

JUNE 7, 2022

JOINT SERVICES COMMITTEE REPORT

REPORT NO. JSC-042-2022

**LEEDS GRENVILLE ANNUAL HOUSING AND
HOMELESSNESS PLAN PUBLIC REPORT 2022**

**CHRIS MORRISON
MANAGER, HOUSING**

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

RECOMMENDATIONS

THAT the Joint Services Committee of Leeds and Grenville recommend to Counties Council the approval of the Annual Housing and Homelessness Plan Public Report 2022;

FINANCIAL IMPLICATIONS

There have been no funds provided by the Ministry of Municipal Affairs and Housing (MMAH) with respect to the costs of implementing the Housing and Homelessness Plan (Plan).

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

The action strategies that have been identified in the Plan are varied, and several may require a commitment of future dollars which would only occur upon the direction and approval of the Joint Services Committee.

CLIMATE CHANGE IMPLICATIONS

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

ACCESSIBILITY CONSIDERATIONS

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

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

COMMUNICATIONS CONSIDERATIONS

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

BACKGROUND

The Housing Services Act was enacted in 2011, and one of the requirements established was for Service Managers to develop a ten-year Housing and Homelessness Plan. The Plan was approved by Counties' Council in May 2014.

Another requirement of the Housing Services Act was that effective 2015, public reports on the activities of the previous calendar year are required. The report is to include:

- Measures taken and the progress achieved to meet the objectives and targets in the Plan.
- The report must mirror the requirements in the Housing Services Act.

- Provide the Minister with the same information provided to the public, and the method in which it is reported to the public by June 30 of each year.

DISCUSSION/ALTERNATIVES

The Plan has identified three main over-arching strategic goals:

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

Twenty, twenty-one (2021) was a unique year as the global pandemic continued to impact those looking for housing and those that found themselves homeless. The Provincial government continued to provide several phases of the new SSRF in response to the COVID-19 crisis. The funding allocations of SSRF were used for operational and capital projects to ensure supports and housing were accessible to the most vulnerable in Leeds and Grenville.

In spite of the pandemic, the housing needs of the community remained a priority. The Housing Affordability Task Force (Task Force) met throughout the year and strategically examined housing affordability and the needs throughout Leeds and Grenville.

The Task Force looked at recommendations in order to prioritize solutions for affordable housing and other related and/or associated urban and rural housing needs that may be implementable by the different municipal levels and by stakeholders.

ATTACHMENTS

Attachment 1: Overview of the Housing and Homelessness Plan (2021)

CHRIS MORRISON
MANAGER, HOUSING DEPARTMENT

MAY 13, 2022
DATE

ALISON TUTAK
DIRECTOR, COMMUNITY AND SOCIAL SERVICES

MAY 30, 2022
DATE

PAT HUFFMAN
TREASURER

MAY 30, 2022
DATE

RAYMOND CALLERY
CHIEF ADMINISTRATIVE OFFICER

MAY 31, 2022
DATE

Overview of the Housing and Homelessness Plan (2021)

In 2001, at the time of the downloading of Public Housing from the Province, the chart below outlines what Leeds Grenville received.

	RGI	Market	Units
Public housing units - 16 multi-residential buildings and single family units	667	0	667
Non-profit/cooperative units	250	217	467
Rent supplement units	70	0	70
Total	987*	217	1,204

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

Current Unit Mix as of December 2021

	RGI	Market	Units
Public housing units - 17 multi-residential buildings and single family units	641	30	671
Non-profit/cooperative units	235	232	467
Rent supplement units	117	0	117
Total	993	262	1,255

Property Acquisition/Disposal/Re-Designation

In 2011, Leeds Grenville purchased 4.2 acres of undeveloped and non-serviced land in the Township of Edwardsburgh/Cardinal, neighbouring community housing properties in the Town of Prescott.

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

To date, four single family homes have been sold in the Town of Prescott. Nine units have been re-designated from RGI to market rent in the Town of Prescott.

Housing Affordability Task Force

During the period of time that the Housing Affordability Task Force was engaged, it initiated the following related to housing:

Overview of the Housing and Homelessness Plan (2021)

- Dillion Consulting was contracted to analyze the current state of affordable housing in Leeds and Grenville, and to provide strategic recommendations to address gaps. The conclusions from this review were articulated in the Housing Affordability Discussion Paper and Housing Affordability Plan.
- The home purchase price under the Homeownership Program was raised to \$280,000.00 in order to better reflect the current market, and allow more persons to be eligible.
- An Asset Limit Policy for the purposes of determining eligibility for RGI was established in order that those most in need would have access to housing.
- Local municipalities, and the Federal and Provincial governments, were requested to identify potential surplus properties that may be made available to address the housing affordability crisis.
- Local municipalities were encouraged to update local planning policies to support affordable housing development.
- As an initiative to increase the supply of affordable housing in all of Leeds and Grenville, two Secondary Suite Programs were created, one for homeowners and one for small private landlords.

