



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**

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grows good business



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A Message from the Warden, and the CAO of the United Counties of Leeds and Grenville

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 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 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

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 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.
- 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.

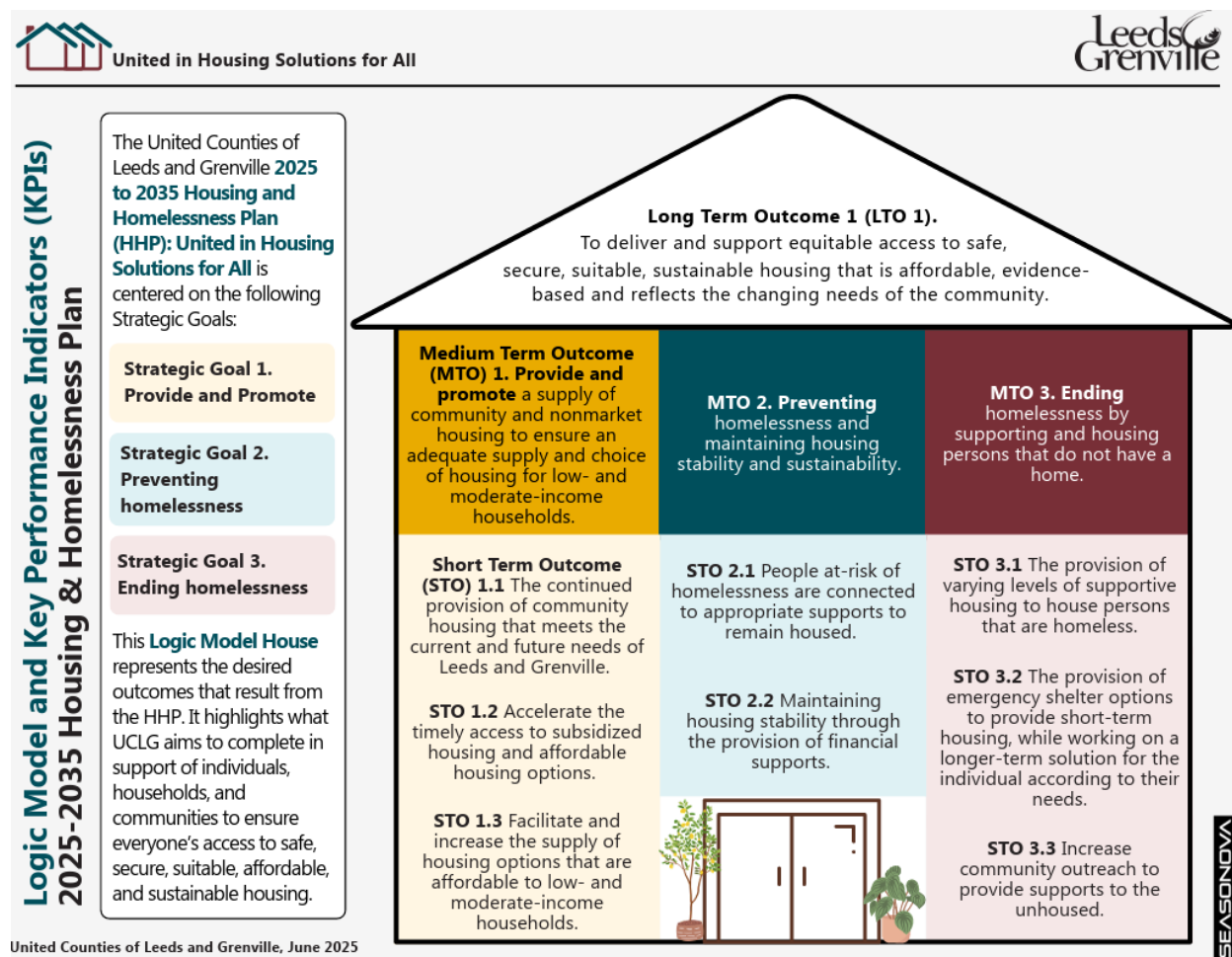
To summarize, Leeds and Grenville is currently experiencing an unprecedented and escalating homelessness crisis, primarily driven by the increasing cost of post-pandemic market rents and a growing affordability crisis that cannot be adequately addressed by the current range of program offerings and available 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**".

United in Housing Solutions for All: The United Counties of Leeds and Grenville's 2025-2035 Housing and Homelessness Plan

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

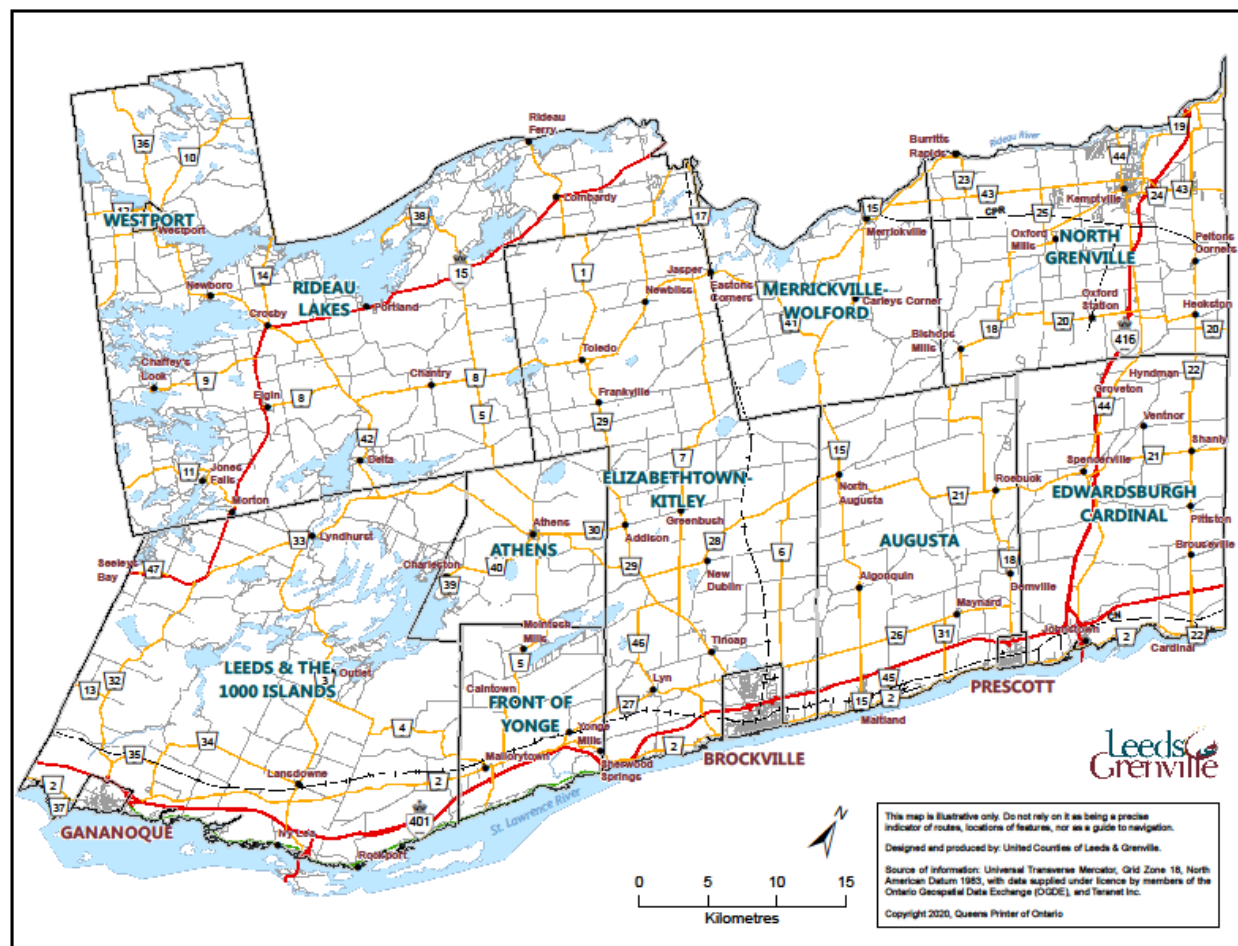
The roadmap to reaching the vision and long-term goal of the Housing and Homelessness Plan is summarized in the **Logic Model and Key Performance Indicators (KPIs)** in Appendix 2, the **Action Planning and Timelines** are detailed in Appendix 2. The progress

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 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.
- 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

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

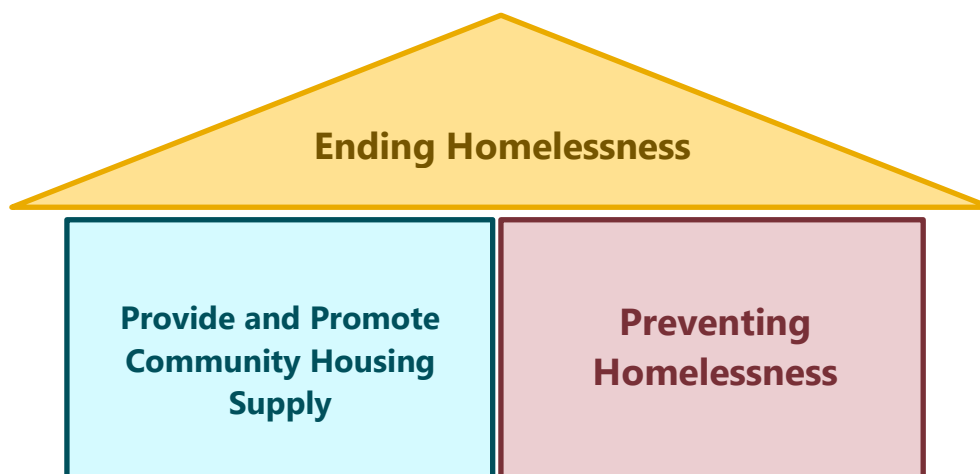
The Housing and Homelessness Plan for the United Counties of Leeds and Grenville is centered on the vision of a community that provides and supports access to safe, secure, suitable, and affordable housing. This plan strives to be flexible, and reflect the changing needs of the local communities.

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

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;
- 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.

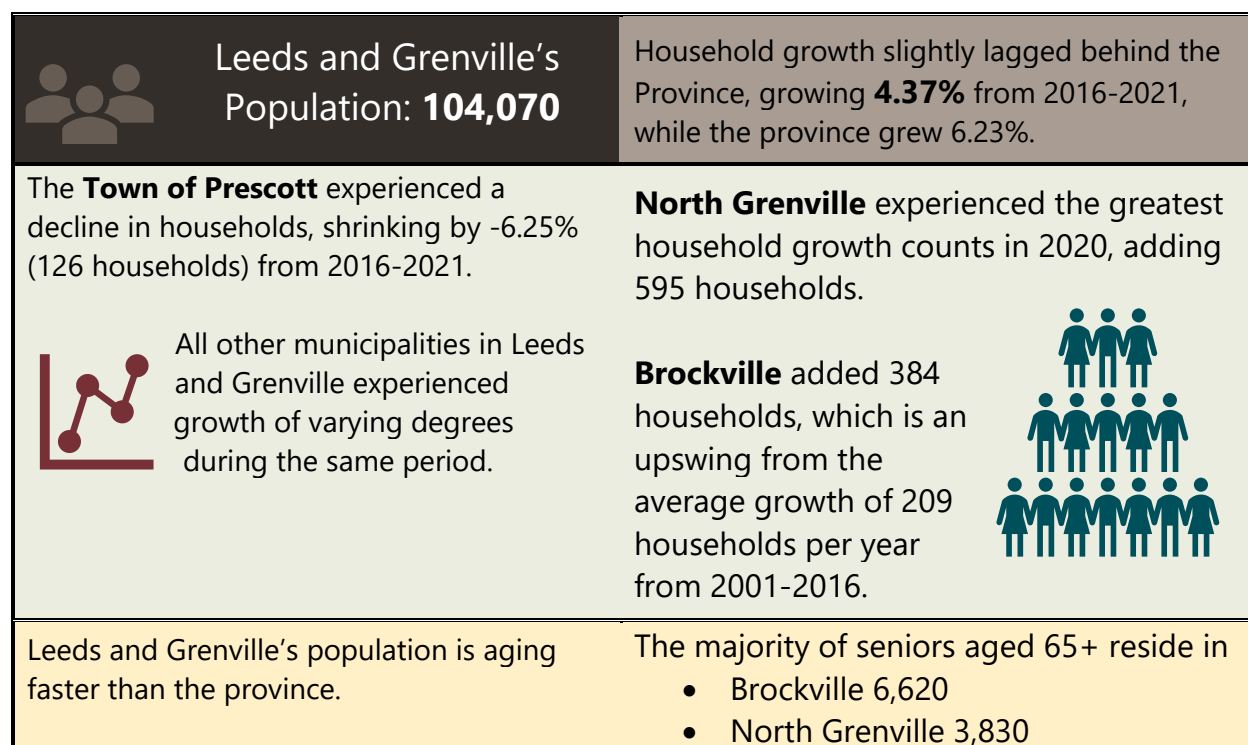
Summary of Current and Future Housing Needs


