.39%). Within Leeds and Grenville the Township of North Grenville holds the majority of single detached houses (5,790), followed by the City of Brockville (5,055), and the Township of Rideau Lakes (4,315). Brockville holds 2,950 units of apartment buildings that have five or fewer storeys, followed by Gananoque which has 650 units, and Prescott with 345 units.

Due to the rural nature and lower housing densities in Leeds and Grenville, single-family homes make up the greater proportion of housing in all municipalities. Many municipalities in Leeds and Grenville lack diversity of housing stock, the majority of housing being single-family homes, which reduces the options available to a renter, especially for a single person or couple without children.

**Figure 21: Proportion of Occupied Private Dwellings by Structural Type in Leeds and Grenville, 2021**

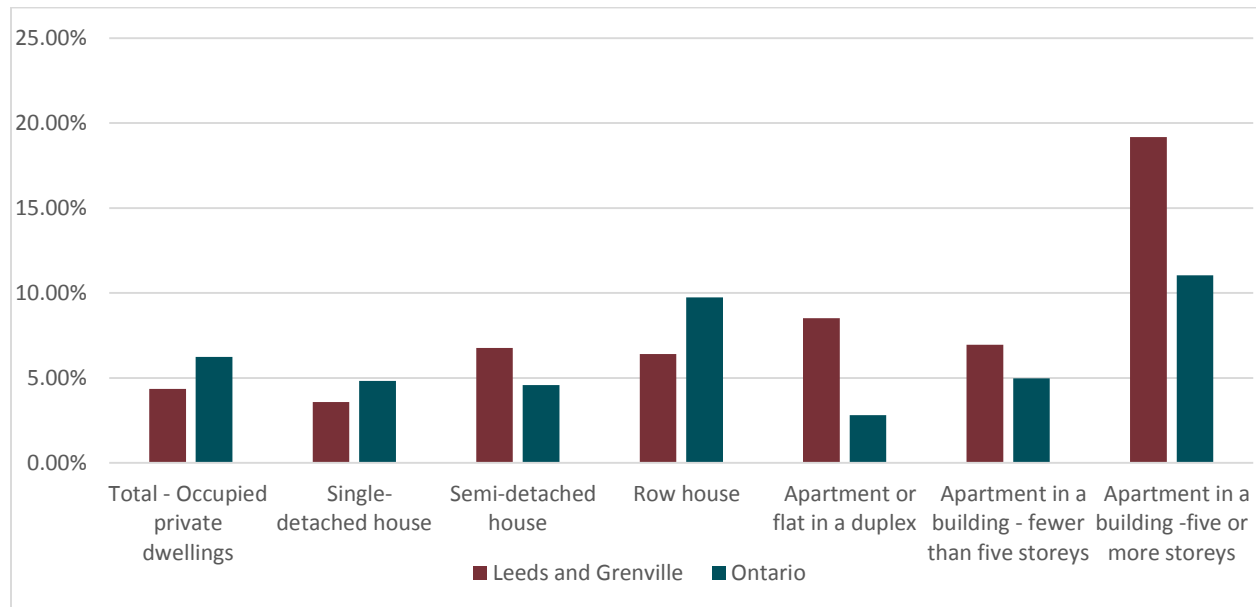


Source: Statistics Canada Census 2021

The composition of occupied private dwellings by structure type has not experienced significant changes over the past ten years; according to Statistics Canada, Leeds and Grenville has remained on par overall with the province of Ontario with a few exceptions (see Figure 22). While the province experienced 6.23% growth in the number of total private dwellings from 2016-2021, Leeds and Grenville’s number of dwellings only grew by 4.36%. However, Leeds and Grenville

experienced a growth of 19.2% in dwellings/apartments in buildings with five or more storeys at a rate higher than Ontario (11%).

**Figure 22: Percentage of Change from 2016 to 2021 of Occupied Private Dwellings by Structural Type in Leeds and Grenville, and Ontario**



Source: Statistics Canada Census 2016, 2021

### Private Rental Housing Supply Unit Types

According to Canada Mortgage and Housing Corporation (CMHC), the majority of rental units in Brockville are two-bedroom units (65%), followed by one-bedroom units (26.9%), see Table 14. Three-bedroom and bachelor units comprise the remaining 8% of rental housing in Brockville. Rental housing supply information for the other municipalities in Leeds and Grenville is not available from CMHC.

**Table 14: Number of Private Apartments in Brockville, by Bedroom Type, 2022**

Year 2022	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Total
Number of Units	79	573	1,388	91	2,121
Percentage of All Unit Types	3.7%	26.9%	65.1%	4.3%	100.0%

Source: Canada Mortgage and Housing Corporation Housing Market Portal, January 2023

## Private Apartment Availability

According to CMHC, Brockville has been experiencing a fluctuating vacancy rate for private apartments over the past four years, depending upon the unit size. The lowest vacancy rates reported in 2020 are likely as a result of COVID-19 pandemic restrictions and/or lock-downs limiting evictions and rental opportunities.

**Table 15: Private Apartment Availability Rates in Brockville from 2019-2022\***

Year	Bachelor	One Bedroom	Two Bedroom	Three + Bedroom	Total
2019	2.7	3	3.6	0	3.4
2020	No data*	1.5	1.6	0	1.8
2021	0	No data*	2.6	No data*	2.5
2022	No data*	1.5	2.6	0	2.3

Source: Canada Mortgage and Housing Corporation Housing Market Portal, January 2023

\*CMHC does not have sufficient data for

## Subsidized Housing Supply

While private market rental housing represents the bulk of rental housing in the United Counties, there is also a significant supply of subsidized housing accommodating a range of household types.

The following tables outlines the supply of subsidized housing in the United Counties of Leeds and Grenville, which includes public housing, non-profit and co-operative housing and rent supplement units. Most of the units are occupied by rent-geared-to-income tenants. These units represent approximately eleven percent of the entire rental housing supply of Leeds and Grenville.

**Table 16: Mandated Rent-Geared-to-Income, Rent Supplement Housing Supply\* in Leeds and Grenville, 2022**

Municipality	% of RGI Housing	# of Units	Unit Summary				
			Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Brockville	48%	471	28	238	101	98	6
Prescott	17%	165	4	83	25	45	8
Gananoque	10%	102	0	76	13	12	1
Edwardsburgh/Cardinal	5%	54	0	54	0	0	0

Merrickville - Wolford	4%	40	0	40	0	0	0
North Grenville	4%	44	0	35	9	0	0
Rideau Lakes	5%	47	0	30	9	8	0
Westport	2%	21	0	21	0	0	0
Front of Yonge	2%	17	0	17	0	0	0
Leeds and the Thousand Islands	2%	16	0	16	0	0	0
Athens	1%	7	0	7	0	0	0
Augusta	0%	0	0	0	0	0	0
Elizabethtown-Kitley	0%	1	0	0	0	1	0
Leeds and Grenville		985	32	617	157	164	15

Source: United Counties of Leeds and Grenville Housing Department, November 2022

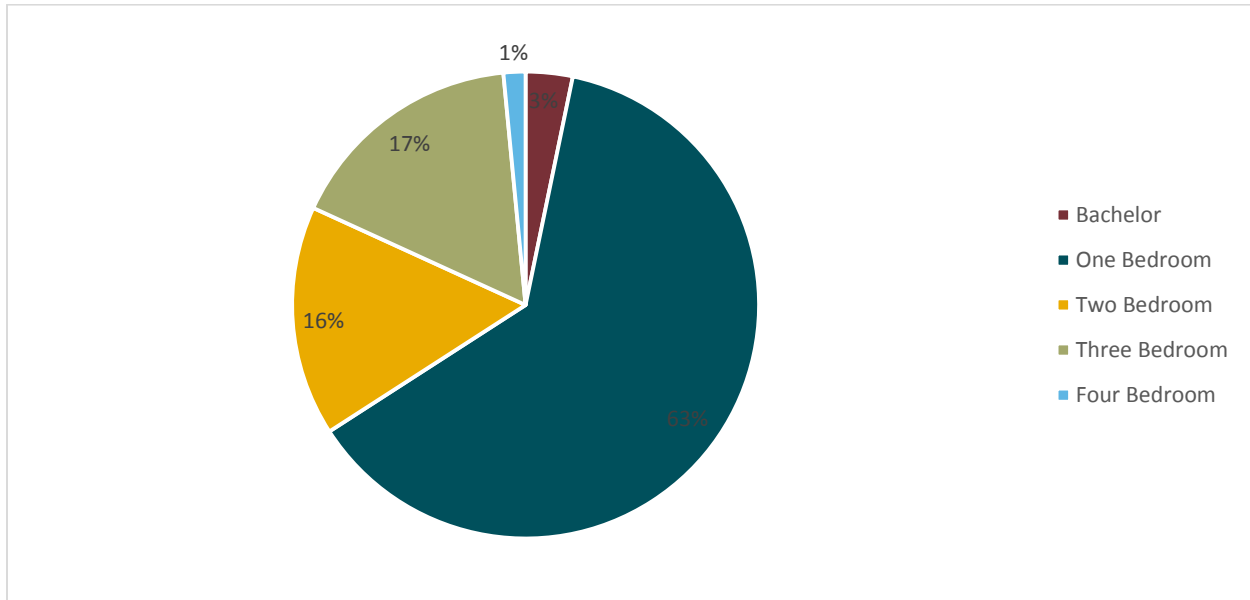
Note: Table reflects legislated service levels for the United Counties of Leeds and Grenville and includes public housing, rent supplements, non-profit and co-operative housing rent-geared-to-income units.

