



**United in Housing Solutions for All:
The United Counties of Leeds and Grenville
2025–2035 Housing and Homelessness Plan**

**The United Counties of Leeds and Grenville
Community and Social Services Division
Community Housing Department
July 1, 2025**

where **lifestyle**
grows good business

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A Message from the Warden, CAO, City of Brockville, Town of Gananoque, & Town of Prescott

Since the Corporation of the United Counties of Leeds and Grenville (the Counties) developed its first Housing and Homelessness Plan in 2013, the landscape of housing instability and homelessness affecting our residents has vastly changed. During the time period of the previous plan, the COVID-19 pandemic profoundly impacted the resale home market and rental market, especially in smaller communities such as Leeds and Grenville, as households from larger centers shifted to remote work in unprecedented numbers and moved to smaller communities. The effects of the migration caused residential rents and resale home prices in smaller markets to dramatically increase beyond reach of many households in what was previously a relatively-affordable community.

Nationally, in Canada's Everyone Counts 2020-2022 National Point-in-Time Count, the primary reason of housing loss for person's experiencing homelessness for the first time was cited as insufficient income for housing. The cost of renting a home has continued to climb beyond the reach of affordability for many households in Leeds and Grenville; in the 2021 Census of Population, there were 2,910 households that were experiencing housing affordability issues.

Leeds and Grenville is experiencing never-seen-before numbers of homelessness and encampments. The first homelessness enumeration in Leeds and Grenville, which was a one-day Point-in-Time count in 2018, counted 30 households that were homeless at that time. With the implementation of the ByName List in 2021, the Counties has improved in the ability to quantify the number of persons experiencing homelessness and the chronicity of homelessness, to better inform program development and supports needed to address homelessness and housing instability. Now, in 2025, as this new plan commences Leeds and Grenville has approximately 140 persons affected by homelessness.

To address this change in the housing landscape Leeds and Grenville's 2025 -2035 Housing and Homelessness Plan has shifted the focus of the new Plan into three key strategic focus points: ending homelessness by supporting and housing persons that do not have a home; preventing homelessness and maintaining Housing Stability; and delivering and promoting a supply of Community and Affordable housing to ensure an adequate supply and choice of housing for low-income households. This plan outlines

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specific actions tailored to address each goal, establishes milestones for progress tracking, and defines measurable outcomes, all aimed at ensuring we achieve our vision of **United in Housing Solutions for All**.

Corrina Smith-Gatcke,
Warden

Al Horsman,
Chief Administrative Officer

Matt Wren
Mayor, City of Brockville

John Beddows,
Mayor, Town of Gananoque

Gauri Shankar,
Mayor, Town of Prescott

Introduction

In 2010, the provincial government released the Long-Term Affordable Housing Strategy, "Building Foundations, Building Futures". A key component of this strategy was to ensure that all Ontarians had access to safe and affordable housing, which is fundamental to building a foundation for a better future. *The Housing Services Act, 2011*, sets out the requirements and legislative authority for Consolidated Municipal Service Managers (CMSM's) to develop ten-year housing and homelessness plans that has consideration for the provincial interests. The United Counties of Leeds and Grenville is the Service Manager with the delegated responsibility for the development of a housing plan. With the expiry of the first ten-year plan, it was time to look to the next 10 years. The key accomplishments of Leeds and Grenville's first ten-year plan are included as Appendix 1.

A comprehensive housing need and demand review was undertaken to inform the new plan, which has provided a broad overview of population characteristics and trends, key household characteristics, and employment factors that impact current and future housing demand in Leeds and Grenville. Housing market trends, rent-geared-to-income waitlist demands, housing assets and needs, affordability, and accessibility of housing were examined in the report; this critical information was the foundation for building the comprehensive plan to meet the identified needs. The By-Name List, Three-year Homelessness Prevention Strategy, and Annual Homelessness Report informed the goals and key performance indicators for persons affected by homelessness in Leeds and Grenville.

In addition, there was a public community consultation, targeted focus groups including persons with lived-experience of housing instability and homelessness, community housing and homelessness service provider staff, advocates and persons with a disability, land-use planners, Indigenous persons, and housing reports that the Housing and Homelessness Plan and its goals, actions, and key performance indicators were formed. Leeds Grenville's Housing and Homelessness Plan strives to embody a strategic, community-focused approach to end homelessness, and to plan for and meet future housing needs of low-to-moderate income households in Leeds and Grenville.

Through the reviews and engagements, a picture of the current state of housing and homelessness in Leeds and Grenville emerged.

Over the past decade, since the introduction of Leeds and Grenville's first Housing and Homelessness Plan, the region's housing landscape has dramatically changed. Residents now face immense pressure to find affordable housing, whether they're looking to rent

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or buy. This shift has led to a noticeable rise in homelessness, with individuals experiencing increasingly complex challenges. To address this evolving crisis, there's a clear need for more diverse housing solutions, including an increased focus on supportive housing.

Service Managers are facing multiple complex issues with increasing costs and fixed funding with the expectation to provide a solution. The new Housing and Homelessness Plan needs to be a deliberate set of actions with key performance indicators to address the housing-related issues facing Leeds and Grenville over the next ten years.

Leeds and Grenville is a primarily rural geography, with one small city, several towns, villages, and small hamlets, with a total population of 104, 070 spread across 3,383 square kilometers. The large dispersed geographic area can present some challenges with service provision; as Service Manager for Housing, the Community and Social Services Division strives to deliver person-centered services in both rural and urban areas to meet needs, balancing the available services in the geographic area, and fiscal responsibility of delivering services over a largely dispersed service area.

As rents have continued to rise since the COVID-19 pandemic, households in Leeds and Grenville have struggled to afford the cost to pay rent, purchase their first home, and find an affordable place to call home. The need for more affordable housing options, supportive housing, and homelessness supports have never been greater in Leeds and Grenville.

Specific significant highlights of housing and homelessness issues identified in this review include:

- The number of households entering into and affected by homelessness in Leeds and Grenville has greatly increased since the previous Housing and Homelessness Plan that was completed in 2014.
- A lack of supportive housing for people who need for more supports to be housed and live independently.
- Too much reliance on emergency/transitional housing spaces for those who are experiencing homelessness.
- Significant core housing need and an affordable housing deficit that presents housing affordability issues.
- There is a need for more rent-geared-to-income one-bedroom units in Brockville, Prescott and Kemptville.

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- More non-market housing options are needed to provide an affordable home for all households, to prevent further households from being at-risk of homelessness and entering into homelessness.
- It is important to continue to maintain rent-geared-to-income housing targets as housing projects exit their original operating agreements; and
- The Community Housing portfolio is a valuable community asset, which is aging and needs to continue to be maintained and repaired to prevent the loss of subsidized housing units.

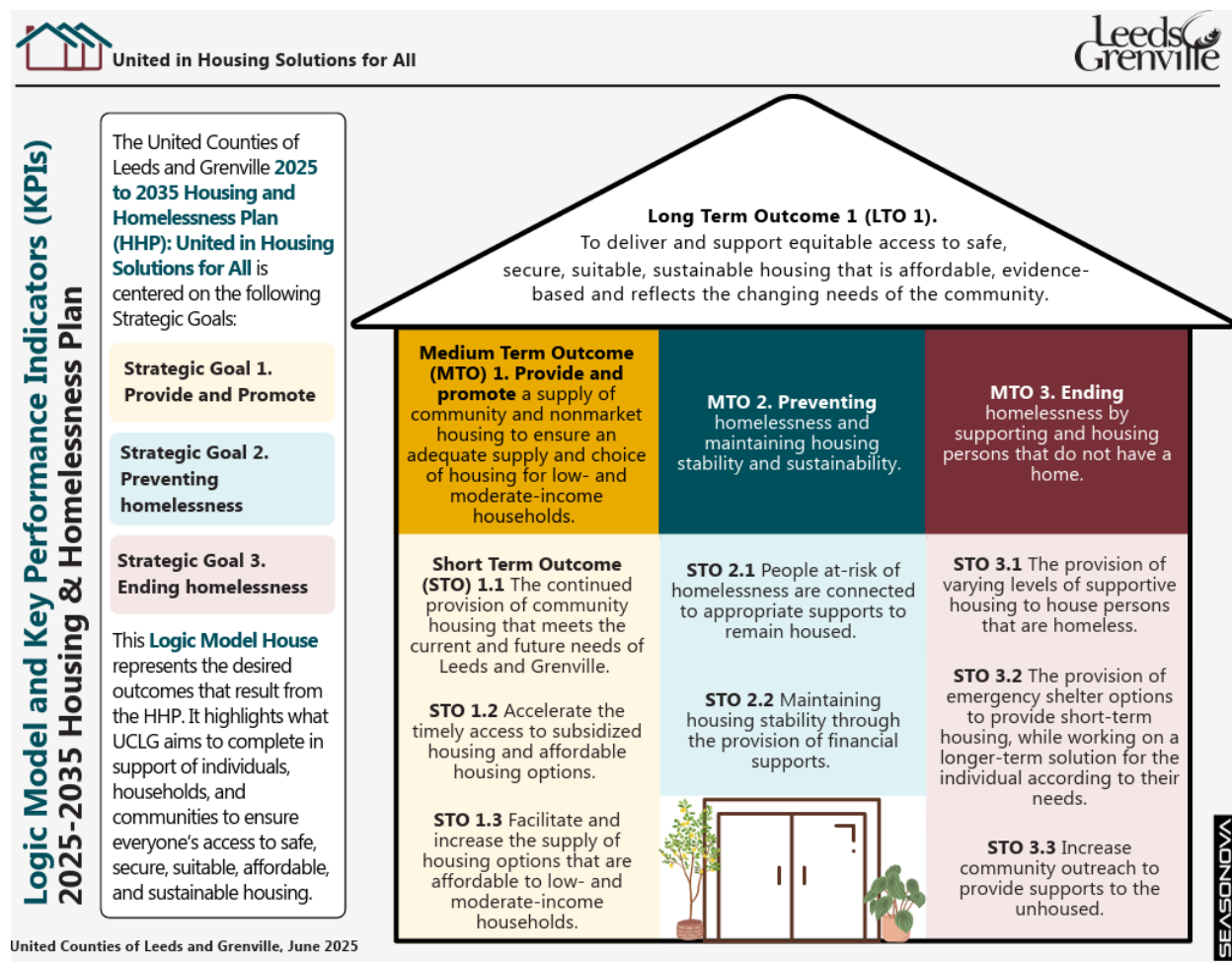
To summarize, Leeds and Grenville is currently experiencing an unprecedented and escalating homelessness crisis, primarily driven by the increasing cost of post-pandemic market rents and a growing affordability crisis that cannot be adequately addressed by the current range of program offerings and available housing options. There is a need to deliver and support more housing that reflects the needs of the community.