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 median age of Leeds and Grenville is 50.8, while the province of Ontario is 41.6.</p> <ul style="list-style-type: none"> Rideau Lakes 3,375 		
Median After-Tax Household Income in 2020		
Lowest	Median	Highest
<p>The Town of Prescott \$55,600</p> <p>The City of Brockville, and the Village of Westport \$57,600</p>	<p>Leeds and Grenville \$72,500</p>	<p>Municipality of North Grenville \$92,000</p> <p>Township of Augusta \$84,000</p>

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	
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

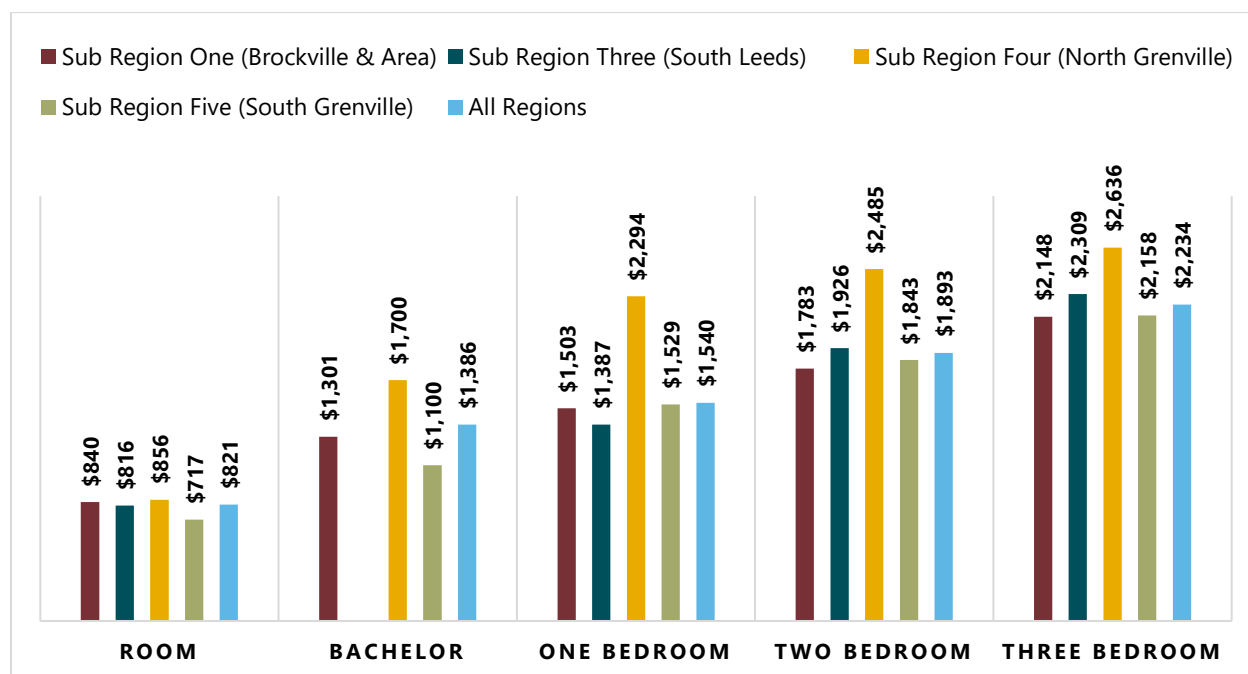
Sub-Region 2: North Leeds - The Township of Rideau Lakes, Village of Westport

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 households 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</p> <p>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</p> <p>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, and 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.

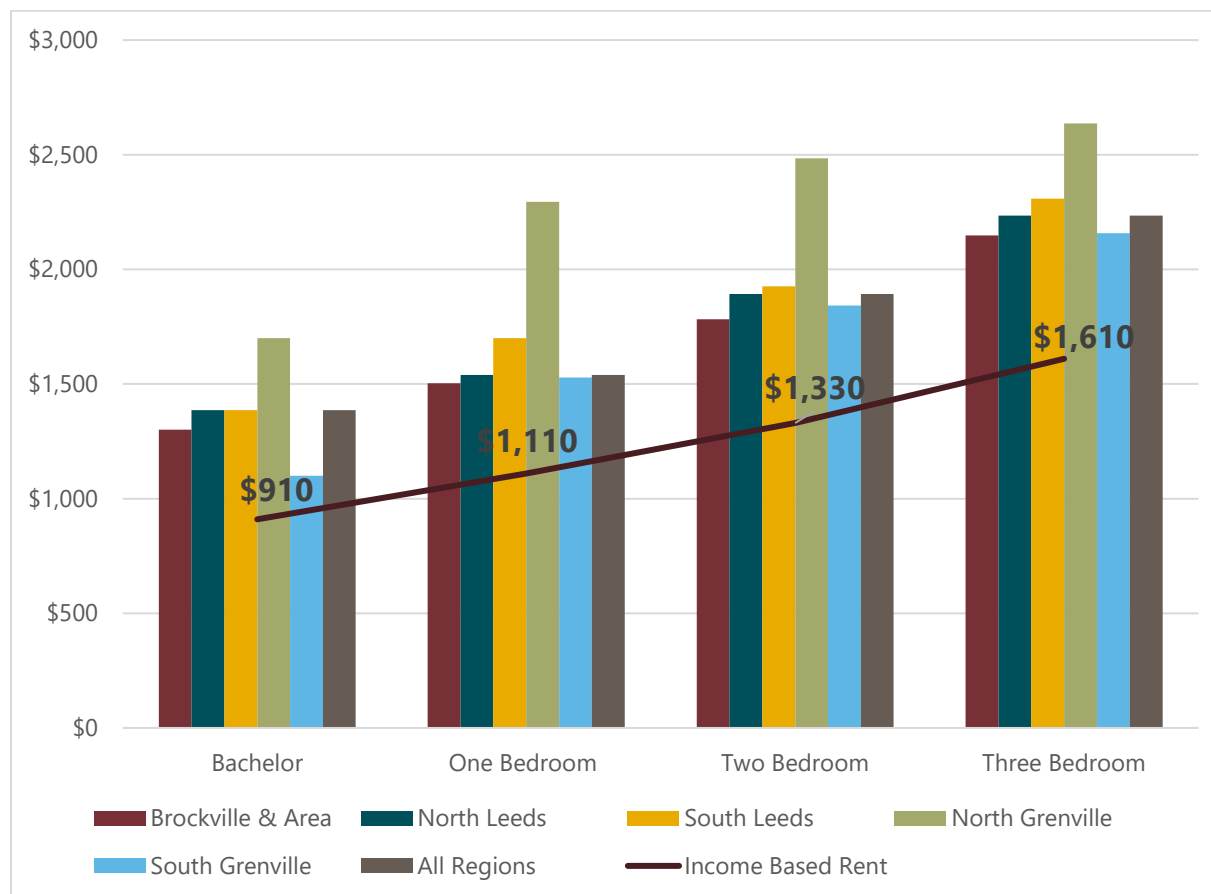


Sub-Region 1: The City of Brockville, Township of Elizabethtown-Kitley, has the **highest numbers of low-income households experiencing an Affordable Housing Deficit** (1,195 households), followed by Sub-Region 4: The Municipality of North Grenville, Village of Merrickville-Wolford, with the second highest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

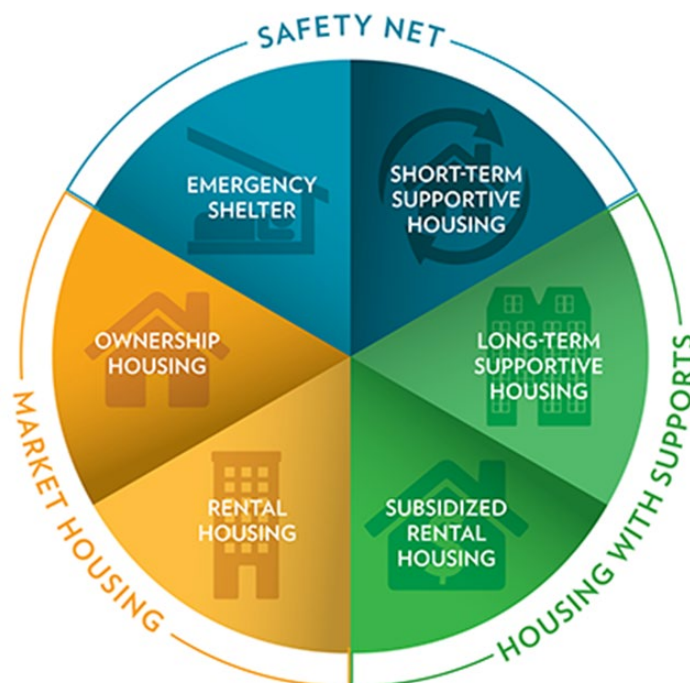
The “Wheelhouse” is divided into three categories:

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

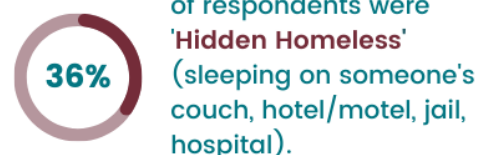
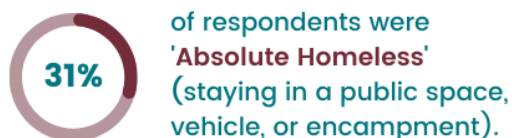
As of December 31, 2024, there were 132 actively homeless people on the Leeds Grenville ByName List. Of that total, 83% were identified as being chronically homeless (six months or more). The majority of those who were actively homeless in December 2024 were single adults (77%), with 66% being male, 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 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

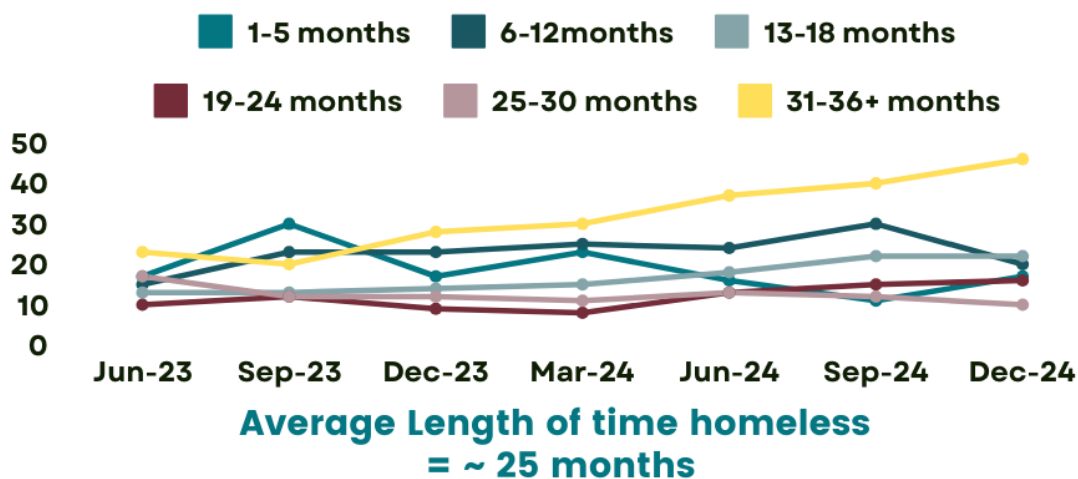


Require High Intensity service supports

Challenges Impacting Homelessness



Length of time people experienced homelessness



Homelessness Prevention Program

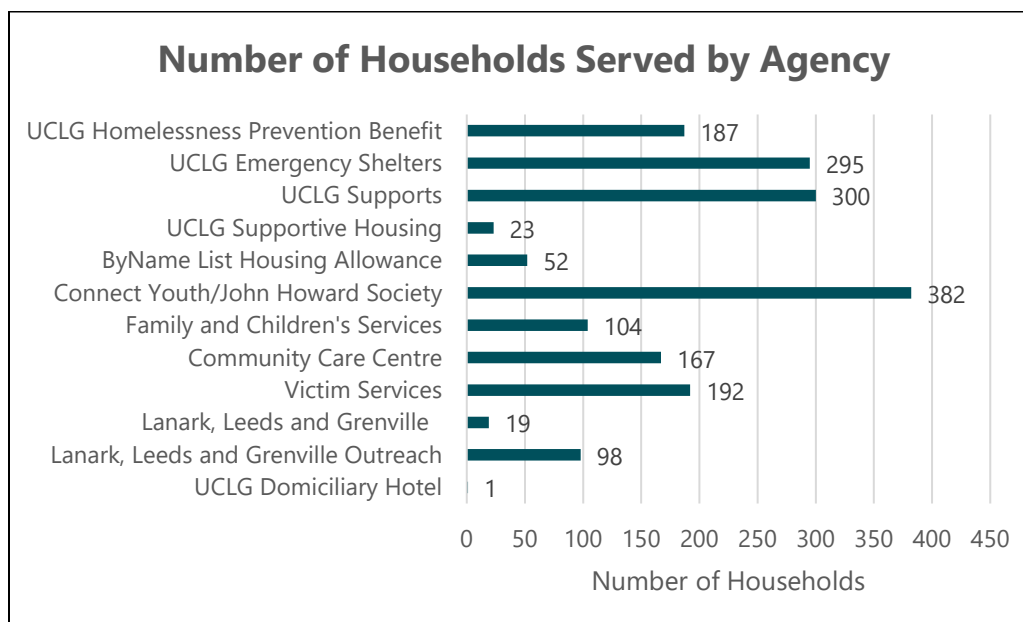
In April 2022, the Homelessness Prevention Program (HPP) was released; the HPP is a provincially funded program that supports municipal Service Managers to provide affordable housing and support services for people at risk of or experiencing homelessness. The objective of the program is to support Service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

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 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.