Social Housing is concentrated in the three partner municipalities of Leeds and Grenville, where 75.0% is held in Brockville, Prescott and Gananoque; Brockville holds 48% of all housing in the United Counties, Prescott retains 17%, and Gananoque maintains 10%.

## RGI Unit Types

One-bedroom units are the dominant rent-geared-to-income unit type in Leeds and Grenville (60.9%), followed by three-bedroom units (16.2%), two-bedroom units (15.5%), bachelor units (3.2%), and four-bedroom units (1.5%), see Figure 23. The majority of one-bedroom rent-geared-to-income units are held in Brockville (39%), followed by Prescott (14.6%), and Gananoque (12.3%). The majority of two-bedroom units are also found in Brockville (64%), followed by Prescott (16%), and Gananoque (8.2%). Three-bedroom units are also concentrated in Brockville, which holds 59.7% of this unit type, followed by Prescott, holding 27.4%, and Gananoque 7.3%. Brockville and Prescott have rent-geared-to-income bachelor units, and four-bedroom units are only found in Prescott, Brockville and Gananoque.

**Figure 23: Summary of Rent-Geared-to-Income, Rent Supplement Units by Unit Type in Leeds and Grenville, 2022**



Source: United Counties of Leeds and Grenville Housing Department, November 2022

Note: Table reflects legislated service levels for the United Counties of Leeds and Grenville and includes public housing, rent supplements, non-profit and co-operative housing rent-geared-to-income units..

### Other Types Rent-Geared-to-Income Housing recipient

In addition to the mandated number of units that the United Counties of Leeds and Grenville is required to provide under the *Housing Services Act, 2011*, there are also a significant number of federally funded housing projects and rent supplement units located in Leeds and Grenville.

Rent supplement units are portable and can be located wherever there is a need identified in Leeds and Grenville. While the rent supplement numbers are counted in Table 16 totals and displayed in Figure 22, a detailed summary of the current locations are shown in Tables 17.

**Table 17: Rent Supplement Units in Leeds and Grenville, 2022**

Municipality	Number of Units				
	Total	Bachelor	1 Bed	2 Bed	3 Bed
Brockville	57	4	22	27	4
Kemptville	15	0	6	4	5
North Augusta	1	0	0	0	1
Prescott	10	0	4	6	0
Smiths Falls	1	0	0	0	1
<b>Total</b>	84	4	32	37	11

Source: United Counties of Leeds and Grenville Housing Department, \*Note: numbers included in Table 16 counts

## Public, Non-Profit and Cooperative Housing Market Rent Units

Publicly owned housing and a number of the non-profit and co-operative housing providers offer market rent units that are not restricted to persons waiting on the Social Housing Registry and are available to be rented by the general public. Typically, the monthly unit rental amounts are low to moderate as compared to similar units in the area. The non-profit and cooperative housing providers maintain their own waiting lists for the market units. There are approximately 204 market rent units located in the communities of Brockville, Prescott, Gananoque, Kemptville, Athens, Elgin and Portland.

The majority of the market rent units (87%) are located in buildings that have a senior’s mandate, such as units managed by the Athens Non Profit Housing Corporation, Gananoque Housing Incorporated, Marguerita Residence Corporation, and South Crosby Non-Profit Housing Corporation.

## Housing Allowance

An alternative to the traditional “bricks and mortar” rent-geared-to-income housing are the Housing Allowance and Portable Housing Benefit programs that are offered by the United Counties of Leeds and Grenville’s Housing Department. The Ontario Priorities Housing Initiative (OPHI) Housing Allowance, is a monthly benefit intended to support eligible households renting accommodations within the United Counties of Leeds and Grenville. This program provides a flat-rate benefit based upon eligible unit size that is paid directly to the recipient and is portable, see Table 18 for benefit amounts. This program is intended for recipients that are suitably housed, but require some financial assistance for their accommodations to be affordable. It helps to meet the needs of low-income rural residents to remain in their community where there may be little or no social housing units located there, or where there are lengthy waitlists. Currently there are 38 active households in Leeds and Grenville receiving this benefit.

**Table 18: Housing Allowance Benefit Flat-Rate**

Bachelor	One Bedroom	Two Bedrooms	Three + Bedrooms
\$150	\$220	\$240	\$260

## ByName List Housing Allowance

The ByName List Housing Allowance is a new program available to individuals and households on the ByName List who are one of the four Provincial Homelessness Prevention Program’s priority populations. Priority populations include those that are chronically homeless, youth (16-25 yrs), Indigenous and/or transitioning from a provincial institution. This Housing Allowance for

individuals on the ByName List provides ongoing monthly payment provided directly to Landlord’s to subsidize rent. An individual/couple may receive up to \$300/month with an additional \$50/month for each dependent identified. Applications for this program are available through case managers assisting participants on the ByName List to find housing

### Canada-Ontario Housing Benefit (COHB)

The Canada-Ontario Housing Benefit (COHB) is a federal-provincial housing allowance program to provide another option for rent-geared-to-income assistance. The COHB is intended to assist individuals with their monthly costs while having the flexibility to choose where they live, including applying the benefit to a new unit if a person moves within Ontario. The COHB benefit differs from the flat rate funding model and is based on 80% of the Average Market Rent for the Area (per unit size), less 30% of Adjusted Family Net Income. Currently there are 38 active households in Leeds and Grenville receiving this benefit.

### Affordable Housing Units

Several units/projects were created that provide Affordable housing to low-income households in Leeds and Grenville. Households must be under Leeds Grenville’s Household Income Limits (HILs) to be eligible for an Affordable Housing unit. Rents are calculated at 80% of the average market rent of the geographic area. Currently there are forty-nine Affordable units, with an additional twelve units for a project added in 2023 at St. Vincent De Paul Apartments.

The majority of Affordable Housing units in Leeds and Grenville are mandated for seniors (70%), with the remainder designated for persons with a developmental disability (approximately 28%), and the remaining 2% for low-income households. See Table 19 for additional information regarding Affordable Housing projects in Leeds and Grenville.

**Table 19: Affordable Housing Supply in Leeds and Grenville, 2022**

Housing Provider	One Bed Units	Two Bed Units	Three Bed Units	Mandate
Elgin Senior Housing Board	12	0	0	Seniors, partially modified
Community Involvement Legacy Homes (throughout Leeds)	0	6	0	Persons with developmental disabilities
Oxford Mills - Private Landlord	0	2	0	Seniors
United Counties of Leeds and Grenville (Prescott)	0	2	0	Seniors, partially modified

<b>Marguerita Residence Corporation (Wall Street Village )</b>	16 *	0	0	Seniors
<b>Marguerita Residence Corporation (St Vincent Project - added in 2023)</b>	12			Seniors
<b>North Grenville Community Living</b>	3	7	1	Persons with developmental disabilities, low-income, families
<b>Total</b>	43	17	1	

Source: United Counties of Leeds and Grenville Housing Department, \* these are not an additional 16 units but are included in the 30 RGI units reported in Table 16 (Brockville count) and shown in Figure 23

## Housing Mandate

As described in Table 20, the United Counties of Leeds and Grenville has the following Rent-Geared-to-Income and Rent Supplement units: 414 adult units, 277 family units and 262 units that have a senior's only mandate.

### Adults

- According to Statistics Canada, there are approximately 8,165 adults in the United Counties of Leeds and Grenville that are low-income.
- Approximately 44% of rent-geared-to-income social housing units in Leeds and Grenville are available for adult singles or couples. Adult units are currently available in most lower-tier municipalities within Leeds and Grenville.

### Families

- There are approximately 1,845 low-income children residing in the United Counties of Leeds and Grenville.
- Approximately 30% of public housing units are available for families, ranging from two to four-bedroom units.
- Family units are only located in Brockville, Prescott, Gananoque, Rideau Lakes, and North Grenville.

### Seniors

- There are approximately 2,935 low-income seniors residing in Leeds and Grenville.
- Currently 27% of all RGI housing in Leeds and Grenville is designated for seniors, and overall there is a 11.2% prevalence of low-income seniors in the County.

- Additional RGI housing units are available to seniors throughout Leeds and Grenville not included in current mandated services levels
- Seniors' units are currently located in Brockville, Gananoque, Athens, and Leeds and the Thousand Islands, with the majority (73%) located in Brockville.