In reflection, homelessness and housing needs are complex multifaceted issues that need to be addressed through multi-level government and agency collaboration, and by acknowledging that there is not a one-size-fits-all solution to addressing homelessness and housing need. The new 10-year Housing and Homelessness Plan recognizes and embodies this awareness in its title "**United in Housing Solutions for All**".

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Long-Term Goal

To deliver and support equitable access to safe, secure, suitable, sustainable housing that is affordable, evidence-based and reflects the changing needs of the community.



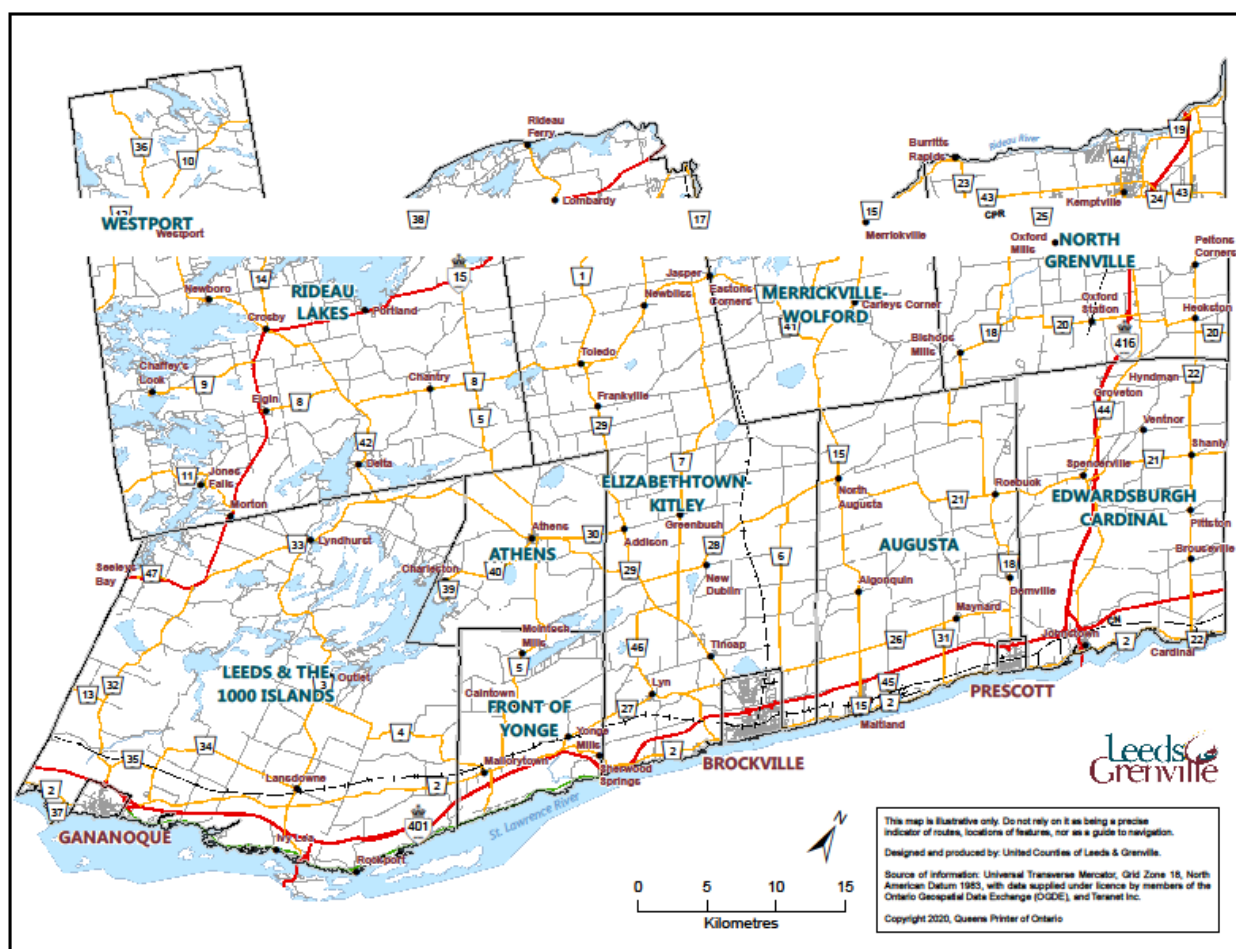
Strategic Goals and Key Performance Indicators

The roadmap to reaching the vision and long-term goal of the Housing and Homelessness Plan is summarized in the **Logic Model and Key Performance Indicators (KPIs)** in Appendix 2, the **Action Planning and Timelines** are detailed in Appendix 2. The progress of achieving the goals will continue to be measured, monitored, and reported annually to the public in the Housing and Homelessness Report.

The United Counties of Leeds and Grenville

The United Counties of Leeds and Grenville (“Leeds Grenville”) is an upper-tier municipality located in Eastern Ontario with a population of approximately 100, 527 (see the figure, Map of the United Counties of Leeds and Grenville). It is comprised of ten partner municipalities, and three separated municipalities. The City of Brockville holds the largest population of a municipality in Leeds Grenville, with 22,116, followed by the municipality of North Grenville, which has a population of 17,964. Westport is Leeds Grenville’s smallest municipality, with approximately 634 residents.

Figure 1: Map of The United Counties of Leeds and Grenville



Scope of the Housing and Homelessness Plan

It is the scope of the Housing and Homelessness Plan to guide the operations and services provided by or funded through the Community and Social Services Division, of the United Counties of Leeds and Grenville, within mandated program areas related to housing and

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homelessness in Leeds and Grenville. Programs provided by the Community and Social Services Division are focused on assisting low-income households located in the United Counties of Leeds and Grenville.

Services delivered through the Community and Social Services Division can include partnerships with community partners that are responsible for and have the expertise to provide, such as health care in supportive housing programs, or property standards and by-law enforcement. It is important to acknowledge that the services may have a common goal, but it is not in the scope of the plan to include services that are not funded or provided through the Counties Community and Social Services Division.

Role of the Municipal Service Manager

The United Counties of Leeds and Grenville is the Consolidated Municipal Service Manager for Leeds and Grenville; one of 47 Service Managers across the Province. As the Service Manager, the United Counties of Leeds and Grenville is responsible to identify needs in our community, develop the ten-year local housing and homelessness plans, and design and deliver services to people either directly or through delivery partners. In accordance with its housing and homelessness plan, the Counties is responsible to carry out measures to meet the objectives and targets relating to housing needs within the service manager's service area. Further, the service manager will:

- Ensure housing programs are administered according to existing legislation and to provide support to non-profit and co-operative housing providers in Leeds and Grenville.
- Determine local rules and establish processes that comply with legislation for processing applications, including rent-geared-to-income (RGI) eligibility requirements, occupancy standards, internal reviews, etc..
- Administer federally and provincially funded housing programs, such as the Homelessness Prevention Program, the Canada-Ontario Housing Initiatives (COCHI), Ontario Priorities Housing Initiative (OPHI) and the Canada- Ontario Housing Benefit.
- Maintain a centralized waiting list to ensure that RGI housing in the community is accessible to people in need.
- Ensure that Provincially-mandated rent-geared-to-income housing targets are maintained within Leeds and Grenville.

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- Conduct an enumeration of persons that are homeless and report this information publicly.
- The co-operation with the County Land-Use Planning Division, which will establish and implement minimum targets for the provision of housing that is affordable to low-and-moderate income households, and coordinate land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs.

The Role of the Federal Government

In 2017, the federal government announced Canada's ten-year National Housing Strategy ("the Strategy"). The goal of the Strategy is to make sure Canadians across the country can access housing that meets their needs and that they can afford.

The Strategy includes a range of complementary programs and initiatives that address diverse needs across the entire housing continuum. It's anchored in the *National Housing Strategy Act* which requires the Strategy to consider the key principles of a human rights-based approach to housing.

The Role of the Province of Ontario

In 2018, the federal and Ontario government signed a bilateral agreement under the National Housing Strategy to set out the terms of the partnership. Under the NHS, there are three initiatives that are cost-matched and delivered by Ontario:

- The Canada- Ontario Community Housing Initiative (COCHI)
- The Ontario Priorities Housing Initiative (OPHI)
- The Canada- Ontario Housing Benefit (COHB)

These programs are flowed to the Services Manager to deliver programs, to achieve the targets and outcomes of the National Housing Strategy.

The Province also flows Homelessness Prevention Program (HPP) funding to the United Counties of Leeds and Grenville, for affordable housing and support services for people at risk of or experiencing homelessness. The objective of the program is to preventing, addressing and reducing homelessness, including chronic homelessness.

Leeds and Grenville's Strategic Initiatives

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As a strategic objective of the Corporation of the United Counties of Leeds and Grenville's Strategic Initiatives, established in 2024, identified three pillars: 1) Invest in roads, bridges, infrastructure, and sustainable growth, 2) Support key investments in the well-being of our residents, 3) Facilitate and promote the increase in support of accommodation of all types. Within the third pillar, the Counties goal is to develop and implement a Housing Strategy to plan for County investments in Homelessness, Affordable and Supportive Housing by:

- Completing the Housing and Homelessness Plan (2024).
- Comparing available data with the Social Housing Supply and Socio-Demographic Characteristics in Leeds and Grenville Report (Housing Assessment Resource Tools).
- Research capital and operating funding sources.
- Identify steps to follow up on the affordable housing summit (2024).
- Based on data, establish unit size, tenant and geographical targets for new affordable and supportive housing.
- Establish multi-year plan for new units.
- Develop partnership frameworks to fast-track future opportunities to attract outside investment.
- Evaluate the County's surplus land for affordable housing.
- Present options for uses of County surplus land for new housing.