Home Ownership

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

Year	Number of Projects	Year	Number of Projects
2012-2013	31	2018-2019	8
2013-2014	25	2019-2020	6
2014-2015	31	2019-2020*	2
2015-2016	27	2020-2021*	4
2016-2017	16	2021-2022*	3
2017-2018	8	Total	161

*Revolving fund

Overview of the Housing and Homelessness Plan (2021)

Ontario Renovates

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

Year	Number of Projects	Year	Number of Projects
2012-2013	38	2018-2019	13
2013-2014	42	2019-2020	13
2014-2015	27	2019-2020*	7
2015-2016	33	2020-2021*	18
2016-2017	25	2021-2022*	11
2017-2018	25	Total	252

*Revolving fund

Affordable Housing

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

Housing Provider	Date Created	One Bedroom	Two Bedroom	Three Bedroom	Mandate
Oxford Mills (private landlord)	2010	0	2	0	Seniors
Elgin Seniors	2010	12	0	0	Seniors, partially modified
United Counties of Leeds and Grenville (Prescott)	2011	0	2	0	Seniors, partially modified
Community Involvement Legacy Homes (throughout Leeds)	2013-2018	0	6	0	Persons with developmental disabilities
Marguerita Residence Corporation (Wall Street Village)	2018	16	0	0	Seniors

Overview of the Housing and Homelessness Plan (2021)

Housing Provider	Date Created	One Bedroom	Two Bedroom	Three Bedroom	Mandate
North Grenville Community Living	2019	3	7	1	Persons with developmental disabilities, low-income families
Marguerita Residence Corporation (St. Vincent de Paul Apartments)	2020 (to be completed 2023)	12	0	0	Seniors
Total		43	17	1	61

Rent Supplement

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

Municipality	Total	One Bedroom	Two Bedroom	Three Bedroom	Bachelor
Brockville	68	48	16	2	2
Kemptville	11	3	4	4	0
Smiths Falls	1	0	0	1	0
North Augusta	1	0	0	1	0
Prescott	6	4	2	0	0
Elgin	12	12	0	0	0
Total	99	67	22	8	2

*As December 2021

Marguerita Residence Corporation Agreement

Consists of 30 subsidized housing units for eligible seniors within the Marguerita Residence Corporation buildings. These units are at no cost to Leeds Grenville and negotiated as part of the loan agreement during the construction of the Wall Street Village Project. Leeds Grenville was able to secure an additional 20 subsidized housing units for eligible seniors with the loan agreement for the construction of the St. Vincent de Paul Apartments.

Overview of the Housing and Homelessness Plan (2021)

Canada-Ontario Housing Initiative (COCHI)

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

Non-Profit Provider	Agreement Initiated	Number of Units	Mandate
South Crosby Non-Profit Housing Corporation	January 1, 2017	12	Seniors
Athens and District Non-Profit Housing Corporation	July 1, 2020	7	Seniors
Gananoque Housing Inc.	July 1, 2021	18	Seniors
Total		37	

Housing Allowances

Investment in Affordable Housing (IAH)

This program increases the affordability of rental housing by providing a Portable Housing Benefit (PHB) based on size of unit, payment directly to eligible households.

Year	Number of Projects*	Year	Number of Projects*
2012-2013	32	2017-2018	148
2013-2014	72	2018-2019	182
2014-2015	100	2019-2020	159
2015-2016	133	2020-2021	137
2016-2017	154	2021-2022	106

*Some of these numbers are duplicates

Overview of the Housing and Homelessness Plan (2021)

Ontario Priorities Housing Initiative (OPHI)

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

Year	Number of Projects*
2019-2020	119
2020-2021	113
2021-2022	114

*Some of these numbers are duplicates

Canada Ontario Housing Benefit (COHB)

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

Year	Number of Projects*
2019-2020	2
2020-2021	43
2021-2022	44

*Some of these numbers are duplicates

Social Services Relief Fund (SSRF)

There have been four phases of the Social Services Relief Fund (SSRF), with a fifth phase released in March 2022.

SSRF Phases 1 and 3 were used to provide operational funding to support community agencies as they continued to deliver their critical services, and protect the health and well-being of the people they assist during the pandemic.

SSRF Phases 2 and 4 were used to create Pixie Place Apartments (eight supportive housing units) in Brockville, and Court House Apartments (ten supportive housing units) in Kemptville.

SSRF Phase 5 (announced Spring 2022) is currently being assessed for possible future capital purposes.

Overview of the Housing and Homelessness Plan (2021)

Community Housing Vacancies

Year	Leeds Grenville Properties	Rent Supplement Properties	Non-Profit Provider Properties	Total
2014	124	21	28	173
2015	87	17	21	125
2016	89	18	29	136
2017	100	9	24	133
2018	100	10	18	128
2019	83	17	11	111
2020	63	16	13	92
2021	59	10	11	80

Homelessness Prevention

Starting in summer of 2021, Leeds Grenville undertook steps to create a homelessness prevention program. The two main elements of this program include the creation of a Housing Support Team (HST), which includes three full-time staff and a ByName List (BNL) to actively track and more effectively shelter the homeless in Leeds and Grenville.

Starting in 2022, the BNL became a mandatory requirement for every Service Manager in Ontario. Following is data to reflect work on homelessness.

HST Client Service Data – Overall			
Number of Households Assisted			
	Number of Adults	Number of Children	Total
June to September, 2021	60	33	93
October to December, 2021	54	33	87

Overview of the Housing and Homelessness Plan (2021)

HST Client Service Data - Income by Client					
Number of Households Assisted					
	OW- ODSP	OAS/ CPP Pension	Employ- ment	Other	Total
June to September, 2021	23	14	6	12	55
October to December, 2021	26	13	26	10	75

HST Client Service Data - By Geographic Location (where data provided)		
Number of Households Assisted		
	June – September 2021	October - December 2021
Outside Leeds and Grenville	3	2
Athens	0	0
Augusta	2	0
Brockville	17	27
Edwardsburg Cardinal	1	0
Elizabethtown-Kitley	3	2
Front of Yonge	1	1
Gananoque	3	2
Leeds and The 1000 Islands	0	2
Merrickville–Wolford	1	0
North Grenville	2	4
Prescott	3	0
Rideau Lakes	2	2
Westport	1	0
Total	39	42

ByName List – Actively Homeless

Month	All Homeless	Chronically Homeless*
October, 2021	95	49
November, 2021	95	54
December, 2021	34	26
January, 2022	34	28
February, 2022	38	27
March, 2022	48	33
April, 2022	52	37

*Homeless for more than six months