**Table 20: United Counties of Leeds and Grenville's Social Housing Supply by Mandate**

	Adult		Seniors		Family	
	# of Units	% of Municipalities Units	# of Units	% of Municipalities Units	# of Units	% of Municipalities Units
<b>Brockville</b>	91	22.86%	149	67.42%	174	59.39%
<b>Gananoque</b>	51	12.81%	26	11.76%	25	8.53%
<b>Prescott</b>	82	20.60%	0	0.00%	77	26.28%
<b>Athens</b>	0	0.00%	7	3.17%	0	0.00%
<b>Augusta</b>	0	0.00%	0	0.00%	0	0.00%
<b>Edwardsburgh/ Cardinal</b>	54	13.57%	0	0.00%	0	0.00%
<b>Elizabethtown-Kitley</b>	0	0.00%	0	0.00%	0	0.00%
<b>Front of Yonge</b>	17	4.27%	0	0.00%	0	0.00%
<b>Leeds and the Thousand Islands</b>	0	0.00%	16	7.24%	0	0.00%
<b>Merrickville Wolford</b>	40	10.05%	0	0.00%	0	0.00%
<b>North Grenville</b>	35	8.79%	0	0.00%	0	0.00%
<b>Rideau Lakes</b>	7	1.76%	23	10.41%	17	5.80%
<b>Westport</b>	21	5.28%	0	0.00%	0	0.00%

<b>United Counties of Leeds and Grenville</b>	398	43.64%	221	24.23%	293	32.13%
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Source: United Counties of Leeds and Grenville Housing Department, 2022

Note: Table includes public housing, non-profit and co-operative housing rent-g geared-to-income units in Leeds and Grenville.

Note: Percentages for each municipality is the number of units in each municipality divided by the total number of units for each group expressed as a percentage.

## Emergency, Transitional and Special Needs Housing

Additional funding from the Homelessness Prevention Program, the United Counties of Leeds and Grenville is home to emergency shelters with spaces that are suitable for youth, adults or families. The shelters are self-contained units located in Brockville, Prescott, and Kemptville. These shelters meet a short-term need while the household may access services, and search for more permanent housing. Supports from Ontario Works Contingency Case Managers are offered to households staying in shelters managed by the Counties. Connect Youth Inc. staff manage and support youth staying in youth shelters. In addition to short term shelters the Cooperative Care Centre located in Brockville can assist 19 persons supported through the Homelessness Prevention Program funds.

The Social Services Relief Fund capital funding was used to create Pixie Place in 2022; an 8-unit affordable housing building in Brockville for those experiencing homelessness, addiction and mental health issues. Pixie Place is currently supported by Lanark, Leeds and Grenville Addictions and Mental Health who provide their services to tenants. Pixie Place is not considered to be transitional housing and there are no limits to the length of stay for tenants.

There is one transitional housing unit as well as one emergency unit in Leeds and Grenville that is intended for youth and young adults exiting the care of Family and Children’s Services of Lanark, Leeds and Grenville. Tenants staying in transitional housing are provided with supports to assist them on their path to independence including securing long-term housing. In addition there are 10 spaces at Interval House, located in Brockville mandated to support women and children fleeing from domestic abuse.

There are a number of Affordable Housing units in Leeds and Grenville, as described in Table 19, that are specifically for persons with developmental disabilities. This housing is operated by local non-profit community living organizations that assist households with securing supports to live independently in an Affordable Housing unit.

## ByName List

A ByName List is a real-time list of people experiencing homelessness in our community. Created in 2021, it includes a robust set of data points that support coordinated access and prioritization at a household level, and an understanding of homeless inflow and outflow at a system level. This real-time actionable data supports triage to services, system performance evaluation, and advocacy. In addition to a coordination of services approach active individuals on the ByName List are supported by caseworkers to actively assist with housing searches; a Housing Support Allowance may be available to eligible individuals who secure housing.

As of January 31, 2023, there were 100 active persons on the ByName List, 84 of those are considered to be experiencing “chronic” homelessness, where they have experienced homelessness for more than six months; and 79 of the 100 are within the City of Brockville. Many individuals on the ByName List are currently in emergency shelters (47%), while others are in precarious housing situations including:

- “hidden homeless” (*couch surfing*) (29%)
- Absolute homeless (*living outdoors, vehicle*) (18%)
- Other (*temporarily unknown or in public institution*) (6%)

## Section Highlights

- A variety of types of social housing is available throughout Leeds and Grenville, ranging from adult, senior or family units in public, non-profit or co-operative housing. Other types of housing offered include Affordable, emergency, transitional/supportive and special needs housing.
- Addition of a ByName List in 2021 to assist with measuring homelessness and provide a coordinated service approach for persons experiencing homelessness.
- Adults under the age of 65 remain the largest group of low-income persons in need of affordable housing, followed by children under the age of 18. Lone-parent and single person family types have the highest incidence of low-income in Leeds and Grenville.

## Social Housing Demand

### Demand for Subsidized Housing in Leeds and Grenville

Table 21 summarizes the demand for the various sized units throughout Leeds and Grenville. The majority of applicants waiting to be housed are requesting one-bedroom units, and units in the separated municipalities of Brockville, Prescott, or Gananoque, which is where the majority of social housing is located. Two- and three-bedroom units in the separated municipalities are the

next most popular request, followed by bachelor units. Larger unit sizes, such as four-bedroom units have a very small demand compared to other unit types.

**Table 21: Social Housing Waitlists by City/Town and Unit Size in Leeds and Grenville, 2022**

Municipality	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Brockville - (Public & NP)	46	266	149	131	35
Rideau Lakes - Delta (NP)		2	1	12	
Rideau Lakes - Elgin – Pineview (NP)	6	15	6	10	6
Rideau Lakes - Elgin – Rideau Lakes Senior 60+ (NP)		4			
Gananoque - (Public & NP)	1	29	10	13	1
Gananoque Senior (NP)	1	7			
Leeds and Thousand Island - Lansdowne		2			
Front of Yonge - Mallorytown		14			
Rideau Lakes - Portland (NP)		2	1	12	
Westport		16			
Prescott	4	77	30	17	6
Edwardsburg/Cardinal - Cardinal		12			
North Grenville - Kemptville		95	2		
North Grenville - Oxford Mills			2		
Merrickville/Wolford - Merrickville		40			
Edwardsburg/Cardinal - Spencerville		18			
<b>Total</b>	<b>58</b>	<b>599</b>	<b>201</b>	<b>195</b>	<b>48</b>

Source: United Counties of Leeds and Grenville Housing Department.

NP indicates a Non-Profit or Cooperative Housing Provider.

Note: Applicants waiting for RGI Units - Public Housing and Rent Supplement, Leeds Grenville; Applicants may select one or more municipalities.

The demand for housing within each municipality is described in Table 22 below. The table shows that the demand for housing peaked in 2016 at 890 applications. Since January 2020, if applicants on the waitlist are offered a unit and refused they are removed from the waitlist unless there are extenuating circumstances; as such, there appears to be fewer households on the waitlist when in

actuality applicants may be selecting fewer units at time of application. The average number of applications (850) received from 2016-2018 reduced to 587 in 2021-2022. Brockville, Prescott, Gananoque, and Kemptville units continue to receive the greatest number of applicants.

**Table 22: Total Applications by Municipality in Leeds and Grenville, 2016-2022**

Municipality	2016	2017	2018*	2019	2020	2021	2022	Average
<b>Brockville</b>	359	285	317	288	288	259	249	292.14
<b>Cardinal</b>	33	31	53	12	9	16	12	23.71
<b>Delta</b>	6	9	4	5	10	5	6	6.43
<b>Elgin</b>	40	53	47	29	40	24	30	37.57
<b>Gananoque</b>	85	70	81	56	75	61	55	69.00
<b>Kemptville</b>	80	66	67	54	61	66	73	66.71
<b>Lansdowne</b>	7	4	12	3	5	0	3	4.86
<b>Mallorytown</b>	34	25	28	7	7	12	15	18.29
<b>Merrickville</b>	30	47	30	24	13	14	24	26.00
<b>Oxford Mills</b>	n/a	n/a	n/a	0	0	3	2	1.25
<b>Portland</b>	15	23	12	6	17	5	8	12.29
<b>Prescott</b>	142	136	144	67	81	85	74	104.14
<b>Spencerville</b>	31	28	29	13	8	20	21	21.43
<b>Westport</b>	28	24	33	18	13	16	17	21.29
<b>Total</b>	<b>890</b>	<b>801</b>	<b>857</b>	<b>857</b>	<b>857</b>	<b>586</b>	<b>589</b>	776.71

Source: Social Housing Registry.

Table does not include waitlist data for Federal providers (Athens Non-Profit Housing Corporation, Marguerita/Maryanna Residence, and Gananoque Housing Inc.), or Affordable Housing Providers.

\*Statistics for 2018- 2022 are from January 1 to October 31 of the year.