Goals for the Housing and Homelessness Plan

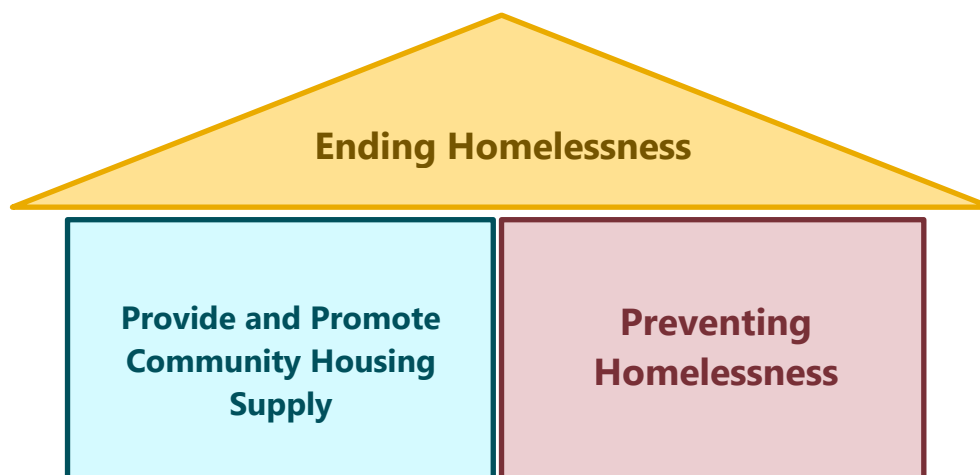
The Housing and Homelessness Plan for the United Counties of Leeds and Grenville is centered on the vision of a community that provides and supports access to safe, secure, suitable, and affordable housing. This plan strives to be flexible, and reflect the changing needs of the local communities.

Long-Term Goal

To deliver and support equitable access to safe, secure, suitable, sustainable housing that is affordable, evidence based and reflects the changing needs of the community.

Mid-Term Goals

- Provide and promote a supply of community and non-market housing to ensure an adequate supply and choice of housing for low-income and moderate-income households.
- Preventing homelessness and maintaining housing stability and sustainability.
- Ending homelessness by supporting and housing persons that do not have a home.



Short-Term Goals

Outlined in Appendix 2, Logic Model and Key Performance Indicators.

Guiding Principles

Fundamental to achieving the Housing and Homelessness Plan (“The Plan”) goals, are the Guiding Principles that will direct the implementation of The Plan. The Plan will provide a framework for the future of housing in Leeds and Grenville, using the following guiding principles:

Person-Centered Approach

People and their experiences are central to the planning and development of housing and homelessness programs. A person-centered approach to service will listen to and include the perspective of persons affected by housing instability and homelessness in housing planning. Programs and services will centralize around a person’s unique needs and direction.

Housing First

The Housing First model will move people experiencing homelessness into housing, with person-centered supports in place to ensure the individual is supported and housed successfully. When a housing-first approach is used to provide housing stability, people can better move forward with their lives if they are first housed before addressing their personal challenges that led to homelessness.

Prevention Focused

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Keeping individuals and families housed is by far the most cost-effective way to avoid catastrophic health, justice and social services costs. Recognizing that prevention is a more economical and effective use of resources, the Housing and Homelessness Plan will place an emphasis on programs and services that prevent and address homelessness before it happens.

Community Partnerships

It is critical in service planning that strong partnerships are created and maintained, and that services are coordinated for a community-wide approach to addressing housing instability and homelessness. The private, public, and voluntary sectors, along with engaged citizens are all important and interconnected parts of the community. Housing and homelessness planning requires, and must include, strong partnerships between all levels of government, non-profit housing providers, community resources, health services, and those individuals/families that require supports. Engaging in partnership opportunities with community stakeholders will better coordinate service provision, prevent duplication of services, and strengthen the quality of services provided to persons who are homeless, or at risk of becoming homeless.

Locally Driven

The Housing and Homelessness Plan must be relevant to and based upon the unique needs of persons in our community. Each community will have different needs based upon the size of the urban/rural area, and the unique resources, such as the services and supports readily available in the community. Housing and homelessness services are locally driven, based upon the local population needs, and created through strong partnerships with a holistic approach. The Counties will take steps to ensure that the voice of the local homeless and at-risk of homelessness population, is heard when developing appropriate services and supports for the local community.

Inclusive

All services, programs, and planning will reflect the voices and experiences of families and individuals that are experiencing homelessness, or are at risk of homelessness. All persons have a right to equal treatment and access to services that is free from discrimination because of their race, sex, gender, sexual orientation, family status, age, receipt of public assistance, and/or disability. Services provided will be inclusive, equitable, welcoming, and will promote a sense of home and belonging for all.

Fiscal Responsibility

There must be accountability to the people we serve; the citizens, elected officials, and the municipal and provincial governments. The development of housing and homelessness support strategies will include balancing the fiscal reality of the ability to fund services, while maintaining quality services and supports to those in need.

Outcomes Based

Priorities are developed that reflect the needs of the local communities that is data-driven, and can be measured and evaluated through key performance indicators, to determine program success and need for improvement. Program outcomes will include outcomes for housing those who are homeless, and those at risk of being homeless to remaining housed, and targets for the provision of housing that is affordable for low to moderate income households.

The Housing and Homelessness Plan is a living document that will require a five-year review, annual reporting, and be adapted to reflect the changing needs of the communities in Leeds and Grenville over time; it must be actionable, realistic, achievable, and will require follow-up to ensure successful implementation. Further, a commitment and desire from all stakeholders to bring forward change will be critical to the successful implementation.

Within the mandate and scope of the Community and Social Services Division's Housing and Homelessness Plan, the guiding principles align with the core principles of trauma-informed care, which are safety, collaboration, transparency, empowerment, peer support, and inclusivity. This Plan recognizes that healthcare providers in Leeds and Grenville provide services and supports to persons affected by homelessness and housing instability using a trauma-informed and violence-informed care approach.

Housing and Homelessness Plan Public Consultation

The Housing and Homelessness Plan was developed with input by community stakeholders at invitational and public meetings to provide input into the new Housing and Homelessness Plan, including sectors such as Community and Social Services staff, planners, health, disability, and the general public. Nine consultation sessions took place both in-person and on MS Teams, from October, 2024 through February 2025, which included:

- Persons with lived-experience of homelessness and housing instability;
- Indigenous Person's;
- The Leeds and Grenville Accessibility Committee of Council;

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- Leeds and Grenville Non-Profit Housing Providers;
- Leeds and Grenville Planners;
- ByName List Service Providers;
- Community Partners;
- Meeting open to the general public.

A total of 120 people attended a consultation session and provided input in the plan. There were thirty-three different community organizations that were represented at the consultation sessions. Several lower-tier and separated municipalities also provided input from elected officials and staff at the public information sessions and in the surveys.

An online survey was also available for agencies and the public to submit their feedback. The public was provided with a paper copy of the survey upon request. A total of seventy-six surveys were completed to provide input into the plan. The overall input from the consultation was valuable, and was used to assist in shaping the Plan’s values, and future planning. A summary of the public consultation process is enclosed in Appendix 4.

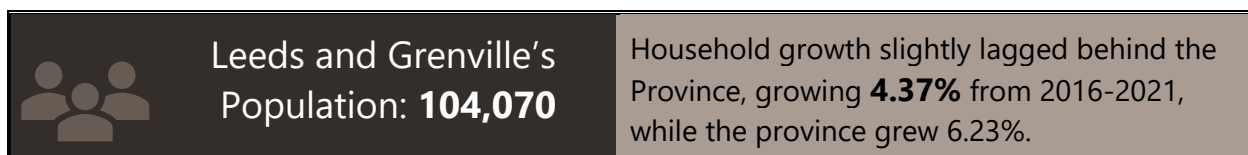
Summary of Current and Future Housing Needs




Assessment of Current Social Housing: Need, Demand, and Supply in Leeds and Grenville

The Community Housing Department conducted a study of the current housing needs within the service manager’s area in the review of **Social Housing Supply and Socio-Demographic Characteristics in Leeds and Grenville** (Appendix 5). The report examines the socio-demographic characteristics of Leeds and Grenville to determine the need and demand for more affordable housing in Leeds and Grenville. The assessment, summarized below, included an analysis of trends in population and household growth, the labour market, and the private rental housing market and community housing supply in relation to low-income residents in Leeds and Grenville.