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 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 it's 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 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

Year	Number of Households Assisted by the OPHI Housing Allowance	Number of Households Assisted by the COHB Housing Allowance
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.

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 themselves as a condition to reside in the housing project. It has been identified that 150 supportive housing units with varying levels of support are needed to address the needs of persons experiencing homelessness or who are at-risk of homelessness in Leeds and Grenville. As 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
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

Date	Action	Project
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	By-law No. 24-76: A By-law to Purchase of Land 109 Perth Street, Brockville for Project B .	B
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 Maplevue 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

Date	Action	Project
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

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
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.



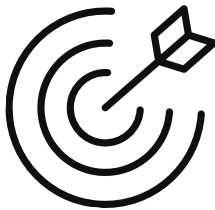
Accomplishments

2014-2024 Housing & Homelessness Plan



The United Counties of Leeds and Grenville **2014 to 2024 Housing and Homelessness Plan (HHP)** was centered on the vision of a community that encourages and supports access to safe, secure, suitable, and affordable housing.

This plan strived to be flexible, and reflect the changing needs of the local communities, through three goals:



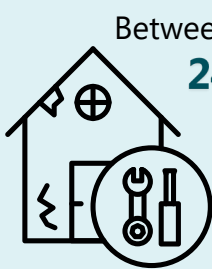
**Goal 1.
Maintain**

**Goal 2.
Enhance**

**Goal 3.
Involve**

Goal 1. Maintain current affordable housing services and programs.

Between 2012 to 2024,
169 low-income families
by way of a forgivable loan with
first-time home purchases
through the **Home Ownership Program**



Between 2012 to 2024,
246 homeowners
were provided financial assistance
by way of a forgivable loan for
major home repairs through the
Ontario Renovates Program



Between 2017 and 2024, **5 non-profit providers**
reached the End of Mortgage and 10 Year Agreements were negotiated
that kept **116 RGI units** in the social housing system

In 2019, **Affordable Housing units**
were created in the Town of Kemptville through an
agreement with North Grenville Community Living till 2038



Between 2019 and 2024,



1,002 housing allowances
were provided through
three programs:

- 468** Ontario Priorities Housing Initiatives (OPHI)
- 174** Canada Ontario Housing Benefit (COHB)
- 360** Affordable Housing Program (IAH)



Goal 2. Enhance services to reflect the changing needs of the community.

Between 2018 and 2024, approximately

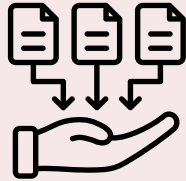


3,454 households were served through the **Homelessness Prevention Program**



Between 2020 and 2024, **1,752 households** stayed at Emergency Shelters for a total of **10,857 nights**

Between 2020 and 2022, the **ByName List (BNL)** and a **BNL Assessment**

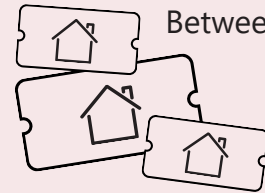


was conducted monthly to record the number of actively homeless persons, including all homeless and all chronically homeless people

Between 2023 and 2024, **616 households** received **Community Outreach and Support Services**



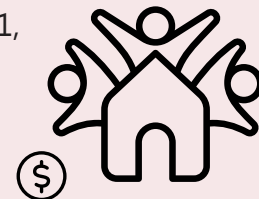
and **\$749,081** were issued on Emergency Shelter solutions



Between 2022 and 2024, **830 Emergency Vouchers** were issued

Between 2020 and 2021, **17 Community Partners**

were assisted with **\$1,397,700** used through the Social Service Relief Fund Phase One



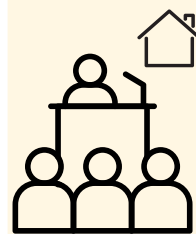
Goal 3. Involve all stakeholders in the development and implementation of the plan.

In March 2019, the

Housing and Homelessness Plan Public Meeting

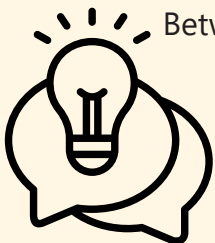


for the general public and community agencies to provide input into the Ten-Year Plan Update



In 2023-24, the

Leeds and Grenville Affordable Housing Summit was attended by **170 participants**



Between 2022-23, **information sessions** were initiated with municipal councils about affordable housing and housing programs

The Leeds and Grenville Housing Table

was established to improve service integration, to promote positive development in the housing and homelessness situation and improve client service





Logic Model and Key Performance Indicators (KPIs) 2025-2035 Housing & Homelessness Plan

The United Counties of Leeds and Grenville **2025 to 2035 Housing and Homelessness Plan (HHP): United in Housing Solutions for All** is centered on the following Strategic Goals:

**Strategic Goal 1.
Provide and Promote**

**Strategic Goal 2.
Preventing
homelessness**

**Strategic Goal 3.
Ending homelessness**

This **Logic Model House** represents the desired outcomes that result from the HHP. It highlights what UCLG aims to complete in support of individuals, households, and communities to ensure everyone's access to safe, secure, suitable, affordable, and sustainable housing.

Long Term Outcome 1 (LTO 1).

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.

Medium Term Outcome (MTO) 1. Provide and promote a supply of community and nonmarket housing to ensure an adequate supply and choice of housing for low- and moderate-income households.

Short Term Outcome (STO) 1.1 The continued provision of community housing that meets the current and future needs of Leeds and Grenville.

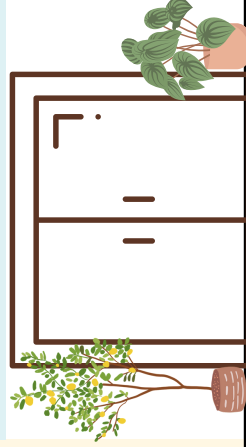
STO 1.2 Accelerate the timely access to subsidized housing and affordable housing options.

STO 1.3 Facilitate and increase the supply of housing options that are affordable to low- and moderate-income households.

MTO 2. Preventing homelessness and maintaining housing stability and sustainability.

STO 2.1 People at-risk of homelessness are connected to appropriate supports to remain housed.

STO 2.2 Maintaining housing stability through the provision of financial supports.



MTO 3. Ending homelessness by supporting and housing persons that do not have a home.

STO 3.1 The provision of varying levels of supportive housing to house persons that are homeless.

STO 3.2 The provision of emergency shelter options to provide short-term housing, while working on a longer-term solution for the individual according to their needs.

STO 3.3 Increase community outreach to provide supports to the unhoused.

HHP 2025-2035 Key Performance Indicators (KPIs) per Outcome



Outcome 2. Medium-term Outcome (MTO) 1 <ul style="list-style-type: none">KPI 2.1 # and types of community and nonmarket housing availableKPI 2.2 # of low- and moderate-income households accessing community and nonmarket housingKPI 2.3 Elapsed time from request to access community and nonmarket housing to accessing themKPI 2.3 Cost per individual per program type	Outcome 1: Long-term Outcome (LTO) 1 <ul style="list-style-type: none">KPI 1.1 # of housing options that is safe, secure, suitable, sustainable, evidence-based and reflects the needs of Leeds and GrenvilleKPI 1.2 # of units available, per type, as a percentage of UCLG populationKPI 1.3 # of individuals and/or households supported by CSS's housing and IPD dpts.KPI 1.4 Elapsed time from request to access housing and homelessness-related supports to accessing them
Outcome 3. Short-term Outcome (STO) 1.1 <ul style="list-style-type: none">KPI 3.1 # of community housing units and percent changeKPI 3.2 # of households accessing community housing over timeKPI 3.3 % of UCLG owned buildings that are in good condition	Outcome 6. Medium-term Outcome (MTO) 2 <ul style="list-style-type: none">KPI 6.1 # of people and/or # of households supported who were at-risk of homelessnessKPI 6.2 Amount of financial supports provided to maintain housing stability and sustainability (\$)KPI 6.3 # of people supported who remained housed for 6 months, and 1 yearKPI 6.4 Elapsed time from request to access supports to accessing themKPI 6.5 Cost per individual per program type
Outcome 4. STO 1.2 <ul style="list-style-type: none">KPI 4.1 Elapsed time from request to subsidized housing to accessing subsidized housingKPI 4.2 # of households accessing subsidized housing and percent changeKPI 4.3 Length of time household is on the waitlist to access UCLG affordable housingKPI 4.4 # of households accessing UCLG affordable housing options and percent change	Outcome 9. Medium-term Outcome (MTO) 3 <ul style="list-style-type: none">KPI 9.1 # of individuals exiting homelessnessKPI 9.2 # of individuals in the BNL and percent change over timeKPI 9.3 Homelessness recidivism rate per program typeKPI 9.4 Elapsed time from request to access supports per program typeKPI 9.5 Cost per individual per program type
Outcome 5. STO 1.3 <ul style="list-style-type: none">KPI 5.1 # of housing options that are affordable to low- and moderate-income households and percent changeKPI 5.2 # of increase of units related to Service Level StandardsKPI 5.3 # of low- and moderate-income households accessing housing options that are affordable as a percentage of counties population	Outcome 9. Short-term Outcome (STO) 3.1 <ul style="list-style-type: none">KPI 10.1 # of supportive housing options available for unhoused individualsKPI 10.2 # of unhoused individuals accessing supportive housing
	Outcome 11. STO 3.2 <ul style="list-style-type: none">KPI 11.1 # of emergency shelter options providing short-term housingKPI 11.2 # of individuals accessing emergency shelter optionsKPI 11.3 # of longer-term solutions identified to meet the needs of individuals who accessed short-term emergency shelter optionsKPI 11.4 # of individuals linked to other resources from emergency shelters
	Outcome 12. STO 3.3 <ul style="list-style-type: none">KPI 12.1 # of community outreach initiatives to unhoused individualsKPI 12.2 # of unhoused individuals accessing services after a community outreach event



Action Planning and Timelines

2025-2035 Housing & Homelessness Plan

The United Counties of Leeds and Grenville **2025 to 2035 Housing and Homelessness Plan (HHP): United in Housing Solutions for All** is centered on the following Strategic Goals:

**Strategic Goal 1.
Provide and Promote**

**Strategic Goal 2.
Preventing
homelessness**

**Strategic Goal 3.
Ending homelessness**

This **Logic Model House** (see image on the right) represents an overview of the desired outcomes that result from the various initiatives and actions within the 2025-2035 HHP. These actions, including their timelines, are listed in the pages that follow.

Long Term Outcome 1 (LTO 1).

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.

Medium Term Outcome (MTO) 1. Provide and promote a supply of community and nonmarket housing to ensure an adequate supply and choice of housing for low- and moderate-income households.

Short Term Outcome (STO) 1.1 The continued provision of community housing that meets the current and future needs of Leeds and Grenville.

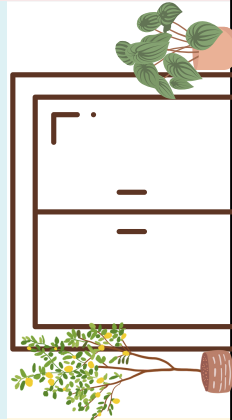
STO 1.2 Accelerate the timely access to subsidized housing and affordable housing options.

STO 1.3 Facilitate and increase the supply of housing options that are affordable to low- and moderate-income households.

MTO 2. Preventing homelessness and maintaining housing stability and sustainability.