Note: Applicants may select more than one municipality on their application.

## Waitlist Demographics

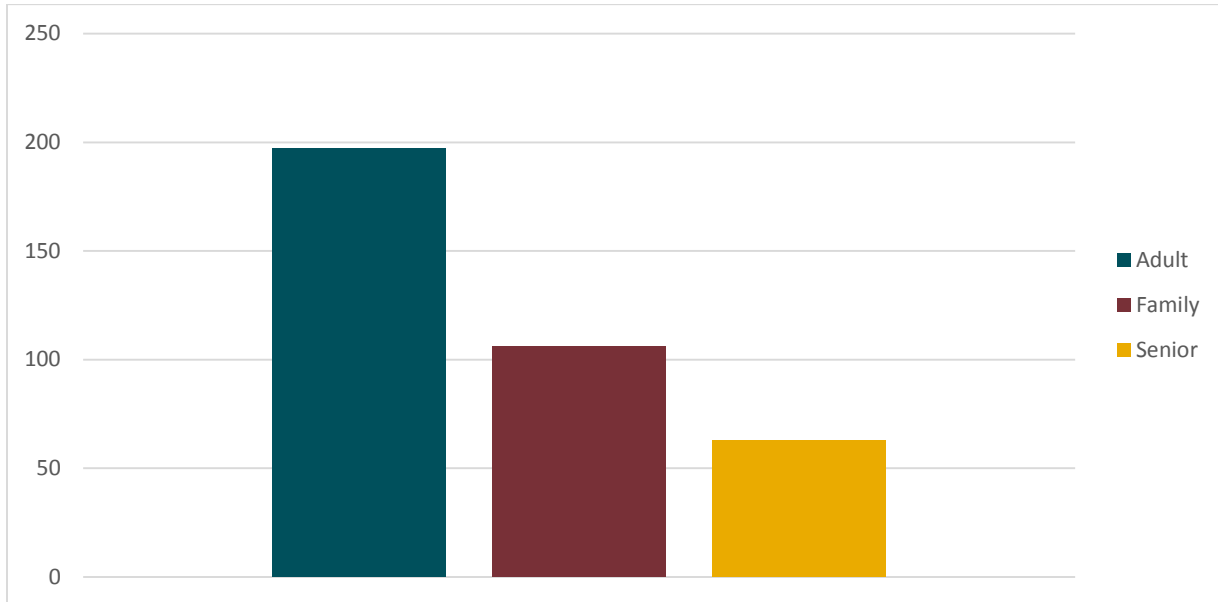
Although there are 589 applicants for units described in Table 22, there are only 367 individual households on the centralized waitlist because applicants are able to select multiple units/municipalities. The majority of households applying for a unit presently live within Leeds and Grenville (87%) there are a few applicants from neighbouring communities including Ottawa, Cornwall, Smiths Falls and Kingston.

As of October 2022 there were 13 eligible Special Priority Status households on the waitlist, while an additional 6 were housed in 2022.

As shown in Figure 24, the majority of individual households are adults (197) followed by family households (106) and senior households (63). The majority of adult and senior households are

single without spouses requiring either a bachelor or 1 bedroom units in adult and senior only buildings.

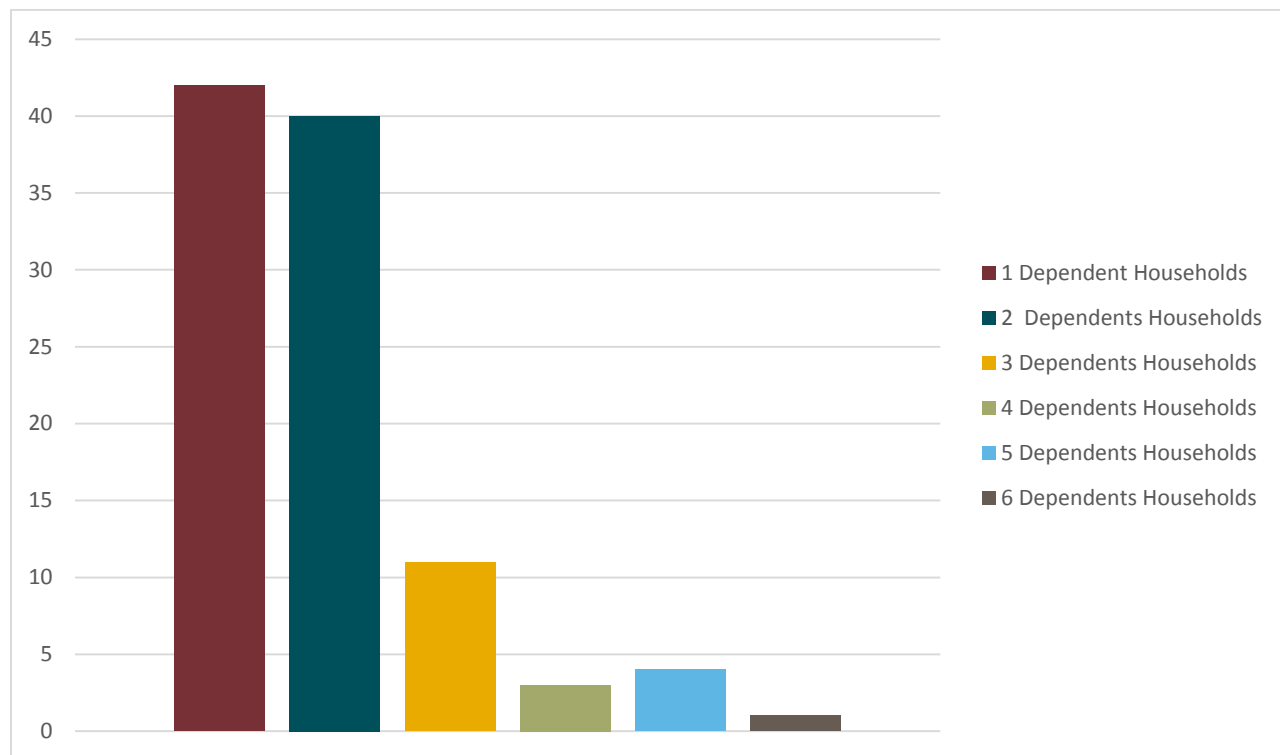
**Figure 24: Individual Households on the Social Housing Registry Waitlist 2022**



Source: Social Housing Registry 2022.

Of the individual households who indicated on their application that they have 1 or more dependents the majority have two or fewer, with the remaining number of households reporting 3 or more dependents was only 19%. Figure 25 illustrates the need for unit sizes of 2 bedrooms or less based on the current waitlist household data.

**Figure 25: Individual Households with Dependents on the Social Housing Registry Waitlist 2022**



Source: Social Housing Registry 2022.

The following Tables 23 and 24 describe the number of applications, units, vacancies, and unit turnover rate by property in Leeds and Grenville.

One-bedroom units at 11 Hastings Drive in Brockville have the longest waitlist of all social housing unit types, yet there has only been one vacancy in 2022 of 47 one-bedroom units at the complex. Similarly, one-bedroom units at 55 Reynolds Drive in Brockville maintain the second longest waitlist with 111 applications; four units vacated out of nineteen units from January to November 2022. One-bedroom units at 200 Bridge St, Kemptville have the third longest waitlist, with 51 applicants currently waiting for one of the 35 units; in 2022 neither locations in Kemptville (200 Bridge St or 201 Prescott St) had any vacancies. In 2022, ten additional one-bedroom units were added in Kemptville at 15 Water Street. In total there were 51 one-bedroom vacancies throughout Leeds and Grenville in 2022,

**Table 23: Subsidized Housing Supply and Waitlist for Apartment Buildings by Geographic Location and Unit Size, Leeds and Grenville, 2022**

Apartment Buildings					
	Property	Unit Size	# of Units	Vacancies*	Waitlist**
Brockville	11 Hastings Dr.	1 Bedroom	47	1	112
	55 Reynolds Dr.	1 Bedroom	19	4	111
	55 Reynolds Dr.	Bachelor	22	1	34
	80 Water St.	Bachelor	1	0	12
	80 Water St.	1 Bedroom	80	10	13
	10 & 11 Charlotte Place (NP)	1 Bedroom	67	8	17
	42 Liston Ave (NP)	1 Bedroom	1	2	
Cardinal	240 Helen St.	1 Bedroom	39	6	12
Elgin	Maple Ave. (NP)	1 Bedroom	8	1	27
Gananoque	150 Stone St.	1 Bedroom	50	5	28
	150 Stone St.	2 Bedroom	1	0	1
	Emma St. (NP)	1 Bedroom	8	2	7
Kemptville	200 Bridge St.	1 Bedroom	35	0	51
	201 Prescott Street	1 Bedroom	4	0	44
	15 Water Street **new**	1 Bedroom	10		
Lansdowne	43 Centre St.	1 Bedroom	16	2	2
Mallorytown	3 Miller Dr.	1 Bedroom	17	1	14

Merrickville	105 Lewis St.	1 Bedroom	20	0	19
	318 Brock St.	1 Bedroom	20	1	21
Portland	Campbell St. (NP)	1 Bedroom	11	1	2
Prescott	275 Water St.	1 Bedroom	50	6	34
	275 Water St.	2 Bedroom	1	1	2
	503 Fort Town Dr.	1 Bedroom	24	0	23
	523 Hyde St.	1 Bedroom	3	0	28
	523 Hyde St.	Bachelor	4		15
Spencerville	33 Bennett St.	1 Bedroom	15	1	18
Westport	56 Bedford St.	1 Bedroom	21	1	16

Source: Social Housing Registry, November 2022.