Socio-Economic Profile of Leeds and Grenville

Figure 2: Socio-Economic Profile of Leeds and Grenville



| <p>The Town of Prescott experienced a decline in households, shrinking by -6.25%</p>  <p>All other municipalities in Leeds and Grenville experienced growth of varying degrees during the same period.</p> | <p>North Grenville experienced the greatest household growth counts in 2020, adding 595 households.</p> <p>Brockville added 384 households, which is an upswing from the average growth of 209 households per year from 2001-2016.</p>  | | | | | | |
|---|--|--|--------|---------|---|------------------------------|--|
| <p>Leeds and Grenville's population is aging faster than the province.</p>  <p>The median age of Leeds and Grenville is 50.8, while the province of Ontario is 41.6.</p> | <p>The majority of seniors aged 65+ reside in</p> <ul style="list-style-type: none"> • Brockville 6,620 • North Grenville 3,830 • Rideau Lakes 3,375 | | | | | | |
| <p>Median After-Tax Household Income in 2020</p> | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%; text-align: center;">Lowest</th> <th style="width: 33%; text-align: center;">Median</th> <th style="width: 33%; text-align: center;">Highest</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">The Town of Prescott \$55,600 The City of Brockville, and the Village of Westport \$57,600</td> <td style="text-align: center;">Leeds and Grenville \$72,500</td> <td style="text-align: center;">Municipality of North Grenville \$92,000 Township of Augusta \$84,000</td> </tr> </tbody> </table> | | Lowest | Median | Highest | The Town of Prescott \$55,600 The City of Brockville, and the Village of Westport \$57,600 | Leeds and Grenville \$72,500 | Municipality of North Grenville \$92,000 Township of Augusta \$84,000 |
| Lowest | Median | Highest | | | | | |
| The Town of Prescott \$55,600 The City of Brockville, and the Village of Westport \$57,600 | Leeds and Grenville \$72,500 | Municipality of North Grenville \$92,000 Township of Augusta \$84,000 | | | | | |

Source: Statistics Canada Census of Population

Low-Income Households in Leeds and Grenville

The Low-income Measure, after tax, refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases.

Figure 3: Focus on Municipalities

Focus on Municipalities

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| | |
|--|--|
| In 2020, the Town of Prescott had the highest rate of low-income persons (17.4%), in Leeds Grenville, followed by the City of Brockville (14.6%), and town of Gananoque (12.7%). | The Municipality of North Grenville had the lowest incidence of low-income (5.2%), followed by Augusta (6.0%). |
| Brockville had the highest counts of low-income (3,150), followed by the Township of Rideau Lakes (1,060), and North Grenville (920). | Westport had the lowest counts of low-income (95), followed by Merrickville-Wolford (210), and Athens (270). |
| In 2021, persons 65 years and older (11.2%), and children aged 0-5 years (11.2%), comprised the largest cohorts of low-income persons in Leeds and Grenville. | |

Source: Statistics Canada Census of Population

Housing Tenure, Core Housing Need, and Affordability

In Leeds and Grenville, the majority of households are owner households (78.1%), with only 21.9% of households renting, however, renter households are experiencing the greatest difficulty in affording their shelter costs (35.2%) as compared to households that own their home (10.7%).

Renting a Home in Leeds and Grenville

A residential rental survey is conducted by the Community Housing Department on an annual basis to verify the current rental housing market for asking-rents in the various geographic regions in Leeds and Grenville. The average asking-rents in the North Grenville and South Leeds sub-regions have some of the highest average asking-rents in Leeds and Grenville.

Sub-Regions in Leeds and Grenville

Sub-Region 1: Brockville and Area - City of Brockville, Township of Elizabethtown-Kitley

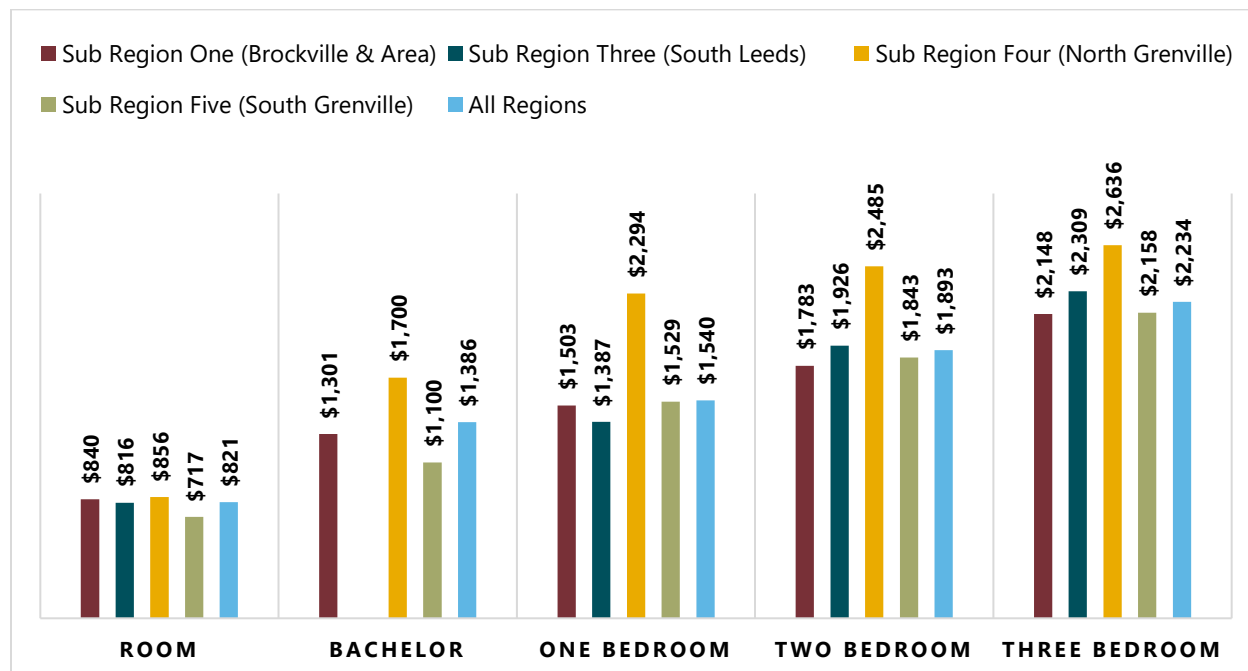
Sub-Region 2: North Leeds - The Township of Rideau Lakes, Village of Westport

Sub-Region 3: South Leeds - Town of Gananoque, Township of Leeds and the Thousand Islands, Township of Front of Yonge, Township of Athens

Sub-Region 4: North Grenville - The Municipality of North Grenville, Village of Merrickville-Wolford

Sub-Region 5: South Grenville - Town of Prescott, Township of Augusta, Township of Edwardsburgh-Cardinal

Figure 4: Average Asking-Rents in The United Counties of Leeds and Grenville by Sub-Region, 2025



Source: The United Counties of Leeds and Grenville, Community Housing Department, and the Rural Housing Information System (RHIS)

Note: Insufficient rental data was available for sub-region two (North Leeds), and for the bachelor-sized unit for sub-region three, South Leeds.

The **Alternate Average Market Rents for Leeds and Grenville Report** (Appendix 6) is updated annually, and provides further information regarding the rental market in Leeds and Grenville.

This survey is reviewed with the Average Market Rent (AMR) tables available for certain regions in Leeds and Grenville from Canada Mortgage and Housing Corporation (CMHC).

Canada Mortgage and Housing Corporation Average Market Rent Survey

Canada Mortgage and Housing Corporation (CMHC) conducts an annual rental market survey in urban areas with populations of 10,000 or greater. The survey targets privately initiated rental structures with at least three rental units, which have been on the market for at least three months. The survey collects rent levels, turnover, and vacancy unit data for all sampled structures. Presently, the CMHC average market rent table for Leeds and Grenville (Table 1), is based upon data from the City of Brockville.

The Municipality of North Grenville is surveyed by CMHC with its data included with the City of Ottawa's, but in the most recent survey there was insufficient data to produce a rent table for North Grenville for 2023. Due to the lack of rental data for that area, CMHC has used the Western Ottawa Surrounding Areas for CMHC programs in the Municipality of North Grenville.

Figure 5: Canada Mortgage and Housing Corporation Private Apartment Rents (\$) for Brockville, Western Ottawa Surrounding Areas, 2024



| | Bachelor | One Bedroom | Two Bedroom | Three + Bedroom |
|----------------------------------|-----------------|--------------------|--------------------|------------------------|
| Brockville | \$903 | \$1,010 | \$1,233 | \$1,144 |
| Western Ottawa Surrounding Areas | \$1,861 | \$2,103 | \$2,519 | \$2,570 |

Source: CMHC Housing Market Information Portal (January 2024)

Core Housing Need

A household is considered to be experiencing Core Housing Need (CHN) if its housing does not meet one or more of: adequacy, suitability or affordability standards, and it would have to spend 30% or more of its before-tax income on shelter costs.

Figure 6: Housing Tenure and Core Housing Need in 2020

| Housing Tenure and Core Housing Need in 2020 | |
|---|--|
| <p>Renter Households 35.2% are spending greater than 30% of household income on shelter costs</p> <p>19.5% are in Core Housing Need</p> <p>\$1,036 average monthly shelter cost for renters</p> <p>15.5% percentage of tenants live in subsidized housing</p> | <p>Owner Households 10.7% are spending greater than 30% of household income on shelter costs</p> <p>3.3% are in Core Housing Need</p> <p>\$1,202 average monthly shelter cost for home owners</p> |
|  <p>There were 9,770 renter households (21.9%)</p> | <p>and 34,850 owner households (78.1%) in 2020 in Leeds and Grenville.</p>  |

Source: Statistics Canada Census of Population

Figure 7: Core Housing Need

| Core Housing Need | |
|--|--|
| <p>In Leeds and Grenville</p> <ul style="list-style-type: none"> • 6,111 households were spending 30% or more of their income on shelter costs in 2020. • 785 lived in households that were not suitable. • 2,395 needed major repairs. | <p>A household is in Core Housing Need if its housing does not meet one or more of: adequacy, suitability or affordability standards, <u>and</u> it would have to spend 30% or more of its before-tax income on shelter costs.</p> |
| <p>In Leeds and Grenville:</p> | |

- Black-led households (**16.67%**) are experiencing **the greatest rate of Core Housing Need**, as compared to other households.
- New migrant-led households (**16.00%**), are experiencing the second-highest rate of CHN, followed by
- Single-mother led households (**12.52%**), and
- Households whose head is under 25 years of age (**10.91%**).



Source: Housing Assessment Resource Tools (HART)

Affordable Housing Deficit in Leeds and Grenville

In 2020, there were 2,205 households in Leeds and Grenville that cannot afford to pay more than \$1,025 on monthly shelter costs; 600 households that cannot afford to pay more than \$410 per month; and 105 households that cannot afford to pay more than \$1,640 per month in shelter costs, according to the Housing Assessment Resource Tools (HART).