STO 2.1 People at-risk of homelessness are connected to appropriate supports to remain housed.

STO 2.2 Maintaining housing stability through the provision of financial supports.



MTO 3. Ending homelessness by supporting and housing persons that do not have a home.

STO 3.1 The provision of varying levels of supportive housing to house persons that are homeless.

STO 3.2 The provision of emergency shelter options to provide short-term housing, while working on a longer-term solution for the individual according to their needs.

STO 3.3 Increase community outreach to provide supports to the unhoused.



Medium-Term Outcome 1. **Provide and promote** a supply of community and nonmarket housing to ensure an adequate supply and choice of housing for low- and moderate-income households.

Actions

Short-Term Outcome 1.1 - The continued provision of community housing that meets the current and future needs of Leeds and Grenville.

1. Continue to invest in current community housing assets through asset management planning to ensure the longevity of community housing properties.

2. Continue to invest in community housing assets by supporting community housing providers with repair funding opportunities.

3. Continue to engage with non-profit and co-operative housing providers to support the continued provision of rent-geared-to-income (RGI) units as part of Service Level Standards.

4. Enhance contributions to the housing amortization reserves to address future needs.

5. Advocate for changes to systemic policies to improve community housing through legislation.

Short-Term Outcome 1.2 Accelerate the timely access to subsidized housing and affordable housing options.

6. Assess the feasibility of a municipally-funded rent supplement program, to increase the number of subsidized housing units to reduce wait times.

7. Review and implement the selected recommendations of the feasibility report, to increase the number of subsidized housing units to reduce wait times.

8. Review the annual market rental increases to RGI units to match private market rates, to increase the number of subsidized housing units to reduce wait times.

2025

2026

2027

2028

2029

2030

2031

2032

2033

2034

2035

Actions

2025

2026

2027

2028

2029

2030

2031

2032

2033

2034

2035

Short-Term Outcome 1.3 - Facilitate and increase the supply of housing options that are affordable to low- and moderate-income households.

9. Continue to administer and explore potential improvements in the administration of the Affordable Home Ownership Program.

10. Provide data and information required to develop an evidence-based business case for new community and affordable housing.

11. Refer land developers and non-profit housing providers to project funding and financing programs to develop new community and affordable housing units.

12. Support the development of subsidized and affordable housing units through the Leeds and Grenville Affordable Housing Development Lab.

13. Review the effectiveness of the provincially funded Secondary Suite Programs to create affordable additional residential units (ADU).

14. Continue to fund the Leeds and Grenville Landlord Secondary Suite program to create affordable ADUs in existing residential rental units.

15. Identify solutions to barriers to rural housing development to encourage rapid housing development across the counties.

16. Based on data, establish unit size, tenant, and geographical targets for new RGI, affordable, supportive and transitional housing, with an annual review mechanism.

17. Review the Community Housing portfolio for sustainability to implement a mixed income model and reinvest into nonmarket housing options.

18. Maximize governmental housing initiatives to align with the UCLG's HHP Plan.

Annually

Annually

Completed



Medium-Term Outcome 2. Preventing homelessness and maintaining housing stability and sustainability.

Actions

2025

2026

2027

2028

2029

2030

2031

2032

2033

2034

2035

Short-Term Outcome 2.1 - People at-risk of homelessness are connected to appropriate supports to remain housed.

1. Continue to administer the Homelessness Prevention Benefit and Ontario Works Discretionary Benefit, to issue funds to prevent eviction and loss of utilities.

2. Increase financial investments for prevention from the HPP.

3. Prepare individuals for independent living in the community.

4. Review and identify program improvements to the Homelessness Prevention Program (HPP), including creation of an overall HPP database.

5. Advocate for systemic policy changes to increase homelessness prevention initiatives through legislation.

6. Identify the feasibility of establishing prevention programs such as the Rent and Utilities Bank in order to help people at risk of homelessness, lessening the pressure on HPP and reducing dependency on HPB for rent and utilities arrears.

Ongoing

Ongoing

Ongoing

Actions

- 2025
- 2026
- 2027
- 2028
- 2029
- 2030
- 2031
- 2032
- 2033
- 2034
- 2035

Short-Term Outcome 2.2 - Maintaining housing stability through the provision of financial supports.

7. Continue to partner and develop service agreements with community agencies to ensure those vulnerable to homelessness are supported in their efforts to remain and/or secure housing, including provincially mandated priority populations.

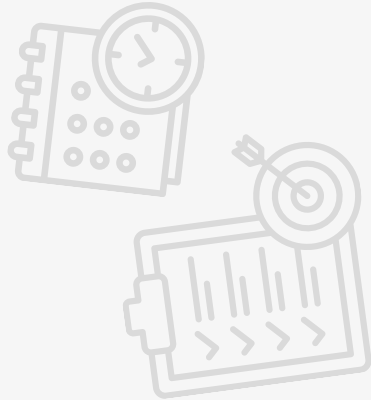
8. Review and match people and/or households at-risk of homelessness to appropriate programs funded provincially or federally.

9. Administer the Ontario Priorities Housing Initiative – Ontario Renovates Component.

Ongoing

Ongoing

Annually



Medium-Term Outcome 3. Ending homelessness by supporting and housing persons that do not have a home.

Actions



Short-Term Outcome 3.1 - The provision of varying levels of supportive housing to house persons that are homeless.

1. Continue the community-based supportive housing in collaboration with community partners.
2. Create 50 units every three years, for a total of 150 units by 2035, conditional on federal and provincial investment.
3. Create 25 Supportive Housing cabins.
4. Administer HPP funding for community-based programming, including youth and individuals involved in the justice system.



Short-Term Outcome 3.2 The provision of emergency shelter options to provide short-term housing, while working on a longer-term solution for the individual according to their needs.

5. Administer provincial funding for varying levels of emergency shelter spaces.
6. Develop a consistent emergency shelter model across the counties, including a centralized database.
7. Increase the number of transitional-supportive housing units and beds available in the counties.



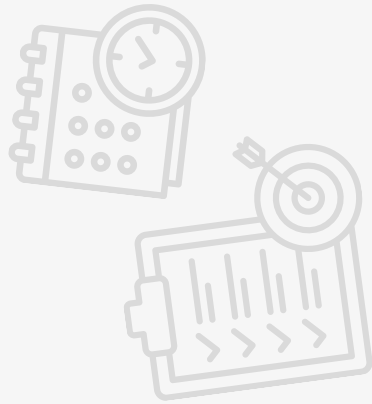
Actions

- 2025
- 2026
- 2027
- 2028
- 2029
- 2030
- 2031
- 2032
- 2033
- 2034
- 2035

Short-Term Outcome 3.3 - Increase community outreach to provide supports to the unhoused.

8. Continue to maintain the ByName List (BNL) to accurately track and identify service needs for the unhoused population across the counties.
9. Evaluate the BNL process to ensure coordinated access to available housing and resources to support the unhoused population.
10. Coordinate community outreach efforts to support unhoused populations.
11. Integrate Annual Housing Report to annual HHP 2025-2035 report.
12. Explore community engagement opportunities to coordinate community wide effort to reduce homelessness across the counties.

Ongoing





The Leeds and Grenville 2025–2035 Housing and Homelessness Plan Consultations: What We Heard

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

where **lifestyle**
grows good business



The Leeds and Grenville 2025-2035 Housing and Homelessness Plan Consultation: What We Heard

A total of nine community consultation meetings, attended by a total of 128 people, took place between October 17, 2024 and February 20, 2025, that consulted the following stakeholders: The Leeds and Grenville ByName List Partners, County Accessibility Committee of Leeds and Grenville Council, Leeds and Grenville Planners, Leeds and Grenville Non-Profit Housing Providers, Community Partners, Person's with Lived-Experience of Housing Instability and Homelessness, Indigenous person's, and the general public.

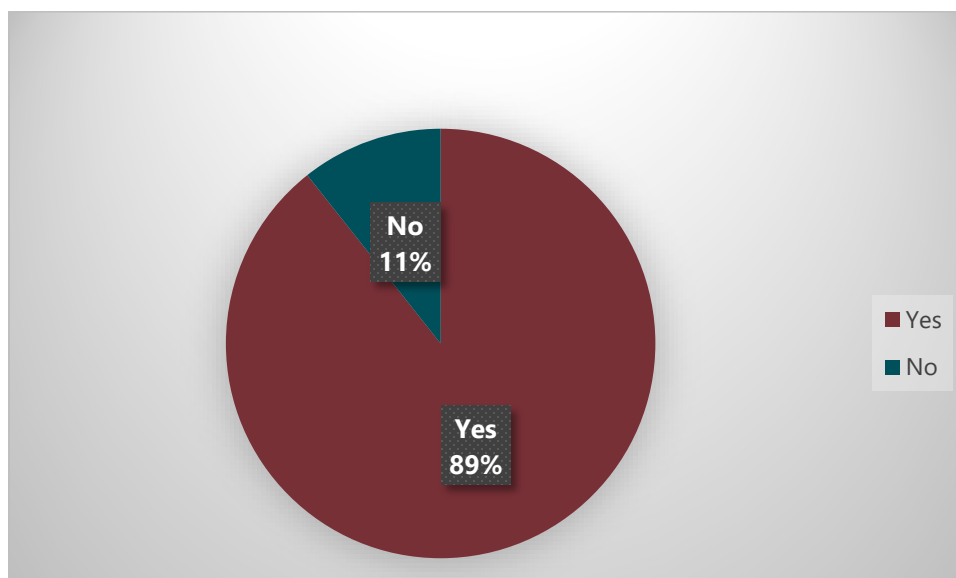
The consultation included participation from approximately thirty-three community partners that provided feedback into the development of Leeds and Grenville's housing and homelessness plan. Input was also provided by some staff and elected officials in the lower-tier and separated municipalities of Leeds and Grenville.

A dedicated webpage for the online consultation included a copy of the consultation slideshow presentation, discussion questions, and a link to an online survey. The online survey was live from October 22, 2024 through November 20, 2024. Two versions of the survey were offered: an in-depth survey or an express survey. Respondents could decide which survey they wished to complete. Surveys were completed using an online form, or a paper copy that was provided upon request or offered at one of the in-person consultation sessions. Fifty-five respondents completed the full version of the survey, and twenty-one respondents completed the "Express Survey", for a total of seventy-six responses.

Q1. Did you view the 2025-2035 Housing and Homelessness Plan Presentation online, or participate in a live consultation session prior to completing the questionnaire? (Full version only).

Yes	46
No	7
N= 53	

Q2. Do you presently reside in the United Counties of Leeds and Grenville?



N= 75

Q.3 What is your interest in commenting on a Housing and Homelessness Plan for the United Counties of Leeds and Grenville?

Summary of Responses	Count
Concerned about the homeless situation, wanting to reduce homelessness and better support those who are homeless, need for more services and supports and need for improvement, knows someone facing homelessness.	30
Concerned about lack of Affordable Housing options, high cost of living including the cost of rent and food.	16
Is a staff member or volunteer that works in or supports persons affected by homelessness/housing instability in Leeds and Grenville.	15
Is a volunteer or advocate, for persons with a special need, or person with a disability, that is concerned about the lack of housing options for groups with special needs.	12
Provided suggestions for new housing development, affordable housing creation; wants to see innovation to solve the issue; more housing built faster, more affordable housing.	7
Commenting as a civic duty/tax payer	3
Interested in increasing knowledge about the plan and services	1

N= 85

"No one in this day and age should be facing homelessness. With rent increases and the overall cost of living, it is not out of the realm of possibilities that I, too could be facing this situation at some point."

"I go out nightly handing out supplies/food to the homeless, so have gotten to know many of the unhoused at a very personal level. I just want to help these people be seen and heard."

"As a citizen of [omitted], everyone deserves to have a safe, warm place to live."

"We need more mental health resources."

Q. 4 The following is the proposed Vision Statement of the Plan, which states:

The Housing and Homelessness Plan for the United Counties of Leeds and Grenville is centered on the vision of a community that encourages 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.

Should the Vision Statement		
	Count	Percentage
Change?	3	4.1%
Stay the same?	52	70.3%
Be modified?	19	25.7%

N= 74

Q.5 If you think the Vision Statement should change or be modified - do you have any suggested revisions or alternatives you would propose with regard to the proposed Vision Statement?

Summary of Comments:

- Simply words, shorten.
- Update wording to make it inspiring – describe a brighter future (i.e. what you ultimately want to achieve).
- Include reference to equitable, housing first, trauma informed (medical reference), person-centered, community support, support independence, supportive housing, rural-urban needs, access to health and social supports, affordable,
- Still have homelessness under previous vision statement.