Table does not include waitlist data for Federal providers (Athens Non-Profit Housing Corporation, Marguerita/Maryanna Residence (including Wall Street Village), Gananoque Housing Inc.), Rent Supplement Agreements with Non-Profit Housing Providers (Marguerita/Maryanna Residence, SCNPH) or Affordable Housing Providers. (NP: Non-Profit or Cooperative Housing Provider).

\*Vacancies are for the period of January 1, 2022 through October 31, 2022

\* \*Waitlist as of October 31, 2022.

Note: An applicant may wait on several waitlists if multiple properties were selected.

As described below in Table 24, two-bedroom units at 42 Liston Ave, managed by Shepard's Green Cooperative in Brockville maintains the longest waitlist for family units in the Counties Social Housing, having 52 applicants currently waiting for one of the 11 units to become available. Unit turnover at this complex is very low having only two vacancies reported in 2022.

Applications for two-bedroom units remain strong, another non-profit property managed by Brockville Municipal Housing has the second longest waitlist with 33 waiting for one of the 30 unit, followed by Social Housing at Bisley/Salisbury/Reynolds with 30 on the waitlist for four units.

Brighton Crescent units has the longest waiting list for a three-bedroom family unit in Brockville, with 26 applicants waiting for one of the 32 three-bedroom units, followed by

Bisley/Salisbury/Reynolds units with 25 on the list for only 11 units. These two-bedroom family units located in Brockville had no vacancies reported in 2022. The third longest waitlist for a three-bedroom unit, located at Peden Boulevard, with 22 households waiting for 1 unit to become available also did not have any reported vacancies in 2022.

Four-bedroom units continue to have lowest waiting lists with the longest waitlist having only 15 families for 1 of the two units at Brighton Crescent.

The waitlist trend has changed slightly over time with two-bedroom units still have the longest waiting list for a family units with at total of 240 waiting to be housed; the demand for three-bedroom units has levelled out since the increase in numbers in 2018, now with only 125 families; and there remains little demand for one of the fifteen four-bedroom units with only 29 families waiting.

**Table 24: Subsidized Housing Supply and Waitlist for Family Units by Geographic Location and Unit Size, Leeds and Grenville, 2022**

	Property	Unit Size	# of Units	Vacancies	Waitlist
Brockville	Bartholomew St.	2 Bedroom	16	1	21
	Bartholomew St.	3 Bedroom	11	2	12
	Bisley/Salisbury/Reynolds	2 Bedroom	4	1	30
	Bisley/Salisbury/Reynolds	3 Bedroom	11	0	25
	Brighton Cres.	2 Bedroom	6	0	28
	Brighton Cres.	3 Bedroom	32	0	26
	Brighton Cres.	4 Bedroom	2	0	15
	Glengarry Road	2 Bedroom	6	0	21
	Glengarry Road	3 Bedroom	10	2	11
	Glengarry Road	4 Bedroom	4	0	8
	Peden Blvd.	3 Bedroom	1	0	22
	12 Central Ave. (NP)	2 Bedroom	30		33
	12 Central Ave. (NP)	3 Bedroom	19		
	42 Liston Ave. (NP)	2 Bedroom	11	2	52
42 Liston Ave. (NP)	3 Bedroom	10	0		
Delta	Delta Park Rd. (NP)	3 Bedroom	2	0	6
Elgin	Maple Avenue (NP)	2 Bedroom	8	2	27
	Maple Avenue (NP)	3 Bedroom	4		

Gananoque	Victoria Ave. (NP)	2 Bedroom	12	1	
	Victoria Ave. (NP)	3 Bedroom	12		
	Victoria Ave. (NP)	4 Bedroom	1		
Portland	Harlem R. (NP)	3 Bedroom	2		6
	5 Campbell St. (NP)	1 Bedroom	11		
Prescott	Boundary/Churchill	2 Bedroom	5	1	14
	Boundary/Churchill	3 Bedroom	8	1	7
	Churchill Affordable	2 Bedroom	2	0	
	Edward	3 Bedroom	2	0	6
	Fort Town Families	2 Bedroom	8	1	14
	Fort Town Families	3 Bedroom	18	2	4
	Fort Town Families	4 Bedroom	8	0	6
	Roberta/Victor Rd	2 Bedroom	3	0	
	Roberta/Victor Rd	3 Bedroom	4	1	
	Victor Cres.	3 Bedroom	5	1	

Source: Social Housing Registry, November 2022.

Table does not include waitlist data for Federal projects (Athens Non-Profit Housing Corporation, Marguerita/Maryanna Residence, and Gananoque Housing Inc.), or Affordable Housing Providers.

\*Data not available from non-profit provider at the time the report was written. (NP: Non-Profit or Cooperative Housing Provider).

\*Vacancies are for the period of January 1, 2022 through October 31, 2022

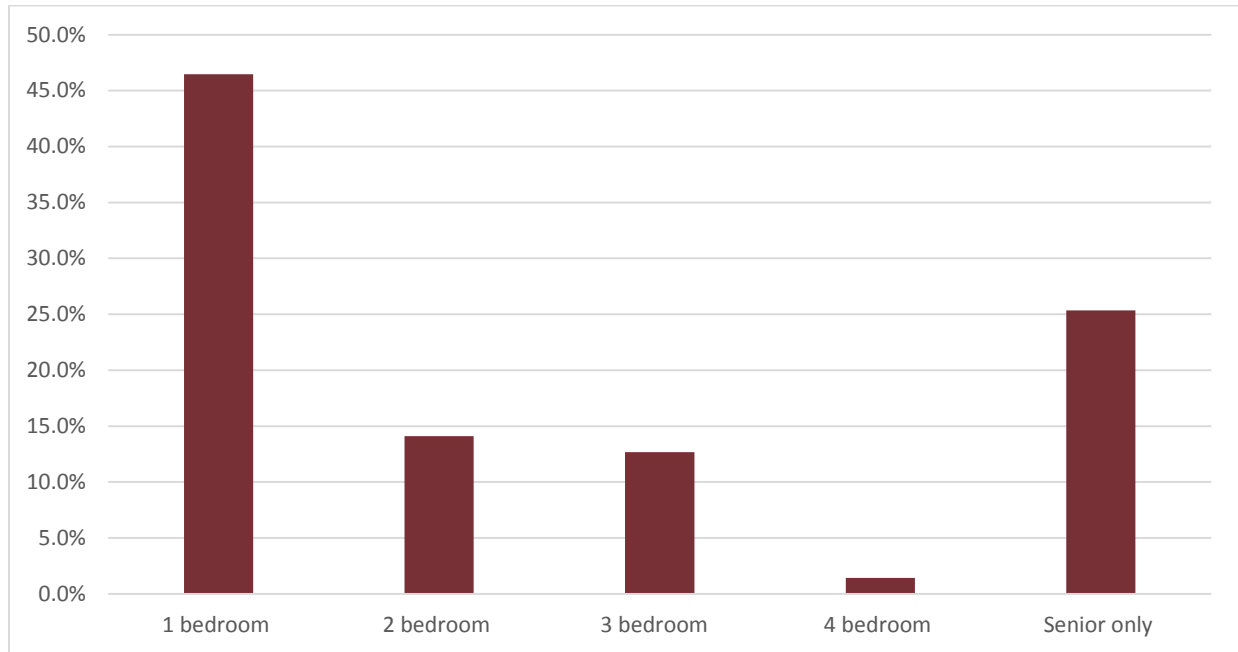
\*\*Waitlist as of October 31, 2022

Note: An applicant may wait on several waitlists if multiple properties were selected.

## Housing Unit Turnover

In 2022 there were 71 vacancies reported from January to October. Almost half of all unit vacancies in 2022 were 1-bedroom units (46.5%), followed by senior only units with 25.4% and two-bedroom units with 14.1%. (Figure 24) Unit turnover has an impact on the wait times illustrated in Figure 26, where households are waiting the longest for four-bedroom units due to the lowest turnover rate.