According to the HART, the greatest affordable housing deficit in Leeds and Grenville is experienced by one-person households, which is approximately 2,205 households.

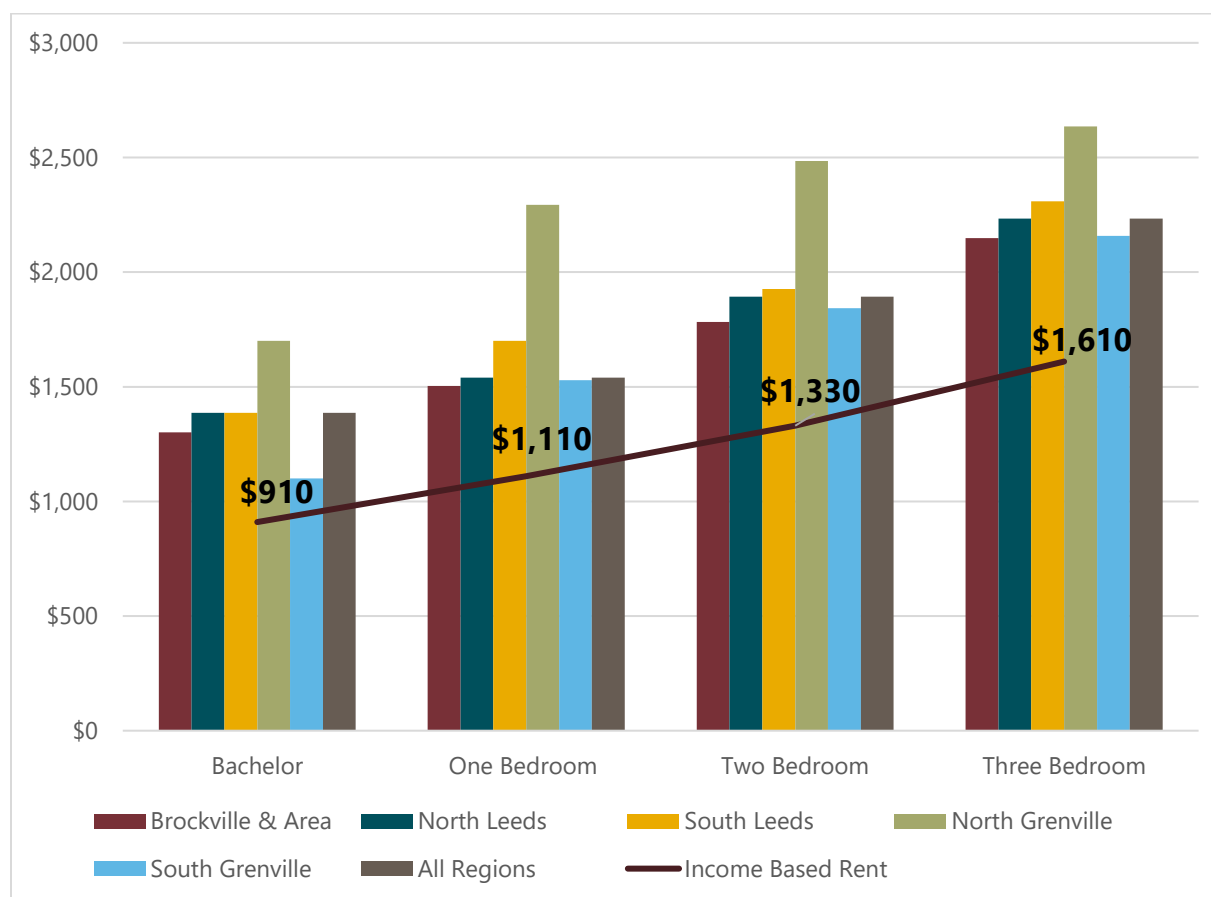


Sub-Region 1: The City of Brockville, Township of Elizabethtown-Kitley, has the **highest numbers of low-income households experiencing an Affordable Housing Deficit** (1,195 households), followed by Sub-Region 4: The Municipality of North Grenville, Village of Merrickville-Wolford, with the second highest number of households (375), as compared to other areas in Leeds and Grenville.

In the 2021 Census of Population, there were 6,111 households in Leeds and Grenville that were spending more than 30% of their income on shelter costs. The majority of low-income households experiencing affordable housing deficit in Leeds and Grenville are located in Brockville and area (54.2%), and can afford to pay no greater than \$978 per month towards accommodation costs. The North Grenville subregion has 375 low-income households (17% overall) experiencing an affordable housing deficit, who cannot afford to pay more than \$1,263 per month in accommodation costs. The South Grenville region has the third highest low-income population experiencing an affordable housing deficit,

where 260 households (11.79% overall) cannot afford to pay more than \$1,014 per month towards shelter costs.

Figure 8: 2025/2026 Average Market Rents by Region and the Housing Affordability Gap in Leeds and Grenville



Source: The United Counties of Leeds and Grenville, Community and Social Services Division.

Note: Income data for 2025 was not yet available at the time the report was written; 2024 income-based rents were used, which can skew the affordability gap. No data was available for the North Leeds region rents and bachelor unit rents for South Leeds; regional data was supplemented in its place.

Refer to the report **Defining What is Affordable Housing in the United Counties of Leeds and Grenville**, (Appendix 7) for detailed information on the Affordable Housing Deficit and rents needed to meet those needs.

The Wheelhouse

The “Wheelhouse” is considered a new and innovative 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, there is an increased need for more rental options.

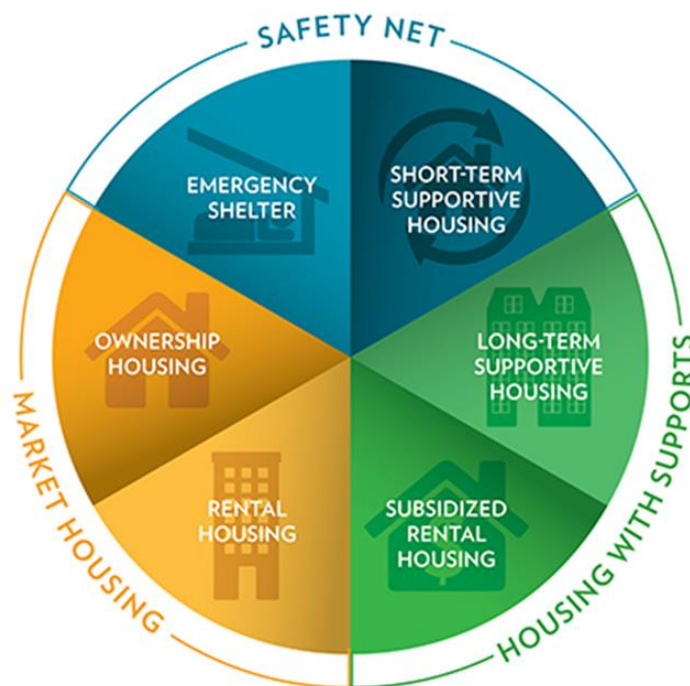
The “Wheelhouse” is divided into three categories:

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

Homelessness in Leeds and Grenville

Homelessness describes the situation of an individual, family, or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

The United Counties of Leeds and Grenville, as Service Manager for housing, is responsible for:

- Developing a By-name list to collect detailed information to help match people experiencing homelessness with local housing and supports.
- Providing shelter or housing and supports for people who are homeless or at risk of homelessness.

Counties Homelessness Strategy

In 2023, the United Counties of Leeds and Grenville, created a Homelessness Strategy through community consultations of person's with lived-experienced of homelessness, front-line service providers, and private landlords in the community.

The consultations showed that being homeless in and of itself is a barrier to finding housing, and that many clients had experienced discrimination because they were homeless. Sixty-six percent of respondents indicated that being homeless was often, or is very often, a cause for their clients being rejected for housing.

Frontline staff reported their clients needed to view more than six housing units before finding somewhere to live, with half of their clients needing to view more than ten units before they were successful in finding a new home. The majority of respondents reported that it takes six months to one year to help their clients find housing.

Several themes emerged from the service delivery stakeholder consultation, which included:

- A need for services to cover the full spectrum of client needs;
- A strong need for both transitional and long-term supportive housing;
- Length of wait times for mental health, addictions and medical services are concerning;
- There is a lack of awareness of what programs are available to support homelessness;
- There is a strong interest in collaboration and a community-wide homelessness response;

- Increased concern about the growth and severity of local drug use;
- Access to primary healthcare is increasingly challenging.

The Counties Homelessness Strategy aims to achieve the following objectives:

- 1) A transformation of the Counties' Homelessness Prevention program so that a greater emphasis is placed on initiatives and programs that result in more people being housed and more people staying housed for longer periods of time.
- 2) To prepare the Counties to receive more resources to further reduce the unhoused population.

ByName List

In October 2021, the Counties launched the ByName List (BNL), which is a provincially mandated tool that is used to accurately track and count a community's unhoused population, and better connect people with the supports they need. It includes a robust set of data points that enable for 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.



Families and individuals enter the Coordinated Access housing system at designated access points through BNL touch point partners and access partners who complete and input Intake forms into the shared online BNL Dashboard.

ByName List Clients

As of December 31, 2024, there were 132 actively homeless people on the Leeds Grenville ByName List. Of that total, 83% were identified as being chronically homeless (six months or more). The majority of those who were actively homeless in December 2024 were single adults (77%), with 66% being male, which is an 14% increase since October 2021. People from all age groups were represented on the BNL. The majority of people (64%) were below the age of 44.