Q6. 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 strategic framework for the future of housing in Leeds and Grenville, using the following guiding principals:

- Person-Centered Approach
- Housing First
- Prevention Focused
- Community Partnerships
- Locally-driven
- Inclusive
- Fiscal Responsibility
- Outcome Based

Should the Guiding Principles		
	Count	Percentage
Change?	4	5.4%
Stay the same?	55	74.3%
Be modified?	15	20.3%

N=74

Q.7 If you think the Guiding Principals should change or be modified - do you have any suggested revisions or alternatives you would propose with regard to the proposed Vision Statement?

Summary of comments: 33 survey responses

- **Housing-First:** Is not working. Putting clients into homes without immediate support is setting up our clients for failure. Staff need to be trained to provide proper housing supports beyond education programs.
- **Person-Centered** approach: add – continued engagement with people with lived-experience can improve community health and increase social inclusion. How can we be person-centered if we do not offer options in housing (refers to Social Housing Waitlist rule regarding offers?). Increase meetings with unhoused and those at risk.
- **Locally-driven:** Unclear what “locally-driven” means. It’s not possible to have all supports in all communities. Consider “balancing urban and rural needs”.

- **Inclusive:** Some confusion over the meaning of “inclusive”, respondents assumed it referred to heat and utilities being included in rents. Inclusive should mention the unique context of Indigenous Peoples.
- **Fiscally-responsible:** Costs should be considered, but “fiscally-responsible” should not be a guiding principle. Should not prevent the appropriate provision of services.
- **Outcome-Based:** Unclear on meaning of Outcome Based. Are we required to report on progress, is the needle moving forward?
- **Add as a Guiding Principle:** trauma informed, violence-informed care process/lens, health-equity, goal-focussed (life stabilization and accountability for clients working on goals), prevention, peer-driven (lived-experience), accessible, transparency, less barriers to access (whether accessibility-related, or service related), rural.
- Positive feedback that principles were not ranked/prioritized (each guiding principle is equal).

Q.8 The Plan has identified three overarching strategic goals that outline tangible actions that are linked to specific outcomes and measures:

Strategic Goal #1: Ending homelessness by supporting and housing persons that do not have a home.

Strategic Goal #2: Preventing homelessness and maintaining housing stability.

Strategic Goal #3: Facilitating and promoting a supply of community and affordable housing to ensure an adequate supply and choice of housing for low and moderate-income households.

Should the Goals		
	Count	Percentage
Change?	49	64.5%
Stay the same?	21	27.6%
Be modified?	6	7.9%

Q9. If you think the Strategic Goals should change or be modified - do you have any suggested revisions or alternatives you would propose?

34 survey comments received.

Goal #1: Ending Homelessness by supporting and housing persons that do not have a home.

- Not realistic. There will always be someone who is homeless. Struggle with the word to end homelessness.
- Challenging to achieve. Change to "reducing" or significantly reducing homelessness.
- From the Lived-experience Focus Group: Struggle with the word "ending" – will it ever end? Maybe use the word reduce.

Goal #2: Preventing Homelessness and maintaining housing stability.

- Should be the first goal.
- Provide legal resources/additional supports for those with housing instability.
- Help people exit the system with supports.
- Advocate for system change for income support to afford housing.
- Focus on the causes of homelessness.

Goal #3: Facilitating and promoting a supply of community and affordable housing to ensure an adequate supply and choice of housing for low income households.

- Should be the first goal. Switch Goals 1&3. There needs to be stability for the working poor or ending and preventing homelessness won't be achieved.
- Add finding and creating housing with rent geared to income.

Other Goals Suggested:

- Include community partnerships in every goal or add a goal specific to partnerships.
- Integration of work, health and community.
- Advocacy to higher levels of governments to change the Ontario Works rates with inflation, which have remained unchanged since 2018, rapid increase in rental rates.
- Listening and learning.
- Provide mental health and addiction services.
- Community-wide.

Putting the Goals into Action

Actions

Should the **Actions** to support **Goal #1**: "Ending Homelessness by supporting and housing persons that do not have a home", **Change, Stay the Same or Be Modified?**

Should the Actions for Goal #1		
	Count	Percentage
Change?	0	0%
Stay the same?	14	70%
Be modified?	6	30%

N= 20

11. How important to you is implementing the following **Current Actions** to achieve the **Goal #1**: Ending Homelessness and supporting and housing persons that do not have a home. (0 point)

● Not At All Important ● Slightly Important ● Neutral ● Very Important ● Extremely Important

Three-Year Homelessness Prevention Strategy and Annual Homelessness Report that will review the services provided.

Provide and flow funding for varying levels of emergency shelters according to acuity of needs for persons for are unhoused.

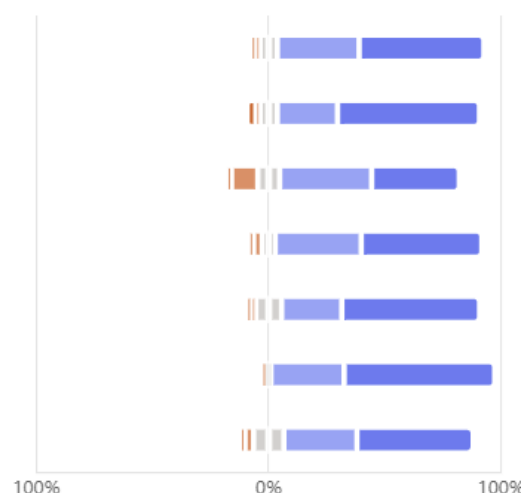
Continue the ByName List to accurately track and count the unhoused population to provide the supports needed.

Provision of Supportive Housing through the Community and Social Services Division and service agreements with community...

Continue the provision of emergency vouchers through the Community and Social Services Division and community partners...

Provision of community outreach services through the Community and Social Services Division and community partners to support...

Continue mobile outreach services through the Justice Involved Housing Program.



12. How important to you is implementing the following **Future Actions for Goal #1: Ending Homelessness and supporting and housing persons that do not have a home.** (0 point)

● Not at All Important ● Slightly Important ● Neutral ● Very Important ● Extremely Important

The creation of 150 Supportive Housing Units that provide for varying levels of supports according to acuity.

Investigate additional/alternative emergency shelter opportunities and transitional mid-term accommodations.

Expand community partner participation of the ByName List for all organizations that support the unhoused population.

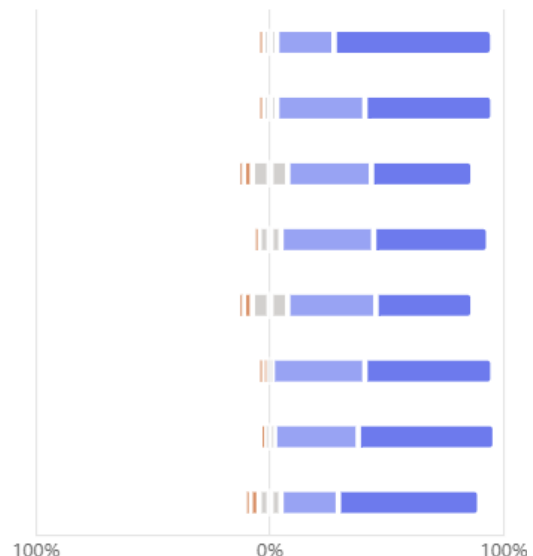
Transform the Counties' current shelter service into a program that places increased emphasis on supporting clients to move into...

Improve outreach services to better track homelessness across the Counties.

Increase the amount of Transitional-Supportive Housing available in the Counties.

Build and enhance community partnerships in support of a coordinated and community-wide effort to reduce homelessness...

Be ready for future investment. Should the provincial Homelessness Prevention funding levels increase in the next 2-3...



Suggestions for changes to Actions to support Goal #1

- In the short-term expand the emergency shelter capacity to meet need.
- Provide a temporary encampment for shelter and access to showers and laundry.
- Have housing in all community areas with emphasis on inclusion. Partnerships with landlords in preferred areas in the community. Increase rent-geared-to-income housing options.
- Make homeless a priority on the Social Housing Waitlist.
- A timeline and list of actions and results is needed to make progress.
- Include supports for mental health and addiction.
- Concern for an increase in taxes that will place costs on the already heavily burdened lower-income tax payers.
- Plan for staffing to support Supportive Housing, and that many residents will never be independent enough to move out. Clients need to be treated with a trauma-informed approach recognizing that many clients need supportive housing before they can live independently.
- Incorporate socialization and community integration once a person is housed.

Should the **Actions** to support **Goal #2**: "Preventing Homelessness and maintaining housing stability", **Change, Stay the Same or Be Modified?**

Should the Actions for Goal #2		
	Count	Percentage
Change?	2	10%
Stay the same?	15	75%
Be modified?	3	15%

N= 20

13. How important to you is implementing the following **Current Actions for Goal #2**: Preventing Homelessness and maintaining housing stability. (0 point)

● Not at all Important ● Slightly Important ● Neutral ● Very Important ● Extremely Important

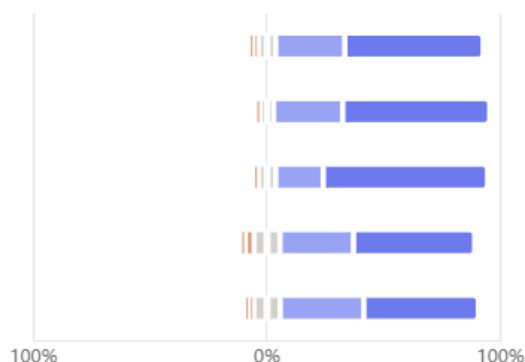
Continue to administer the Homelessness Prevention Benefit to issue funds to prevent eviction and loss of utilities.

Continue the Supportive Housing Program, which includes preparing individuals in the program for independent living in th...

Continue to fund the Housing Allowance program, and participate in the Canada-Ontario Housing Benefit program, to make the co...

Continue to fund the Ontario Renovates revolving loan fund to eligible households to repair their existing home and complete...

Continue the Justice Involved Housing Program, which engages with individuals in institutional settings to divert and prevent a...



14. How important is it to you to implement the following **Future Actions for Goal #2**: Preventing homelessness and maintaining housing stability. (0 point)

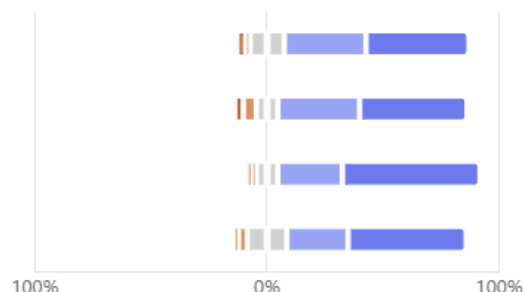
● Not at all Important ● Slightly Important ● Neutral ● Very Important ● Extremely Important

Assess the feasibility of a municipally-funded housing allowance program, to reduce dependency on the Homelessness Preventio...

Assess the feasibility of a municipally-funded rent supplement program to increase the number of new Affordable Housing unit...

Investigate future programs and options that can assist households to remain housed for longer periods, and reduce...

Enhance the Counties' existing homelessness prevention programs so that 20% more community members receive financi...



Suggestions for Actions to Support Goal #2: Preventing Homelessness and Maintaining Housing Stability

- Include mental health and addictions supports.
- Advocacy to increase the social assistance rates to be able to afford rent and prevent further homelessness.
- Focus your efforts on the working poor.
- Prioritize multidisciplinary engagement and partnership when engaging in systems change to prevent and end homelessness
- Support other services (e.g. food) so that people can afford rent.
- Increase rate of subsidy (e.g. housing allowances).
- Time limits are too restrictive for the Homelessness Prevention Benefit.
- Create a municipally-funded housing allowance. The rules to be a renter to receive a housing allowance should change - because someone who is unhoused cannot afford and is not able to find a rental, pay first and last months' rent, and then wait to hear if they are eligible for the subsidy.

Should the **Actions** to support **Goal #3**: "Facilitating and promoting an adequate supply and choice of community and affordable housing for low income households ", **Change, Stay the Same or Be Modified?**

Should the Actions for Goal #3		
	Count	Percentage
Change?	0	0%
Stay the same?	16	80%
Be modified?	4	20%

N=20

15. How important is it to you that the following **Current Actions** are implemented to achieve **Goal #3: Facilitating and promoting a supply of community and affordable housing to ensure an adequate supply and choice of housing for low and moderate income households.** (0 point)

● Not at all Important ● Slightly Important ● Neutral ● Very Important ● Extremely Important

Continue to invest in current community housing assets through asset management planning and supporting community housing...

Continue to target and fund the Canada-Ontario Community Housing Initiative – Housing Allowance to support the continued...

Continue to contribute to the housing amortization reserve.

Support the development of new subsidized and affordable housing units through the Leeds and Grenville Affordable Housing...