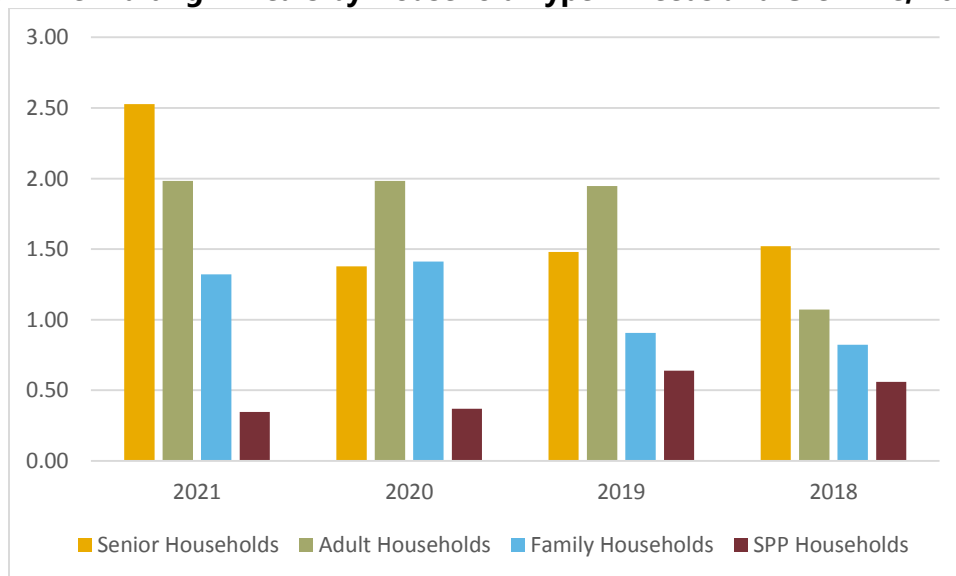
**Figure 26: Unit Turnover by Size in Leeds and Grenville, 2022**



Source: Social Housing Registry, United Counties of Leeds and Grenville 2022

As described in Figure 27, of the applicants who were housed from 2018-2021, average wait-times were approximately 1.5 years; Special Priority Placement (SPP) households waited the least amount of time (0.5 years on average), followed by family households that waited an average of slightly longer than 12 months. Adults and seniors waited the longest, on average for 1.5 years as the majority required one-bedroom unit.

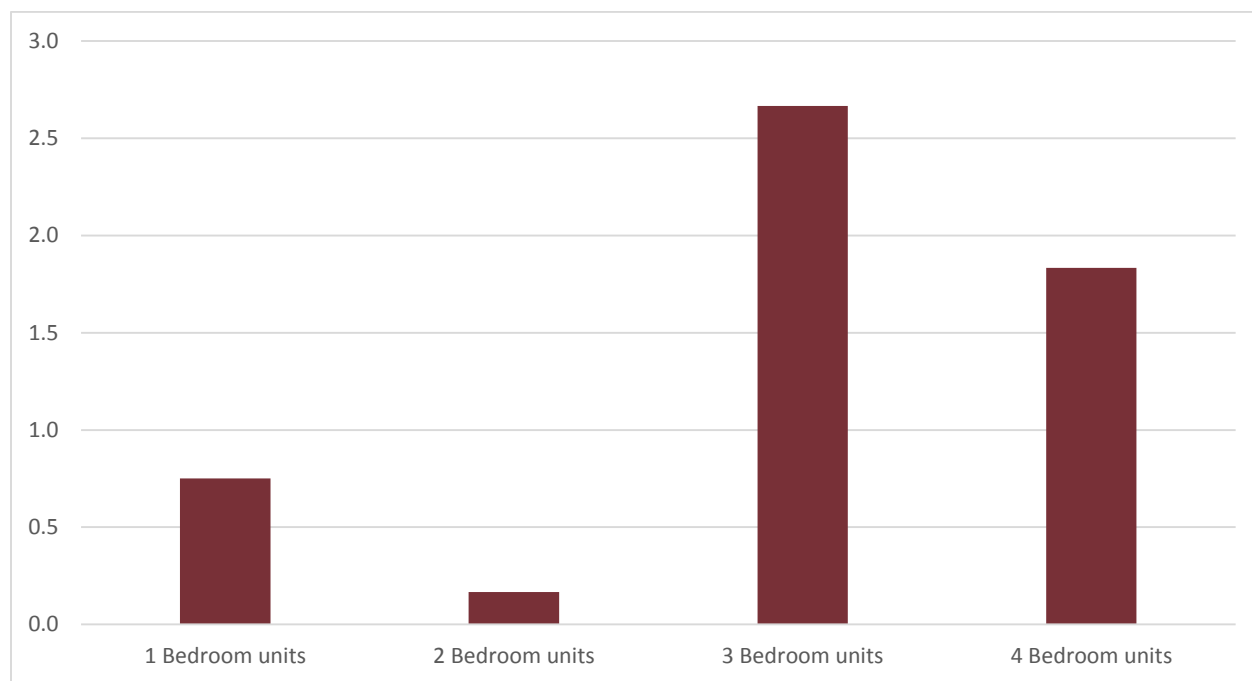
**Figure 27: Time Waiting in Years by Household Type in Leeds and Grenville, 2018-2021**



Source: Social Housing Registry, 2018-2021

In 2022 the waitlist reporting changed slightly to track wait times by unit size rather than household type (senior, adult, family). Figure 28 further illustrates how long individuals waited before they were housed in 2022. Households waited the longest for 3-bedroom units to become available as there were only 8 units vacated in 2022. Those housed in two-bedroom units in 2022 were deemed Special Priority Placement (SPP) and do not reflect the typical wait time for those units. Overall on average households waited less than 1.5 years when housed in 2022.

**Figure 28: Time Waiting in Years by Unit Type in Leeds and Grenville, 2022**



Source: Social Housing Registry, 2022 \*no data available for Bachelor units due to no vacancies in 2022

## Section Highlights

- The majority of applicants are requesting one-bedroom units, and units in the separated municipalities of Brockville, Prescott, or Gananoque, which is also where the majority of social housing is held.
- The majority of applicants are single adults and seniors.
- Many applicants have selected multiple building locations on their applications in order to secure housing quicker.
- Unit turnover at most housing complexes is very low, resulting in slower movement on the waitlist.
- Turnover of units vary by size with 4-bedroom family units having the lowest turnover.

## Regional Summary

### Sub-Region 1 (Brockville & Area) - Brockville, Elizabethtown-Kitley

#### Brockville

Brockville is the most populous municipality in Leeds and Grenville; having 22,116 residents, or 21% of the population, and 46% of the social housing in Leeds and Grenville. While Brockville does hold the majority of rent-gear-to-income housing in Leeds and Grenville, the population's need for affordable housing extends beyond the supply. A significant portion of Brockville's renting population is having affordability difficulties; 1,748 or 38.3% of renters in Brockville are currently paying 30% or more of household total income on shelter costs. Brockville also has the longest waitlists in public housing for both family units and adult units; 55 Reynolds Drive has approximately 111 applicants waiting, 112 applicants waiting for a unit at 11 Hastings Drive, and 17 are waiting on the list at Legion Village (seniors). The longest waiting lists for family units are two-bedroom units; Bisley/Salisbury/Reynolds has the longest family unit waitlist with 30 applicants, followed by Brighton Crescent that has 25 applicants. Three-bedroom units at Bisley/Salisbury/Reynolds, Brighton Cres and Peden Boulevard have a combined 73 applicants for 44 units.

According to Statistics Canada, Brockville has the second highest incidence of low-income as compared to other municipalities within Leeds and Grenville; approximately 14.6% of the city's population is low-income. The low-income rate for persons under 18 years of age was 18% compared to 13.9% for persons aged 18 to 64, and 14.2% for persons 65 and over in 2020. The highest low income rate was for persons 0 to 5 years. Persons living in lone-parent economic families had a lower median-after-tax income reporting \$56,400 compared to \$104,000 couple-with-children economic families in 2020. While singles in Brockville reported the lowest median-after-tax income of \$32,000.

#### Key Highlights

- Children, lone-parent families, and single adults under the age of 65 have the highest incidence of low-income in Brockville as compared to other populations.
- The City of Brockville holds the largest proportion of Social Housing in the Counties; having a total of 451 units for adults, families and seniors.
- One bedroom units in Brockville have the longest waiting lists for all of the locations.
- Median-after-tax household income increased by 23% from 2015 to 2020, increasing from \$46,473 to \$57,600.
- Brockville welcomed Leclerc in 2022, which included the addition of approximately 200 jobs after the closing of Proctor and Gamble Inc, in 2019. As well, 3M Canada added over

100 to their workforce from 2018-2021, both aided in offsetting the loss to the local job market and economy in Brockville and the surrounding area.

### **Elizabethtown-Kitley**

Elizabethtown-Kitley Township is the fifth largest municipality in Leeds and Grenville, with a population of 9,545. According to Statistics Canada there was a decrease in population from 9,631 households in 2016 to 9,545 in 2021. Elizabethtown-Kitley had the third highest median after-tax household income in Leeds and Grenville in 2020, at \$81,000, which was a 17.6% increase from 2015.