Based on the findings of a Vulnerability Index Service Prioritization Assessment Tool used during Intake to best determine level of service need, 84% of BNL participants require either High or Very High Intensity supports. Due to the complex needs often presenting with BNL participants that had a high to very high service need, and the limited supportive housing options available, the length of time it can take to help someone find housing

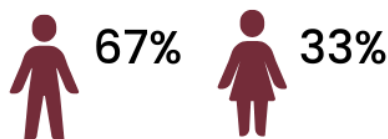
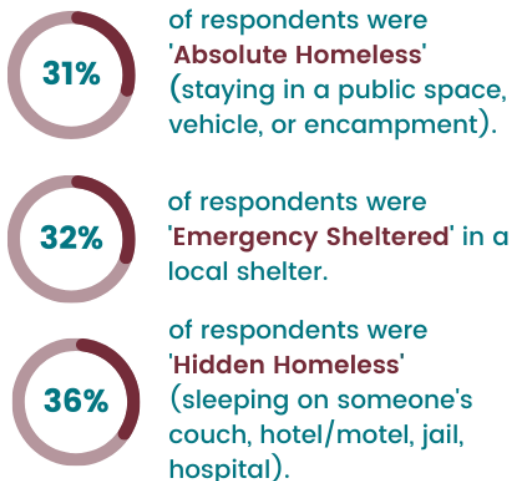
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can be significant, resulting in an average wait time for participants to be matched to a case manager being six months or longer.

Over the course of three years, the data collected through the BNL has demonstrated that Leeds and Grenville has consistently had between 110 and 140 unhoused persons. Over this same period, staff from the Counties and their agency partners have housed over 350 individuals, and on its own, the Counties has provided over \$450,000 in subsidies to residents to help them secure housing or stay housed.



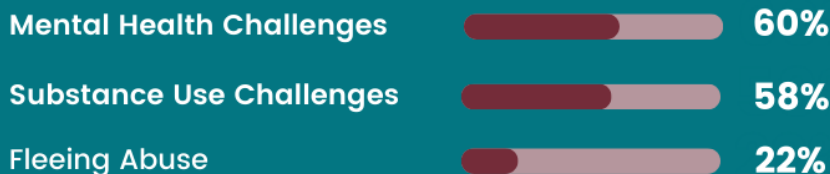
ByName List Key Findings Dec 2024



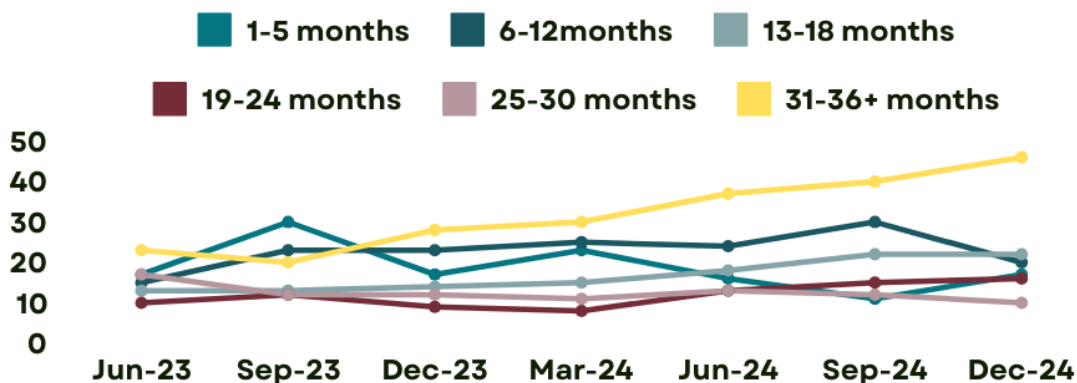
Require High Intensity service supports



Challenges Impacting Homelessness



Length of time people experienced homelessness



Average Length of time homeless
= ~ 25 months

Homelessness Prevention Program

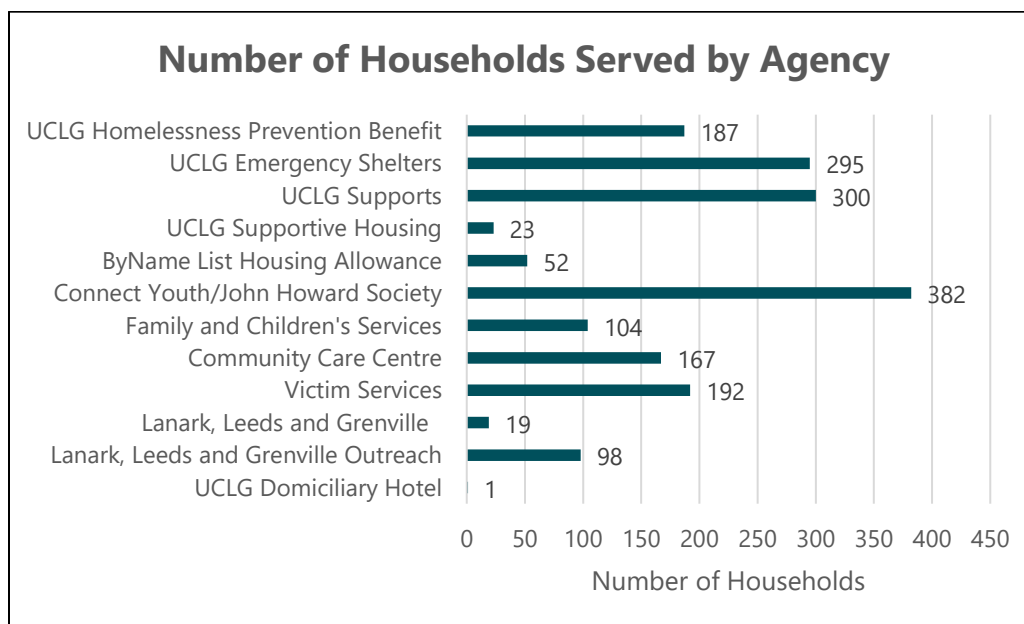
In April 2022, the Homelessness Prevention Program (HPP) was released; the HPP is a provincially funded program that supports municipal Service Managers to provide affordable housing and support services for people at risk of or experiencing homelessness. The objective of the program is to support Service Managers in preventing, addressing and reducing homelessness, including chronic homelessness.

Homelessness Prevention Program Use in Leeds and Grenville

The United Counties of Leeds and Grenville fund internally and externally delivered HPP programs across the homelessness spectrum. A total of 1,820 households were served through HPP-funded programs in in 2023/2024.

The following figure shows a summary of the agencies that received Homelessness Prevention Program (HPP) funding during the fiscal year of 2023-2024, and number of households served.

Figure 9: Number of Households Served that were Supported by the Homelessness Prevention Program Funding (HPP) from HPP Funded Agencies in the United Counties of Leeds and Grenville



Source: The United Counties of Leeds and Grenville, Integrated Program Delivery Department

Emergency Shelters

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In the 2023/2024, there were a total of 6,550 nights spent by a household in an emergency shelter funded by the HPP. The United Counties of Leeds and Grenville, Community and Social Services Division maintains short-term emergency shelters in the form of apartments that are available for individuals and families in need, for up to 21 days. Households in the short-term shelters are provided assistance in searching for long-term housing during their stay.

The Drop-In Center

Lanark, Leeds and Grenville Addictions and Mental Health (LLGAMH) operates The Drop-In Center, which provides a safe, warm and welcoming place to access basic needs such as laundry and shower facilities and cell phone charging. At the Center, programming such as group sessions, harm reduction and therapy is provided, as well as recreational programming such as arts and crafts, board games, cards. The Center provides a place during the daytime for persons affected by homelessness to access services and supports.

Emergency Vouchers

Emergency vouchers are typically for hotel stays of one-to-three nights to support emergency situations (e.g. house fire, domestic violence, other criminal incident, extreme cold weather). In the 2023/2024 reporting period, there were 280 vouchers issued to households in need. The emergency vouchers are provided through the Community and Social Services Division, and community partners such as Victims Services of Leeds and Grenville, and local police departments.

Homelessness Prevention Benefit

The Homelessness Prevention Benefit (HPB) is intended to assist low-income households in Leeds and Grenville experiencing homelessness, to obtain and maintain housing, and to support those at risk of homelessness to remain housed. Eligible expenses include moving and storage, last month's rent, utility fees, rent arrears, utility arrears, bed bug treatment and replacement of personal items. There were 187 households that received assistance from the HPB in the 2023/2024 reporting period.

Justice System Supports

Supports are provided to individuals involved in the justice system, such as those on probation/parole, correctional institutions and local bail supervision programs. The John Howard Society (JHS) engages with individuals in institutional settings to divert and prevent a return to homelessness, liaises



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with justice and bail personnel to assist individuals manage their release and return to housing in the community, and refers clients to other support services to increase access to harm reduction supplies, treatment, health care, mental health services, victim services, employment programs, etc.. Culturally relevant services are provided by JHS for indigenous people.

Community Housing

Community Housing is government-assisted housing that provides lower cost rental units to households with low-to-moderate incomes and can include:

- Public housing (owned directly or indirectly by service managers, such as the United Counties of Leeds and Grenville, Community Housing Department)
- Not-for-profit and co-operative housing
- Rent supplement programs (often in the private market)
- Rural and urban Indigenous housing

Rent-Geared-to-Income Housing

For households that reside in a rent-geared-to-income unit (RGI), assistance is provided in the form of a reduction of rent payable, calculated as approximately 30% of the household income, up to the maximum unit rent. Households in receipt of OW/ODSP benefits pay a flat rate according to a rent scale based on household size.

Pixie Place

Pixie Place, which is one of the Counties eighteen multi-unit apartment buildings, is a small eight-unit building comprised of bachelor-style units. Pixie Place offers five rent-geared-to-income units that are filled from the Counties Centralized Wait List, and three apartment-style short-term emergency shelter units. The short-term units are intended for single-persons that are in urgent need of a temporary shelter while they address a housing crisis. Occupants of the short-term shelter are supported by a case manager who will assist the household with taking steps to secure a more permanent housing solution.

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Previously, Pixie Place was first established as a Supportive Housing project, with supports provided by a community partner. As the service agreement to provide supportive housing was set to end in concert with the conclusion of the 2024-2025 HPP funding allocation in March 2025, the decision to re-purpose Pixie Place was made so as to provide units for those waiting for permanent community housing, as well as provide emergency short-term shelter units.