Assisting the development of new community and affordable housing units through referrals for land developers and non-prof...

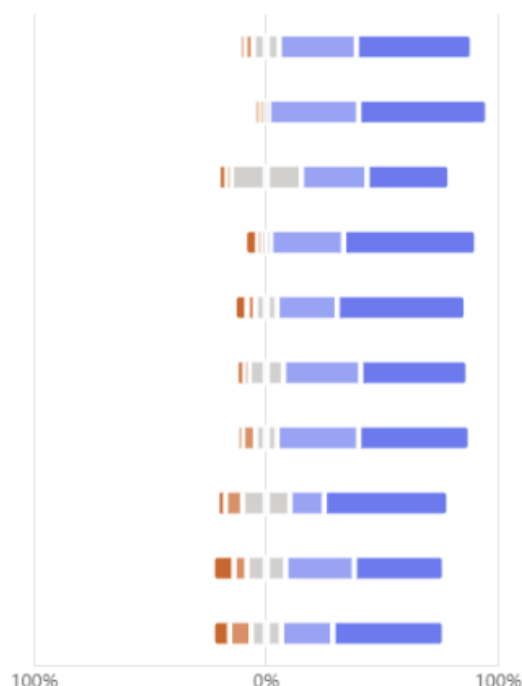
Supporting the development of new community and affordable housing units through the provision of data and information...

Promotion of housing development in rural areas, including cost-effective waste water and drinking water funding programs and...

Encouragement of rapid housing development through the promotion of alternative building methods to build housing fast...

Continue to fund the Affordable Home Ownership Program, to assist first-time homebuyers with down payment assistance for...

Continue to fund the Secondary Suite Programs, to create an Affordable additional residential unit (ADU) to increase the suppl...



16. How important is it to you that the following **Future Actions** are implemented to achieve the **Goal #3: Facilitating and promoting a supply of community and affordable housing to ensure an adequate supply and choice of housing for low and moderate income households.** (0 point)

● Not at all Important ● Slightly Important ● Neutral ● Very Important ● Extremely Important

Develop a Housing Strategy Plan for County investments in Homelessness, Affordable and Supportive Housing in Leeds and...

Based on data, establish unit size, tenant and geographical targets for new affordable and supportive housing.

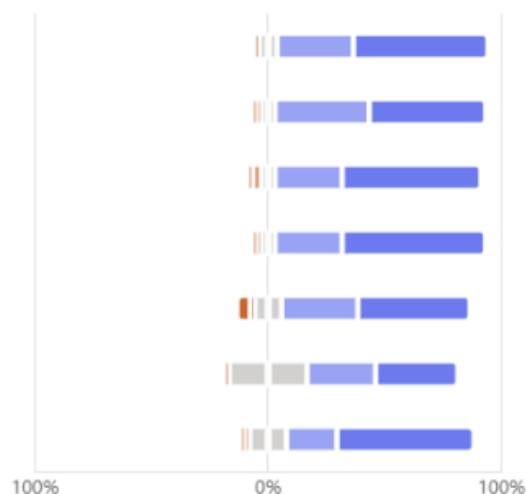
Establish a multi-year plan for new subsidized housing units, with a focus on the development of high need units in high demand...

Review the current community housing stock, and assess if the unit composition and mandates meet the needs of those waiting...

Assess the feasibility of a municipally-funded rent supplement program, to increase the number of subsidized housing units to...

Supporting Ontario's Community Housing Renewal Strategy.

Engage in discussions with housing developers regarding the challenges and needs for constructing new affordable and...



Suggestions for Actions to Support Goal #3: Facilitating and promoting a supply of community and affordable housing to ensure an adequate supply and choice of housing for low income households.

- Financial assistance for developers to build homes and apartment dwellings.
- New development in the community should be required to include a supply for Affordable Housing units.
- Promotion and acceptance of tiny home communities, including tiny homes on wheels.
- Concern regarding and a request for more oversight over "slumlords" that do not provide safe rental properties.
- Review housing stock to determine best use, and whether the sale could generate funds to regenerate new housing stock that is more energy (and cost) efficient.
- Promote building on municipal lands, offered at no cost for affordable development.
- In proposed housing developments, consider efforts to work collaboratively to establish housing within a healthy and complete community setting.
- Collaborate and consult on housing habitability and safety concerns with partner agencies.
- Rural considerations?
- Partner with the Health Unit to promote safe and healthy environments.
- What is low-income?
- Are their targets for affordable housing supply? What about rural areas?
- We need more affordable housing.

Other Actions Suggested

- The biggest reason for homelessness is poverty – people cannot afford rent.
- More harm reduction, safe injection sites, mental health help for unhoused individuals.
- Utilize government lands (e.g. federal, provincial, municipal) to build affordable housing.
- Work with local churches who are key supporters.
- The need for more community awareness on available services, and to reach those who need services.
- Acknowledge the unique relationship of indigenous peoples to this land and ensure that indigenous voices are heard regarding affordable housing and homelessness.

- Monitoring or evaluation of the Plan.
- Advocate for more provincial funding.
- Concern that it is a ten-year plan with many actions to achieve.
- "As a front-line worker, I find that supports listed above are often not accessible (i.e. no temporary shelter available, forms difficult to complete, phone calls not returned)."
- "It's absolutely pitiful that people who are making over \$20/hour can barely afford to live in SHARED housing. I make \$23 per hour, working full time, and I can't afford to rent in a one-bedroom anywhere in Leeds and Grenville. I have to have roommates to afford to live!"



**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**

Prepared by:
The Housing Department
February 2023

where lifestyle
grows good business

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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-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. 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-geared-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-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 2nd 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 2nd 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%

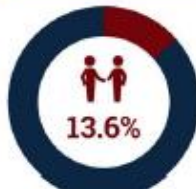
Families



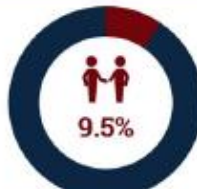
54%

Adults

*as of October 31, 2022



% population in Leeds and Grenville
0-14 years



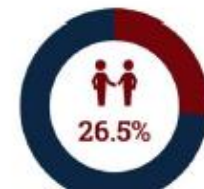
% population in Leeds and Grenville
15-24 years



% population in Leeds and Grenville
25-49 years

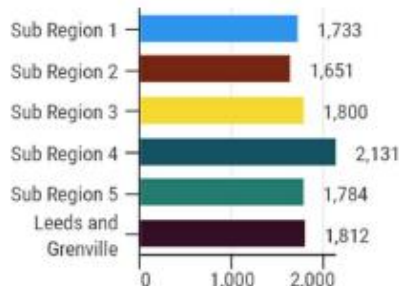


% population in Leeds and Grenville
50-64 years



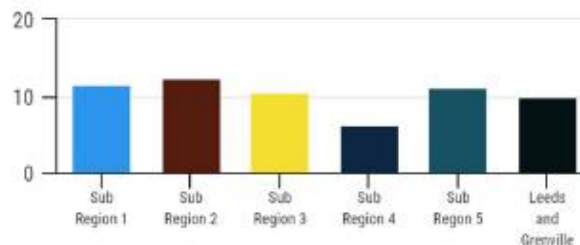
% population in Leeds and Grenville
65+ years

Affordable Monthly Rent (\$)



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

Prevalence Low-Income Measure (LIM-AT) %



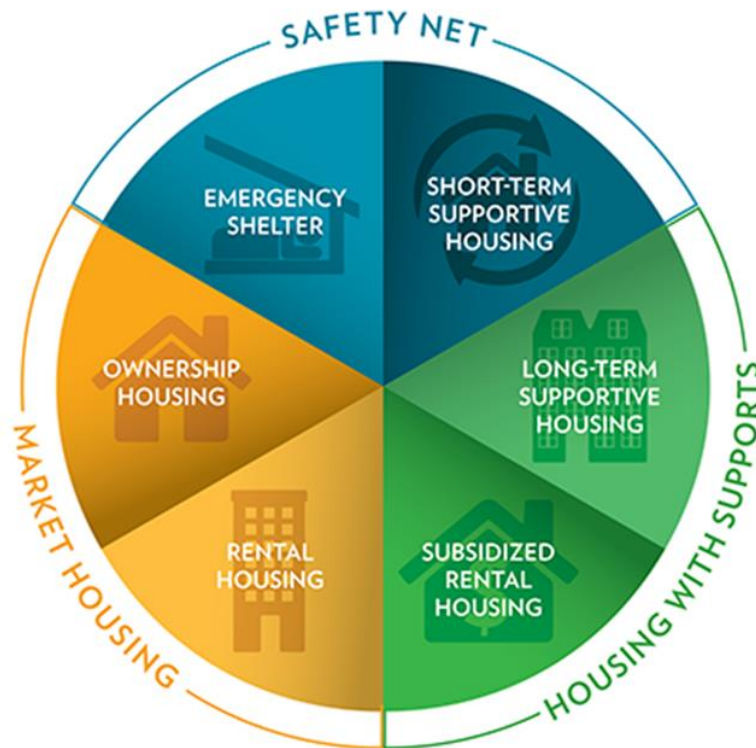
SubRegion1 - Brockville, Elizabethtown Kitley
SubRegion2 - Rideau Lakes, Westport
SubRegion3 - Athens, Front of Yonge, Gananoque, Leeds and Thousand Island
SubRegion4 - Merrickville - Wolford, North Grenville
SubRegion5 - Augusta, Prescott, Edwardsburgh-Cardinal

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

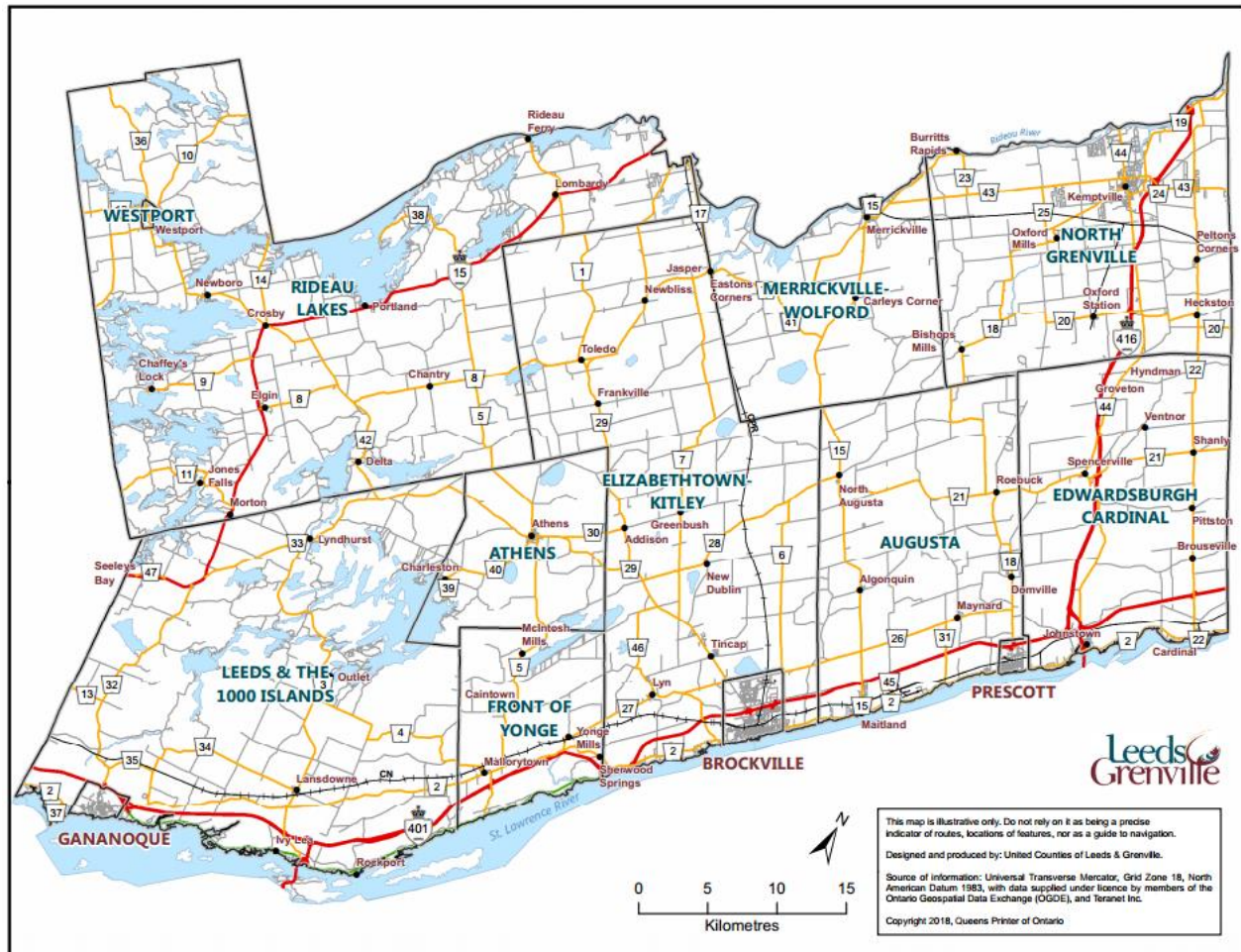
Sources of information for this report include Statistics Canada Census Profile, Census of Population; United Counties of Leeds and Grenville Housing Department, including the Social Housing Registry; and the Canada Mortgage and Housing Corporation (CMHC) regarding average market rents and the housing 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	
	#	%	#	%	#	%	#	%	#	%
Brockville	21,375	22.13	21,957	22.1	21,870	22.02	21,569	21.46	22,116	21.25
North Grenville	13,581	14.06	14,198	14.3	15,085	15.19	16,451	16.36	17,964	17.26
Rideau Lakes	9,687	10.03	10,350	10.4	10,207	10.28	10,326	10.27	10,883	10.46
Leeds and the Thousand Islands	9,069	9.39	9,435	9.5	9,277	9.34	9,465	9.42	9,804	9.42
Elizabethtown-Kitley	10,039	10.39	10,201	10.3	9,724	9.79	9,631	9.58	9,545	9.17
Edwardsburg/Cardinal	6,674	6.91	6,689	6.7	6,959	7.01	7,074	7.04	7,505	7.21
Augusta	7,635	7.9	7,510	7.6	7,430	7.48	7,353	7.31	7,386	7.10
Gananoque	5,167	5.35	5,285	5.3	5,194	5.23	5,159	5.13	5,383	5.17
Prescott	4,228	4.38	4,180	4.2	4,284	4.31	4,222	4.20	4,078	3.92
Merrickville-Wolford	2,812	2.91	2,867	2.9	2,850	2.87	3,067	3.05	3,135	3.01
Athens	3,053	3.16	3,086	3.1	3,118	3.14	3,018	3.00	3,042	2.92
Front of Yonge	2,639	2.73	2,803	2.8	2,680	2.7	2,602	2.59	2,595	2.49
Westport	647	0.67	645	0.65	628	0.63	590	0.59	634	0.61
Leeds and Grenville	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)