According to the Statistics Canada Census in 2021, 86 households or 24.6% of renters in Elizabethtown-Kitley are spending 30% or more of household total income on shelter costs. This is a decrease from the 168 households paying 30% or more on shelter costs in 2016. Rents are the third highest in the Counties costing an average of \$1,048 per month. Currently there are no social housing units located in the municipality. According to Statistics Canada:

- In 2020, approximately 7.5% were in low-income, while in 2015, 10.1% of the persons in Elizabethtown-Kitley lived in low-income.
- The low-income rate for persons 65 and over was 8.7%, compared to 7.9 for persons under 18 years of age and 7.9% for persons 18 to 64 years.
- Persons living in lone-parent economic families had a lower median-after-tax income reporting \$68,500 compared to \$116,000 couple-with-children economic families in 2020. While singles in Elizabethtown-Kitley reported one of the highest median-after-tax income in Leeds and Grenville at \$38,000.

### **Key Highlight**

- Elizabethtown-Kitley is the fifth largest municipality within Leeds and Grenville, and had the second highest percentage of growth in 0-9 population in 2021.
- The Median age of Elizabethtown-Kitley's population is 51.2 years, slightly higher than Leeds and Grenville (50.8) and has 8.6% of the population for persons 65 years and older.
- Only 9.5% of residents are renters in the municipality, and 90.55% are homeowners. While average monthly rents in this municipality are the third highest in Leeds and Grenville, it is likely that other factors such as a higher household income, fewer individuals living in low income, only 4.7% of Ontario Works caseload (55 benefit units) is contributing to this municipality's ability to afford housing overall.

## **Sub-Region 2 (North Leeds)- Rideau Lakes, Westport**

### **Rideau Lakes**

After Westport, Rideau Lakes Township has the second highest median age of population in Leeds and Grenville, at 55.6 years which is slightly higher than the reported 53 years in 2016. Rideau Lakes has the third largest population of persons aged 65+ in Leeds and Grenville (2,195), and has experienced a decline in population of persons ages 5 to 24 and 45 to 64 years.

While average rents are low compared to other municipalities, at approximately \$996 per month, renters are still having difficulty affording their monthly housing costs in Rideau Lakes Township; 23% of renters (or 130 households) in Rideau Lakes are spending 30% or more of household total income on shelter costs.

The current compliment of social housing in this municipality is located in Delta, Elgin, and Portland and serves adults, families and seniors.

### **Key Highlights**

- Waitlists for social housing in Rideau Lakes are relatively low but increasing for some units; 27 applicants are waiting for a one-bedroom unit in Elgin, only 2 applicants are waiting for a one-bedroom in Portland, 6 applicants are waiting for a three-bedroom unit in Delta, and 27 applicants are waiting for the two and three-bedroom units in Elgin.
- 12.2% percent of Leeds and Grenville's seniors' population resides in the Township of Rideau Lakes. Currently the township has 23 units that are designated for seniors.
- Rideau Lakes is a geographically large and primarily rural township containing a number of villages, which can make planning for the delivery of social housing challenging.

### **Westport**

With a median age of 59.6 years the population in Westport is aging faster than any other municipality in Leeds and Grenville. According to Statistics Canada, there has been little household change in Westport; with the number of households remaining constant at 320 for ten years from 2001-2011, before decreasing to 300 households in the 2016 Census; a slight increase to 335 households was reported in 2021. Despite having one of the lowest average monthly rental cost in all of Leeds and Grenville at \$940, Westport has the highest percentage of tenant households spending more than 30% of their income on rent (40.9%). Due to the small population in Westport this 40.9% represents 45 households. The waitlist for the one public housing building in Westport is moderate with approximately 16 applicants waiting for one of the 21 units to become available.

## Key Highlights

- Westport's population is aging at a rate faster than all other municipalities in Leeds and Grenville. In 2021 the median age of the population in Westport was aged 59.6, as compared to Leeds and Grenville, which was 50.8 years.
- Westport has the second lowest median-after-tax income of municipalities in Leeds and Grenville, which was reported by Statistics Canada in 2020 as \$57,600, well below the reported \$72,500 for Leeds and Grenville.
- Waitlists are moderate at the 21-unit adult building in Westport.

## Sub-Region 3 (South Leeds) - Athens, Front of Yonge, Gananoque, Leeds and the Thousand Islands

### Athens

Athens median age of 50.8 years is the same as the average for all of Leeds and Grenville and has one of the lowest distributions of persons age 65 and older (2.6%). Athens also has the lowest average monthly rents in Leeds and Grenville, reported by Statistics Canada in 2020 as \$840. Few renters are having affordability difficulties, with only 20 renter households that reported spending 30% or more of monthly income on shelter costs in the 2020 Census. All rent-geared-to-income housing available in this municipality is designated for seniors, for a total of 7 RGI units with an additional 13 market rent units managed at this location by Athens and District Housing.

### Key Highlights

- According to Statistics Canada, 10.5%, of the persons in Athens lived in low-income in 2021, which is slightly lower than the average rate in Leeds and Grenville overall (13.1%).
- There were very few households receiving Ontario Works benefits in 2022 (30).
- The Median-after-tax income for this municipality (\$74,500) is slightly above the average for Leeds and Grenville (\$72,500); increased from the \$63,648 reported in 2015.
- The majority of households in this municipality are homeowners (90.5%), with only 9.5% renting.

### Front of Yonge

After Westport, Front of Yonge Township is the second smallest municipality in Leeds and Grenville with 2,595 residents and has decreased since 2,803 reported in 2006. The median age of population is aging faster than the province; Front of Yonge's median age was 51 in 2021 which

is on par with Leeds and Grenville average age of 50.8 years. Front of Yonge has a relatively low rate of low-income at 9.9%. The median after-tax household income in 2020 was \$75,000, which was above the average for Leeds and Grenville. The average rents in the municipality were moderate in 2020 at \$1,020 per month and up slightly from \$947 in 2015, while approximately 39% of renters, or thirty-five households reported spending 30% or more of their income on rent in 2020.

### **Key Highlights**

- There is one 17 unit rent-geared-to-income apartment building comprised of one-bedroom units located in the village of Mallorytown. There are currently 14 applicants on the waitlist and only one household vacated a unit in 2022.
- Persons living in Front of Yonge were the third highest percentage to receive COVID-19 Emergency and Recovery (22.2%) and/or Earning Replacement (27.4%) benefits in 2020.

### **Gananoque**

Gananoque holds the third largest supply of rent-geared-to-income units in the United Counties, having a total of 102 units that are divided between adults (51 units), families (25 units), and seniors (26 units). According to the 2021 Census, there are 342 households, or 30.3% of renters, having affordability problems in Gananoque, spending 30% or more of household total income on shelter costs. The average rental costs in 2020 were reported as third highest in Leeds and Grenville at \$1048 monthly, slightly higher when compared to Leeds and Grenville in general, which were an average of \$1036 per month.

According to Statistics Canada:

- In 2020, 665 persons, or 12.7%, were in low-income, decreased from 2015 where 16.4% of the population in Gananoque lived in low-income.
- Persons living in Gananoque were the highest percentage to receive COVID-19 Emergency and Recovery (26.7%) and/or Earning Replacement (29.5%) benefits in 2020, and on average received more when compared to other municipalities in Leeds and Grenville.
- The low-income rate for persons 65 and over was 15.2%, compared to 13.8% for persons under 18 years of age, followed by 11.2% for persons aged 18 to 64 in 2020.
- Persons living in lone-parent economic families had a lower median after-tax income at \$59,200 compared to average for Leeds and Grenville (\$62,400), while singles living in Gananoque reported only a slightly lower median after-tax income when compared to Leeds and Grenville average.

## Key Highlights

- Cardinal Health, one of the top five largest employer in Leeds and Grenville is located in the Town of Gananoque. The Shorelines Casino 1000 Islands is another large employer that is located in the Town of Gananoque, together employing a total of approximately 826 individuals.
- Gananoque has a considerable supply of rental housing that is available for a variety of populations (adults, families, and seniors).
- A substantial portion of children and sole support families are living in low-income in Gananoque. However, waitlists remain relatively low for family units, with less than ten households per bedroom type waiting for one of the 30 family units.
- Gananoque has the third lowest median after-tax total household income for 2020 with \$59,600 compared to the average in Leeds and Grenville (\$72,500), however that is an increase from \$49,536 reported in 2015.
- There were approximately 85 households receiving Ontario Works benefits in 2022.

## Leeds and the Thousand Islands

Leeds and the Thousand Islands is the fourth largest municipality in Leeds and Grenville, and has one 16 unit seniors designated social housing building. The waitlist for the seniors building is low, with approximately 2 households waiting. The majority of households in the municipality were homeowners (91.4%) in 2021; monthly rents are the lowest in Leeds and Grenville at \$840 in 2020, however approximately 25% of renters (85 households) were paying 30% or more of their income on rent.