With the opening of the Pathway Supportive Cabin program in February 2025, as well as the recent announcement of an anticipated additional fifteen beds as part of the Hart Hub initiative and subsequent partnering with Leeds and Grenville, it was determined that with this additional supportive housing stock online, the subsequent re-purposing of Pixie Place will provide much needed housing and shelter for individuals on both the Counties' Centralized Wait List, and for those that are in urgent and desperate need of a temporary shelter for a short-term while they address an immediate crisis. It is anticipated that Pixie Place will be fully occupied by March 31, 2025, under the new format.

Rent-Geared-to-Income Housing Targets

The United Counties of Leeds and Grenville, as Service Manager for Community Housing, is mandated by the Province under the *Housing Services Act, 2011, Ontario Regulation 367/11*, to fund and administer 987 rent-geared-to-income units; 667 are owned and operated by the Leeds Grenville Community Housing Department, 70 rent-geared-to-income units are supplied by private landlords, and 250 units are owned and operated by local non-profit and co-operative housing corporations.



Seaway Apartments, Cardinal,

Community Housing is concentrated in the three partner municipalities of Leeds and Grenville, where 75% is shared between Brockville, Prescott, and Gananoque. The remaining 25% of housing is distributed throughout Leeds and Grenville.

Social Housing Registry

The Social Housing Registry (SHR) is a centralized application center and waiting list for rent-geared-to-income (RGI) housing, and some affordable housing units in Leeds and

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Grenville. Applicants that wish to apply for a subsidized unit will do so through the SHR. Securing an RGI unit involves submitting a completed housing application, selecting properties, and providing the necessary supporting documentation for your application form. Information must be updated annually, or as needed due to changes. The Community Housing Department is responsible for the administration and oversight of the Social Housing Registry.

Annually, the centralized waitlist manages an average of 232 new applications for RGI housing, houses an average of 106 households, and cancels approximately 494 applications. An average of 262 applications continue to await placement on the list each year.

Rent Supplement Program

The Rent Supplement Program offers a rent supplement directly to landlords, creating subsidized housing for eligible households within the private rental market. In 2023, there were 150 households assisted with this program in several communities throughout Leeds and Grenville.

Community Housing Demand

Demand for subsidized housing units has remained stable. The Social Housing Registry (SHR) has received an average of 382 applications per year, over the past five years; in 2023 there were 391 applications received. The City of Brockville holds the vast majority of active applications for housing (222), followed by Prescott (79), and Gananoque (60).

Waiting Times to be Housed in a Rent-Geared-to-Income Unit

The wait time to secure housing in a rent-geared-to-income (RGI) unit varies by region and unit type. Wait times are determined by the earliest application date recorded for each respective region. The range of wait times for a unit in Leeds and Grenville in 2024 is summarized in the following table.

Figure 10: Range of Wait Times in Months for a Rent-Geared-to-Income Unit in Leeds and Grenville, 2024

| Unit Type | Average Wait-Time in Months | Range of Wait Times in Months |
|---------------|-----------------------------|-------------------------------|
| Bachelor | 18 months | 7 to 28 months |
| One Bedroom | 14.71 months | 11 to 42 months |
| Two Bedroom | 12.82 months | 7 to 60 months |
| Three Bedroom | 9 months | 7 to 45 months |
| Four Bedroom | 21.6 months | 7 to 63 months |

Source: The United Counties of Leeds and Grenville, Community Housing Department

Special Priority Policy

Households that experience family violence or human trafficking, receive priority access to a rent-geared-to-income housing unit. This policy is intended to ensure that housing is not a barrier to leave a situation of abuse or trafficking. Households that are eligible for the Special Priority Policy are placed at the top of the waiting list for a subsidized housing unit. It takes an average of four months for an SPP household to be housed in a subsidized housing unit. Some of the SPP wait times were as short as one-month for a one-bedroom unit, to as long as nine months, in the case of a larger sized three-bedroom unit.

Affordable Housing

A significant number of households in Leeds and Grenville are supported annually through different affordable housing programs, making housing affordability a reality for them. Funded jointly by the federal and provincial government through the Canada-Ontario Community Housing Initiative (COCHI), and the Ontario Priorities Housing Initiative (OPHI), Leeds Grenville participates in the following Affordable Housing program components:

- Housing Allowance provides rental assistance with a flat rate monthly subsidy paid directly to the renter to make their current home more affordable.
- Ontario Renovates helps eligible households make necessary repairs to the home that they own and occupy. There have been 246 homes renovated with this fund, since it commenced in 2012.
- Home Ownership provides down payment assistance to first-time home buyers for the purchase of a home. There have been 169 homes funded with this program, since its inception in 2012.
- Rental Housing Component, which provides capital funding for the cost to create an Affordable Housing unit.
- Secondary Suite Programs provides assistance with funding to increase the supply of affordable rental housing through the creation of a secondary suite. To date, there have been two households assisted with this program since it began in 2022.

Affordable Rental Housing Units

Funded through the Investment in Affordable Housing (IAH) program, and the various legacy programs, including the most recent Canada-Ontario Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI), an "Affordable Housing" unit under these programs is defined as 80% of the average market rent, or approved alternate average

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market rent. Leeds and Grenville has a growing number of Affordable Housing units located throughout. Currently, Leeds Grenville has sixty-one funded Affordable units; the majority of units are designated for seniors, supportive housing, and persons with developmental disabilities.

Housing Allowance Program

There are various housing allowance programs offered in the United Counties of Leeds and Grenville, which include:

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

Figure 11: Summary of Households Assisted by Housing Allowance Program in The United Counties of Leeds and Grenville, 2019-2024

| Year | Number of Households Assisted by the OPHI Housing Allowance | Number of Households Assisted by the COHB Housing Allowance |
|------------------|--|--|
| 2019-2020 | 119 | 2 |
| 2020-2021 | 71 | 28 |
| 2021-2022 | 106 | 44 |
| 2022-2023 | 87 | 45 |
| 2023-2024 | 85 | 55 |
| Total | 468 | 174 |

Source: The United Counties of Leeds and Grenville, Community Housing Department

Supportive Housing

Supportive housing unit refers to a combination of housing assistance with individualized, flexible, and ongoing support services, such as mental health and addictions supports, assistance with daily living, and other services. Homelessness impacts people across a spectrum of needs and experiences, and for supportive housing to be effective it must be designed to meet varying levels of needs, which are provided under three models: low acuity, medium acuity and high acuity.

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Tenants that have a **high acuity of need**, include people who have been chronically homeless, often living rough, couch surfing, living in emergency shelters for years, or have had a long period of hospitalization or incarceration. Supportive housing focuses on recovering basic skills, social navigation, and overcoming addiction and poor mental health. Supports include social workers, nurses, and addiction and mental health therapists, as well as staff to assist tenants with life-skills, community connections, food security and other resources as required, to reintegrate high-acuity tenants into a stable community.

A **medium acuity of need**, means that the household may be transitioning from a higher acuity supportive housing environment, addiction treatment or recovery program, in-patient mental health facility, incarceration, or other form of homelessness or housing instability. The focus for this level of support is on developing a tenants ability to set and achieve personal goals, solidify recovery gains, address chronic health issues, develop stable tenancy experience, and thrive in a community housing environment. Tenants require supports from a team that includes social workers, nurses, addiction and mental health professionals.

Persons that have a **low acuity of need** require standard supports, which means that they have had housing and mental health stability for at least a year prior to moving into this level of supportive housing. Tenants are capable of independent living but desire a healthy community with accessible on-site supports. Tenants are supported to remain stable, focused on maximizing their independence, wellness and personal development.

The **Pathway Supportive Cabins** provides services geared to occupants that have a high acuity of need, which opened its doors to new tenants on February 3, 2025. Pathway is a partnership project with the United Counties of Leeds and Grenville, the City of Brockville, which owns the land, and the John Howard Society, that operates the housing project. This supportive housing project has 25 single-occupancy cabins that aim to provide a stable and secure environment for individuals experiencing homelessness, offering comprehensive support to help transition to long-term housing.



Pathway Supportive Cabins

Occupants of the Cabins are selected through the Counties ByName List, and must be engaged and working on a plan to advance their condition to reside in the housing project. It has been identified that housing units with varying levels of support are needed to address the needs of individuals experiencing homelessness or who are at-risk of homelessness in Leeds and Grenville.

of June 2025, there were three Supportive Housing Projects under development, which are referred to as Projects A, B and C in the following timeline.

Figure 12: Supportive Housing Projects Under Development by Leeds and Grenville, as of June 2025

| Project Name | Location | Acuity of Need |
|---------------------|--|-----------------------|
| Project A | 1805 County Road 2, Brockville Renovation of the Fulford Academy student dormitory units, located in the former Water Treatment Plant building owned by the city of Brockville. | To be announced |
| Project B | 109 Perth Street, Brockville | Low acuity |
| Project C | To be announced | Medium acuity |

The following table outlines the timeline for Leeds and Grenville’s development activities to date, to bring the 150 Supportive Housing units to fruition.