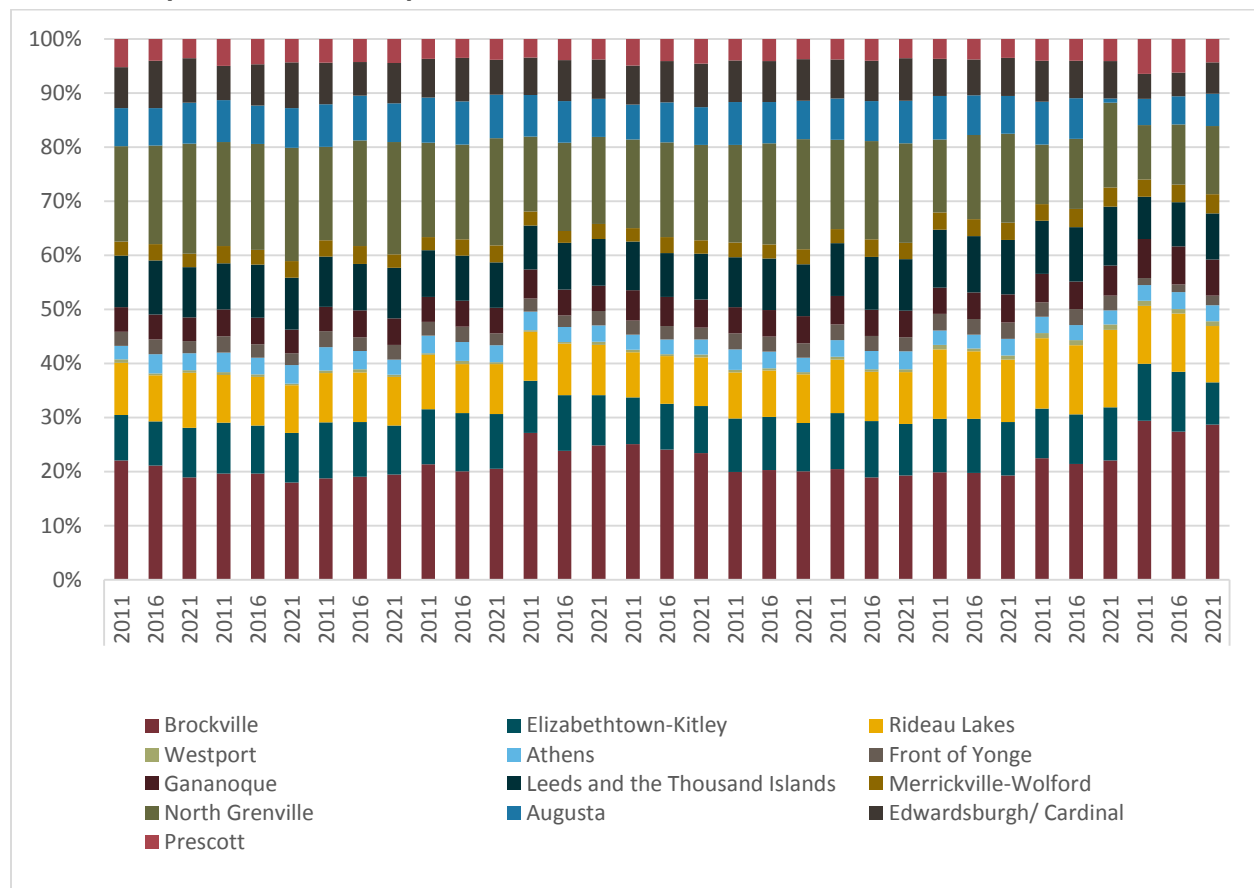
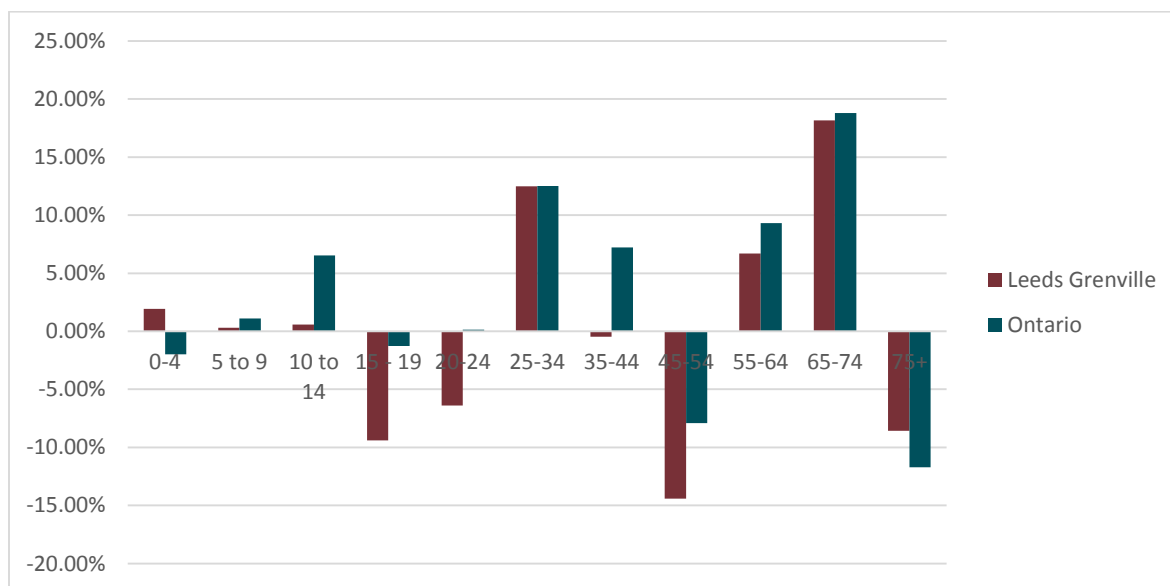


Figure 3 illustrates, in general, Leeds and Grenville has experienced the same age-related population trends that Ontario has experienced; the majority of growth happened in the older adult (i.e. 55+) and senior's age groups. Growth in Leeds and Grenville surpassed Ontario for the population aged 0-9 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

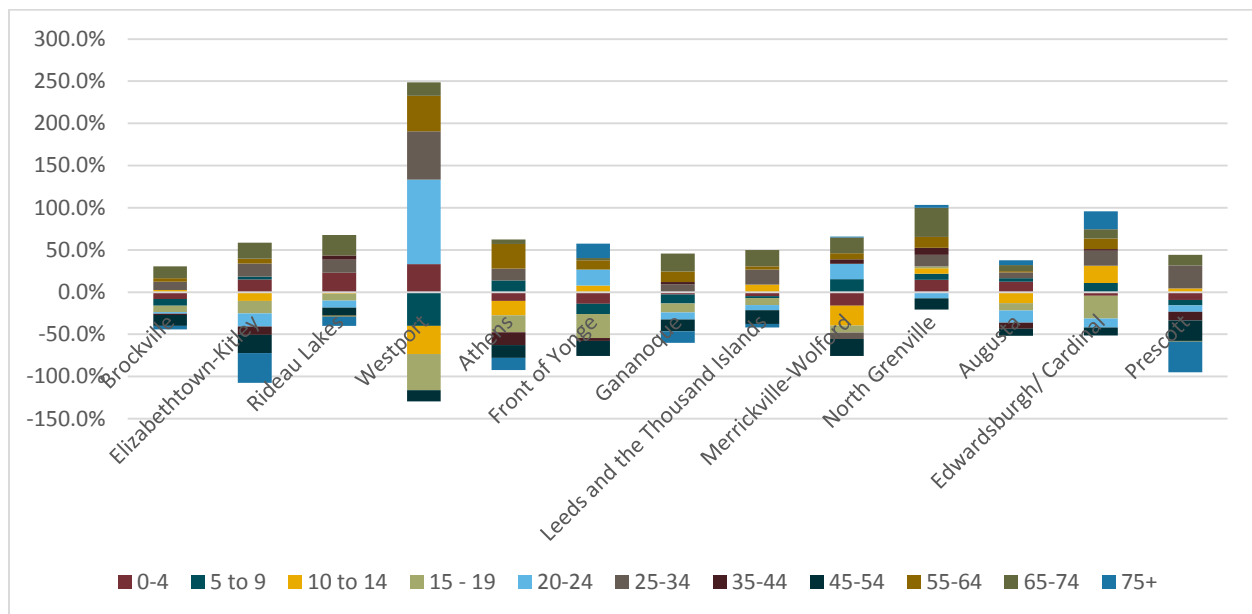
Figure 4 below illustrates the population increases and decreases per age group, by municipality within Leeds and Grenville, from 2016-2021. It becomes apparent in what age groups, and in which municipalities, the population gains and losses are taking place. For example, the City of Brockville continues 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)

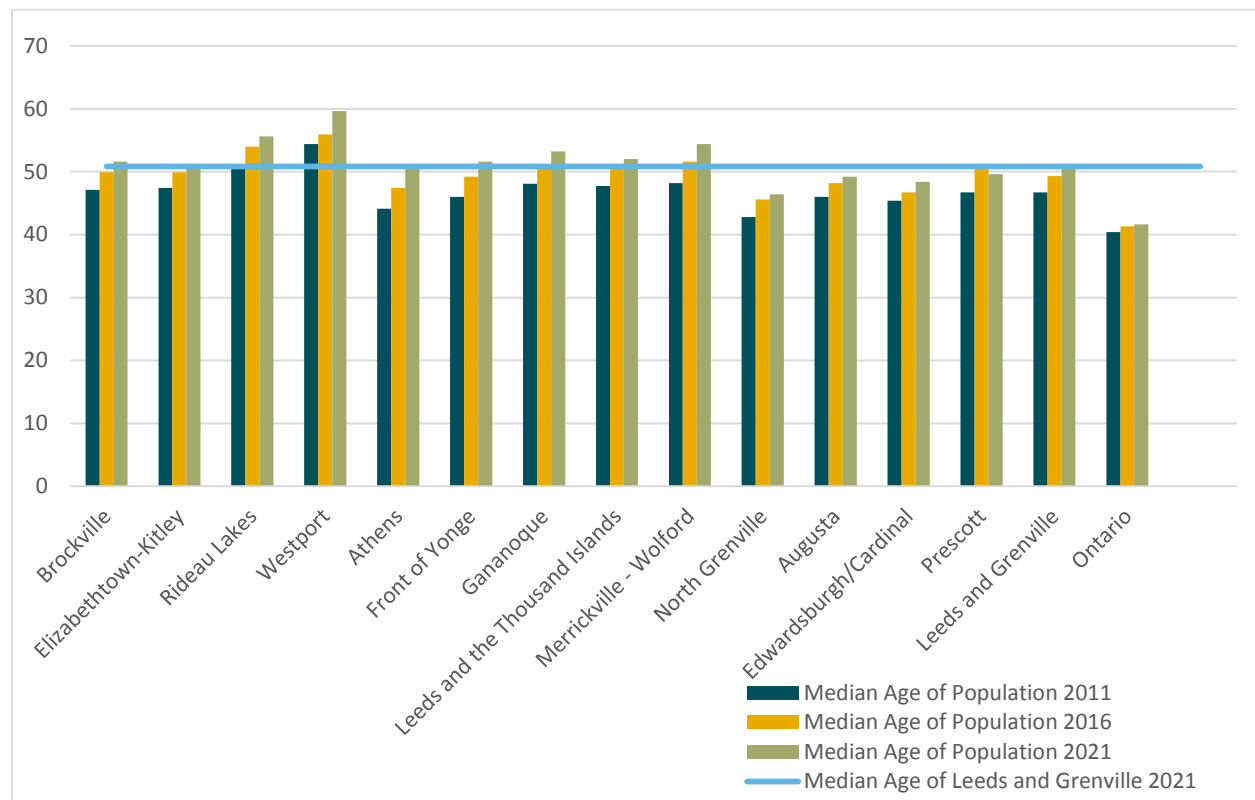


Source: Statistics Canada Census, 2016, 2021

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.