According to Statistics Canada:

- In 2020, 795 persons or 8.3% were low-income based on low-income measure after-tax compared to 815 persons or 8.7% reported in 2015.
- The low-income prevalence for persons 65 and over was 9.7% compared to 8.8% for persons under 18 years of age and 7.5% for persons 18 to 64 years of age.
- Persons living in lone-parent economic families reported the median after-tax income to be the same as the average for Leeds and Grenville at \$62,400 and slightly lower than Ontario (\$67,500), singles living in Leeds and the Thousand Islands had a slightly higher median after-tax income than the average single living in Leeds and Grenville reporting \$37,600 compared to \$34,800.

## Key Highlights

- The only rent-geared-to-income housing in the municipality is a 16 unit seniors mandated building located in Lansdowne that maintains a low waiting list.

- Leeds and the Thousand Island has 2,625 or 9.5% of all population for persons 65 and older in Leeds and Grenville, fourth among municipalities.
- The median after-tax total household income is higher than the average for Leeds and Grenville at \$79,000 compared to \$72,500, fourth among municipalities.

## **Sub-Region 4 (North Grenville) - North Grenville, Merrickville-Wolford**

### **Municipality of North Grenville**

The Municipality of North Grenville, with a population of 17,964 in 2021, is the second largest municipality in Leeds and Grenville after Brockville. It is also the second highest growing municipality in Leeds and Grenville after Brockville (21.25%) experiencing 17.26% growth from 2016-2021 Census. Having the youngest median age at 45 years, North Grenville continues to age slower than other municipalities in Leeds and Grenville. However because of the large population size, North Grenville has the second highest number of persons aged 65 and older with 3,830 or 13.8% of seniors in all of Leeds and Grenville. According to Statistics Canada as of 2020, North Grenville continues to have the highest median after-tax household income, as compared to the other municipalities in Leeds and Grenville, at \$92,000, which was also a 19.% increase from \$77,279 reported in 2015. North Grenville has the lowest prevalence of low-income in Leeds and Grenville, which was at 5.2% in 2020. According to Statistics Canada:

- The low-income prevalence for persons under 18 years of age was 5.2%, compared to 4.8% for persons aged 18 to 64, and 6.3% for persons 65 and over in 2015.
- Persons living in lone-parent economic families reported the second highest median after-tax income at \$71,000, only neighbouring Merrickville-Wolford was higher at \$74,500; singles living in North Grenville reported the highest median after-tax income of all municipalities in Leeds and Grenville at \$42,800.

### **Key Highlights**

- In 2020, 37.1% of renters (321 households) were paying more than 30% or more of their household income on rent. North Grenville had the highest average monthly rent in Leeds and Grenville in 2020 at \$1,348 per month up from \$1,100 reported in 2015.
- Slightly more than 13% percent of the senior's population in Leeds and Grenville resides in North Grenville, while still having the youngest median age among all municipalities at 45 years.
- Currently 11% of the Counties social housing supply is located in North Grenville, with 49 units located in Kemptville. 10 new one-bedroom rent-geared-to-income units (RGI) were added at Water Street in 2022.

### **Merrickville-Wolford**

Merrickville is steadily growing; from 2001 to 2021 Merrickville grew by 17.8%, while many of the other municipalities in Leeds and Grenville (with the exception of North Grenville) were growing more modestly. Like other municipalities in Leeds and Grenville, Merrickville is also aging at a rate faster than the average for Leeds and Grenville (50.8 years), having a median age of population that is 54.4 years, third oldest population among municipalities. In 2020, 210 persons, or 7.1%, of the persons in Merrickville-Wolford were considered low-income on the low-income measure after-tax (LIM-AT) compared to 9.8% for Leeds and Grenville. 60 renter households reported in the 2021 Census that they were spending more than 30% of household income on monthly rent, while average monthly shelter costs were moderate for Leeds and Grenville at \$1,010.

### **Key Highlights**

- Merrickville has two 20-unit rent-geared-to-income adult buildings and maintains a healthy waitlist of approximately 40 applicants, reporting only one vacancy in 2022.
- Merrickville-Wolford has less than 3% of the senior population for Leeds and Grenville.
- Approximately 86% of households in Merrickville-Wolford are owner household, while the remaining 14% are renters.

## **Sub-Region 5 (South Grenville) – Augusta, Edwardsburg/Cardinal, Prescott**

### **Augusta**

Augusta's 2020 median-after-tax income increased by 21.7% from the 2016 Census completed by statistics Canada, from \$69,212 to \$84,000, placing the median after-tax income for residents of Augusta Township well above the 2020 average median-after-tax income in Leeds and Grenville (\$72,500). According to Statistics Canada:

- In 2020, 440 persons or 6.0% were in low-income, while in 2015, 7.6% of the persons in Augusta lived in low-income.
- The low-income rate for persons 65 and older was 7.3% compared to persons under 18 years of age was 6.2%, and 5.4% for persons aged 18 to 64.
- Persons living in lone-parent economic families had a higher median-after-tax than most municipalities and higher than reported for Leeds and Grenville (\$62,400) at \$70,000, as well singles in Augusta reported one of the highest median-after-tax income in Leeds and Grenville at \$39,200.

There are 2715 owner households, and 2405 renter households in Augusta; approximately 65 renter households (27% of renters) are having difficulty affording their monthly rent in this municipality. Average monthly rents in 2021 were \$1,100 in Augusta, which according to Statistics

Canada was the second highest in Leeds and Grenville at the time. Currently there is no subsidized housing located in this municipality.

### **Key Highlights**

- With only 65 renter households paying 30% or more of total monthly income on rent, relatively few renters are having affordability difficulties in this municipality.
- Augusta continues to have the second highest median-after-tax household income of Municipalities in Leeds and Grenville in 2020, which was \$84,000.
- There currently are no social housing units located in the Township of Augusta.

### **Edwardsburg/Cardinal**

With a population of approximately 7,505, the Township of Edwardsburg/Cardinal is home to two public housing buildings:

- 39 unit one-bedroom adult building in Cardinal, and
- 15 unit one-bedroom adult building in Spencerville.

Currently the waitlist numbers for each building is considered low in comparison to other one-bedroom waitlists throughout Leeds and Grenville with 12 applicants waiting to be housed in Cardinal and 18 in Spencerville. The vacancies in 2022 for Cardinal were high for the 39 bedroom unit in comparison to other areas with a total of 6, while Spencerville only had one vacancy during the same reporting period.

According to Statistics Canada:

- In 2020, 750 persons, or 10%, were in low-income based on the low-income measure after tax (LIM-AT), which has remained fairly consistent over the years, where in 2015, 12.3% of the persons in Edwardsburgh/Cardinal lived in low-income.
- The low-income prevalence for persons under 18 years of age was 10.6%, compared to 8.6% for persons aged 18 to 64, and 13.3% for persons 65 and over in 2015.
- Edwardsburgh/Cardinal had the second youngest population at 48.4 years old, two years older than reported for persons living in North Grenville.

### **Key Highlights**

- A number of major employers are located within Edwardsburgh/Cardinal including Giant Tiger Distribution Centre and Ingredion Canada, combining to employ 710 persons as reported in 2021.
- Approximately 80% of the 3,140 total households in Edwardsburgh/Cardinal are owned.

- 30.3% of renters (182 households) reported in 2020 that they were spending 30% or more of their income on shelter costs, average monthly shelter costs reported were \$1,020.
- Edwardsburgh/Cardinal reported a median after-tax household income of \$74, 500 which is the fifth lowest in Leeds and Grenville, however it is still higher than the Leeds and Grenville average of \$72,500.

### **Town of Prescott**

With a population of 4,078, approximately one in five persons in Prescott is living in low-income. According to Statistics Canada, 695 persons, or 17.4%, of the persons in Prescott lived in low-income in 2020, which is the highest rate in Leeds and Grenville. Prescott currently holds the second largest portion of social housing in Leeds and Grenville, which is comprised of the following units:

- 82 adult units (bachelor, one and two bedroom), and
- 63 family units (two, three and four bedroom).

Waiting lists are longest for one-bedroom units, which is consistent across Leeds and Grenville with 85 applicants currently waiting to be housed with 7 vacancies reported in 2022. Two- and three-bedroom units have lower waiting lists, with 28 applicants waiting for two-bedroom units and 17 for three-bedroom. Like one-bedroom units there were only 7 vacancies in 2022. Approximately 42% of all households in Prescott are renters which is second in Leeds and Grenville, slightly fewer than Brockville.

### **Key Highlights**

- A significant portion of renter households (39% or 310 households) are paying greater than 30% of their monthly income on shelter costs, with average monthly shelter costs at \$962
- Prescott reported the lowest median after-tax total household income of all municipalities with \$55,600.
- The second highest municipality for Ontario Works cases are in Prescott with 112 benefit units.
- A number of major employers are located within or in close proximity to Prescott including Kriska Transportation, Prysmian Group and Giant Tiger Distribution Centre.
- Prescott population is the fourth youngest of all municipalities at 49.6 years old.