Figure 13: Leeds and Grenville’s 150 Supportive Housing Units Initiative Timeline

| Date | Action | Project |
|------------------|--|----------------|
| March 8, 2022 | <ul style="list-style-type: none"> JSC Report JSC-023-2022 Memorandum of Understanding – Indwell Community Homes. MOU established to establish the purposes of the Parties and define generally the terms under which Leeds Grenville and Indwell will work collaboratively to pursue supportive housing solutions in the geographic area of Leeds and Grenville with an objective of creating upwards of 200 units of affordable housing in Leeds and Grenville over the next five years. MOU expired on March 24, 2024. | All |
| December 4, 2023 | <ul style="list-style-type: none"> Consulting Services Agreement with Flourish Affordable Housing Communities (Flourish) – Strategic Study and Report. | All |

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| Date | Action | Project |
|--------------------|---|---------|
| March 5, 2024 | <ul style="list-style-type: none"> REPORT NO. JSC-018-2024 Action Plan To End Homelessness and Address the Housing Crisis Through Supportive Housing –Leeds and Grenville. Flourish delegation to council and report. | All |
| March 13, 2024 | <ul style="list-style-type: none"> Resolution No. JSC-020-2024 -To commit 6.8 million towards the capital component of a supportive housing strategy over the next three years conditional upon capital investments by the Provincial and Federal governments and operational investments by the Province. | All |
| March 13, 2024 | <ul style="list-style-type: none"> Resolution No. JSC-020-2024 to support the establishment of community based fundraising with a target of \$3 million dollars for supportive housing. | All |
| May 13, 2024 | <ul style="list-style-type: none"> Delegation to see Premier Ford, Minister Tibollo and MPP Steve Clark regarding capital and operational funding for supportive units. | All |
| June 7, 2024 | <ul style="list-style-type: none"> Letter to Associate Minister of Housing Vijay Thanigasalan requesting capital and operational funding for supportive units. | All |
| July 17, 2024 | <ul style="list-style-type: none"> Reply from the Minister of Municipal Affairs and Housing, the Honorable Paul Calandra, regarding a request for funding for supportive housing, encouraged to look to use the existing funding that the Counties receives. | All |
| August 12, 2024 | <ul style="list-style-type: none"> Lease signed with City of Brockville for 1805 County Rd 2 Brockville for Cabin Initiative site and Project A. | A |
| August 2024 | <ul style="list-style-type: none"> Delegation at AMO Conference with Minister of Municipal Affairs and Housing, Paul Calandra regarding capital and operational funding for supportive units. | All |
| August 28, 2024 | <ul style="list-style-type: none"> Meeting with CMHC to discuss Supportive Housing projects and funding. | All |
| September 1, 2024 | <ul style="list-style-type: none"> Counties takes possession of 1805 County Rd 2 Brockville. | A |
| September 4, 2024 | <ul style="list-style-type: none"> Report Number CW-065-2024 Supportive Housing Reserve Fund A Supportive Housing Reserve Fund was established. \$1,103,158.59 was transferred to the reserve fund and invested in the High Interest Savings Account. | All |
| September 19, 2024 | <ul style="list-style-type: none"> By-law No. 24-76: A By-law to Purchase of Land 109 Perth Street, Brockville for Project B. | B |

**United in Housing Solutions for All:
The United Counties of Leeds and Grenville
Community and Social Services Division
2025-2035 Housing and Homelessness Plan**



| Date | Action | Project |
|--------------------|---|----------------|
| September 19, 2024 | By-law No. 24-75: By-law to Purchase of Land 122 Brock Street, Brockville For Project B . | B |
| December 3, 2024 | Closed Report – Direction given to pursue Supportive Housing Land Opportunity for Project C . | C |
| January 2, 2025 | Meeting with CMHC regarding Seed Funding | B |
| February 4, 2025 | JSC 004-2025 Affordable Housing Development Lab Pilot Project Update (includes two of the Counties proposed Supportive Housing properties). | B, C |
| February 4, 2025 | JSC 005-2025 Update on Supportive Housing Development | All |
| February 11, 2025 | Meeting with CMHC regarding Coordination of Seed funding application for County Projects (i.e. Supportive Housing and the Mapleview Lodge redevelopment). | B |
| February 12, 2025 | Opening of Pathway’s Supportive Cabins supportive housing units (25 units) at 1805 Country Road 2, Brockville. | A |
| Feb 16, 2025 | Budget and Plans for Project A 1805 Country Road 2, Brockville completed. | A |
| March 21, 2025 | Funding Application submitted for Homelessness Reduction Innovation Fund (HRIF) through the Canadian Alliance to End Homelessness (CAEH) for Project A . | A |
| March 26, 2025 | Preliminary Feasibility Studies for Project B and Project C completed. | B, C |
| April 1, 2025 | Meeting with CMHC regarding Seed Funding for Project B | B |
| April 7, 2025 | Submitted Seed Funding documents for Project B to CMHC for preliminary review. | B |
| April 23, 2025 | Initiated planning company to start process to merge 126 John Street with 109 Perth Street, Brockville, for Project B , and initiate a zoning bylaw amendment. | B |
| May 6, 2025 | Meeting with planning company to discuss the scope of the planning requirements needed for the Project B . | B |
| May 20, 2025 | Meeting with the property owners of Project C . | C |
| June 5, 2025 | Followed-up with CMHC on the status of the Seed Funding application for Project B , which is presently under review. | B |

**United in Housing Solutions for All:
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Source: United Counties of Leeds and Grenville, Community Housing Division

Transitional Housing

Transitional housing, which is typically considered as an intermediate step between emergency shelter and permanent housing and has limits on how long an individual or family can stay (generally up to four years). It is intended to offer a supportive living environment for its residents, including offering them structure, supervision, support such as for addictions and mental health, and life skills to become more independent.

John Howard Society

The John Howard Society – Connect Youth Inc. provides transitional housing designed for short-term stays that are located in Prescott, Kemptville and Brockville for youth aged 16 to 25. Case management support, education on life skills, referrals and information on community services, and assistance with searching for long-term housing is provided to their clients. They provide services throughout Leeds and Grenville.

Indigenous Housing

Ontario Aboriginal Housing has 46 low-income housing units located throughout Leeds and Grenville. These units are not under the oversight of Leeds Grenville as Service Manager for Community Housing. The table below shows where indigenous housing units can be found in Leeds Grenville.

Figure 14: Ontario Aboriginal Housing Located in Leeds and Grenville

| Location | Number of Units |
|--|------------------------|
| Township of Athens | 4 |
| Township of Elizabethtown-Kitley | 2 |
| Township of Edwardsburgh-Cardinal | 5 |
| Township of Front of Yonge | 1 |
| Township of Leeds and the Thousand Islands | 9 |
| Township of Rideau Lakes | 22 |
| Total Units | 46 |

Source: Ontario Aboriginal Housing

According to the Ontario Aboriginal Housing website, “Ontario Aboriginal Housing Services is a corporation with a mandate to provide safe and affordable housing to urban and rural First Nation, Inuit, and Métis people living off-Reserve in Ontario”. Units are rented to low-income families at 80% of the average market rent in the area.

The Future of Community Housing within Leeds and Grenville

End of Mortgage Transition

In Leeds and Grenville, the Community Housing Department as Service Manager is responsible for the oversight of eight non-profit housing providers, and one co-operative housing provider. By the end of 2027, all non-profit housing providers will have reached the End of Mortgage (EOM) or End of Operating Agreement (EOA). The EOM or EOA will trigger a newly-developed process between Service Manager and housing provider to negotiate an EOM Operating Agreement as the mechanism to remain within the HSA (including its funding regime).

An End of Mortgage Operating Agreement will allow for:

- The ability to address local housing needs, conditions, and challenges at the end of existing Service Agreements.
- A flexible funding approach to incentivize housing providers to stay within the system once their current obligations expire.
- Service managers and housing providers to review financial plans every 5 years to help ensure funding provided will sustain the subsidized units during the Service Agreement.
- Continued support of non-profit housing providers to deliver rent-geared-to-income subsidy to low-income households, while utilizing the centralized waitlist to fill vacancies.

To date, all housing providers whose mortgages have expired have negotiated a long-term ten-year service agreement with the Community Housing Department to continue to provide rent-geared-to-income housing, which are summarised in the table below.

Figure 15: COCHI Funded Rent Supplement Agreements, June 2025

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

| Non-Profit Provider | Agreement Initiated | Number of Units | Mandate |
|--|----------------------------|------------------------|----------------|
| Township of Bastard and South Burgess Non-Profit Housing – Family units | December 2023 | 3 | Family |
| Legion Village 96 Seniors Residence | April 2024 | 40 | Seniors |
| Legion Village 96 Seniors Residence | May 1 2025 | 24 | Seniors |
| Total | | 116 | |

Source: The United Counties of Leeds and Grenville, Community Housing Department

Community Housing Renewal

During the early years of community housing, Leeds Grenville had a vision of “Regeneration” of housing properties. The term “regeneration” evokes visions of demolishing properties in deteriorating neighbourhoods, and replacing them with new builds. Due to years of sound management and capital planning, community housing in Leeds Grenville is neither in a deteriorated state, nor has it contributed to creating a deteriorated neighbourhood. As Leeds Grenville’s focus to rejuvenate community housing is to continue to support and invest in properties, the term “regeneration” is being replaced with “Community Housing Renewal”; this term better reflects the legacy and value of the existing assets.

Preserving Community Housing

There were significant investments made over the past three years’ through a funding partnership with the federal, provincial and municipal governments under the Canada-Ontario Community Housing Initiative (COCHI) in Leeds and Grenville to maintain the subsidized housing stock in a state of good repair and improves accessibility for tenants.



Stocking Hill Stairlift



In 2022, **\$545,520.00** was invested in five housing projects, benefitting **158 households**. Work included a stairlift, which was necessary accessibility equipment; roof replacement, septic system replacement, and HVAC equipment.

In 2023, **\$580,150.65** was invested in six housing projects, benefitting **183 households**. Work included the purchase of a power generator, conversion a of heating system from oil to propane, a roof replacement, and HVAC equipment.



In 2024, **\$564,530.00** was invested in five housing projects, benefitting **146 households**. Work included window replacements, a septic system replacement, and other repairs to buildings.

Next Steps

Since the creation of Leeds and Grenville's first Housing and Homelessness Plan ten years ago the landscape of housing and homelessness has shifted significantly. The new Plan has surveyed the current landscape and looks to address the present issues and forge a bold path for the future with housing solutions for all and ending homelessness in Leeds and Grenville. The Housing and Homelessness Plan has defined the goals and key performance indicators to measure progress of a bold goal of ending homelessness in Leeds and Grenville by 2035. Through this plan that the Community and Social Services Division with its community partners, will be **United in Housing Solutions for All**, to prevent and end homelessness in Leeds and Grenville, support those who are homeless to be housed, and provide a range of community and non-market affordable housing options to meet the needs of low-income and medium households in Leeds and Grenville.