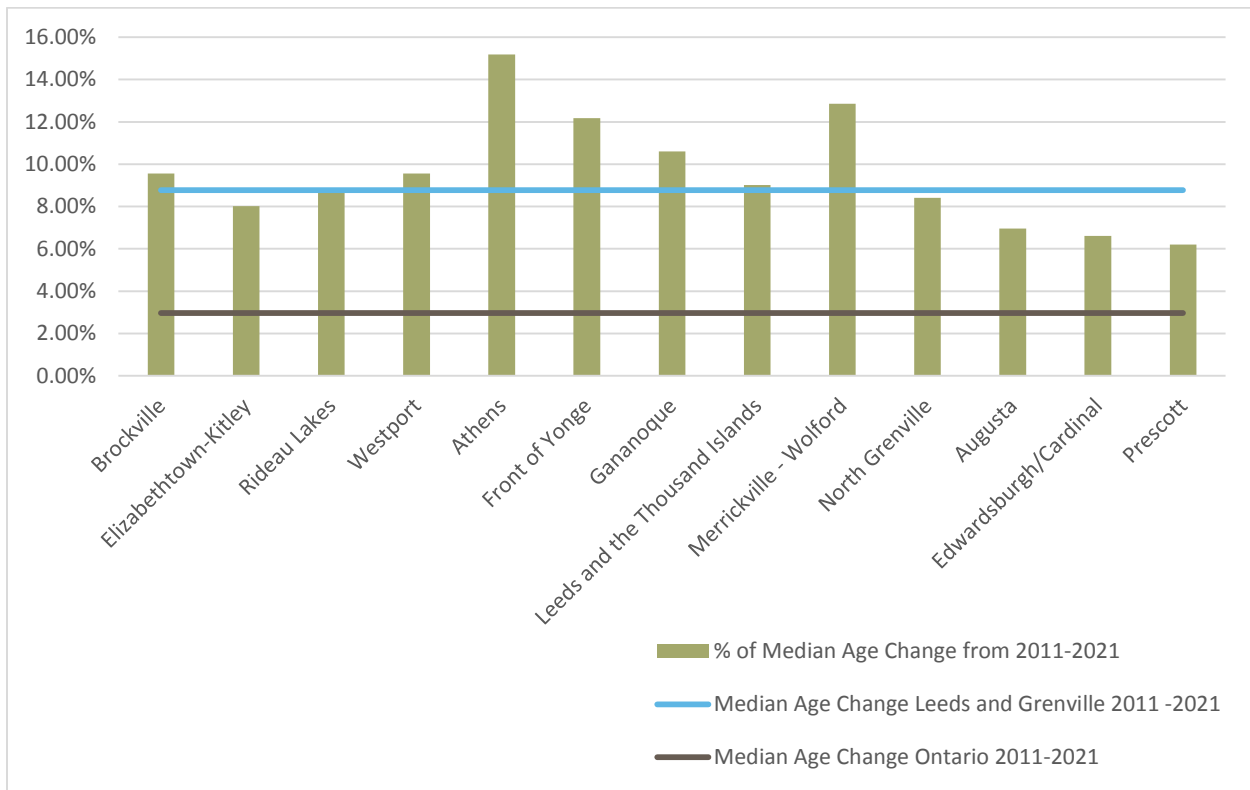
Figure 5: Median Age of Population (2011, 2016 and 2021)



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)



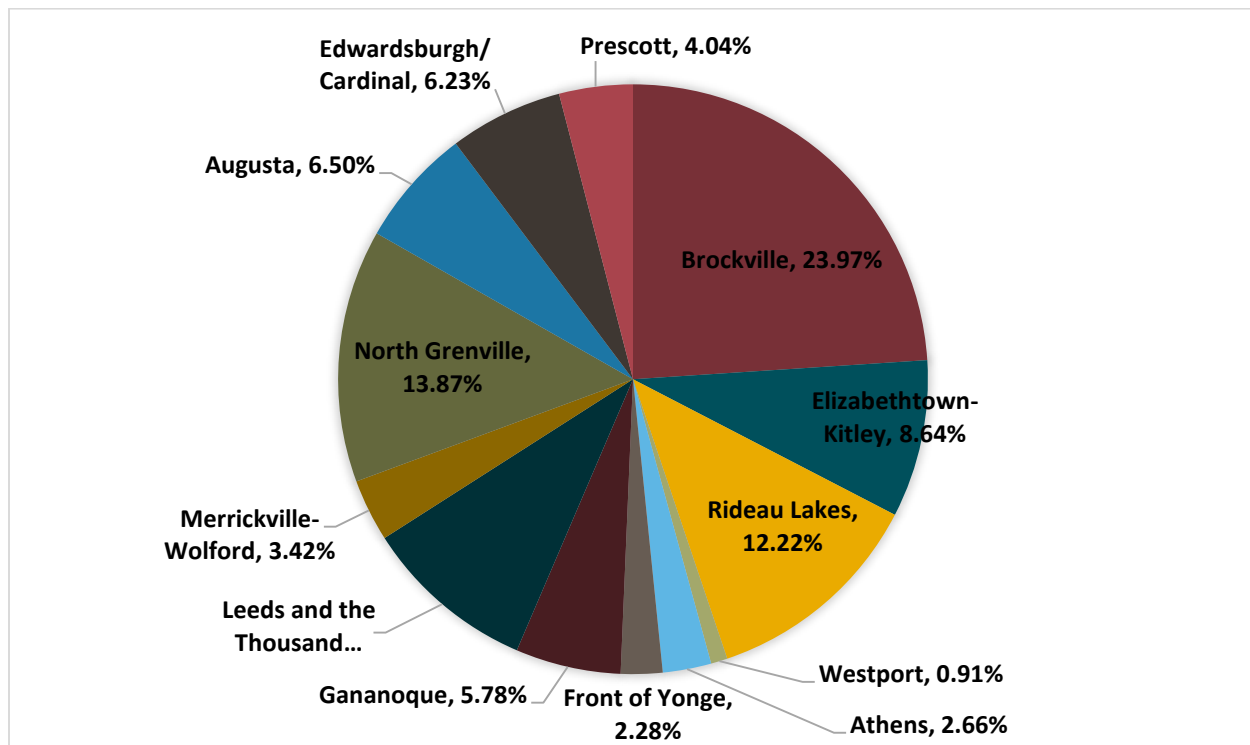
Sources: Statistics Canada Census, 2011, 2016, 2021.

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

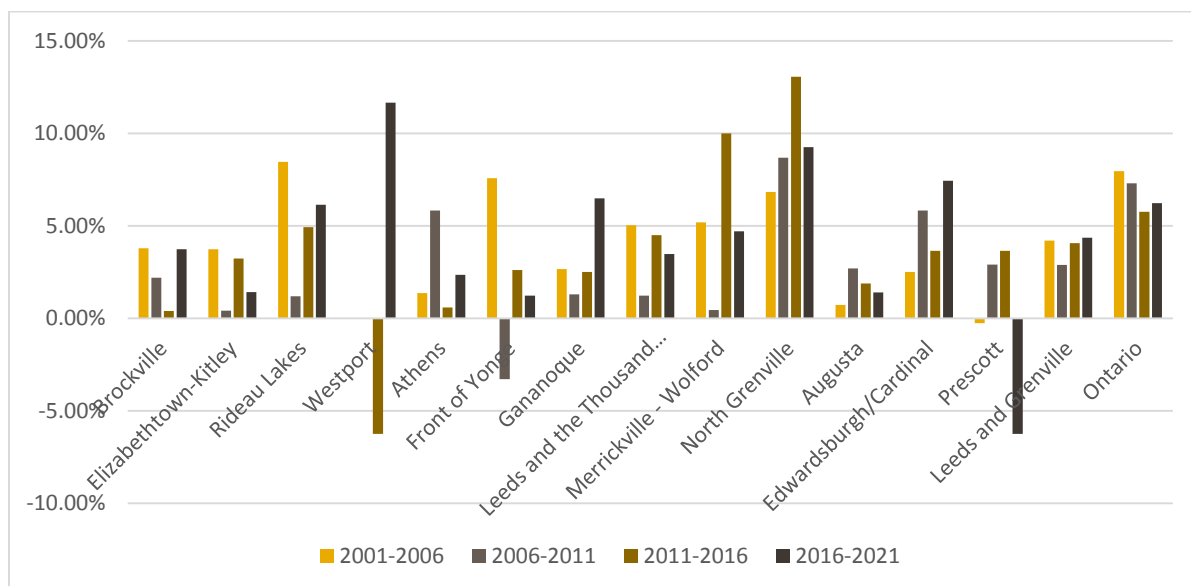
The most sizable municipal increase in the number of households from 2016-2021 happened in North Grenville, where the number of households increased by 596, followed by Brockville which, increased by 384 households and Rideau Lakes, which increased by 272 households. Notable growth was also experienced 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.

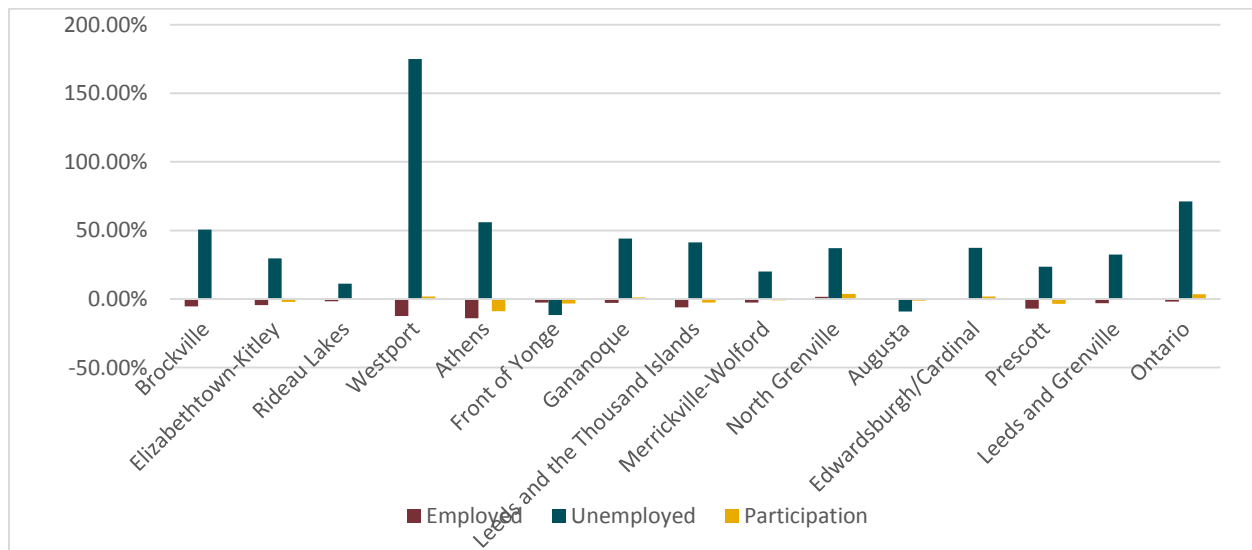
However, a growing labour force, and an increasing rate of employment does not necessarily mean full-time employment.

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.

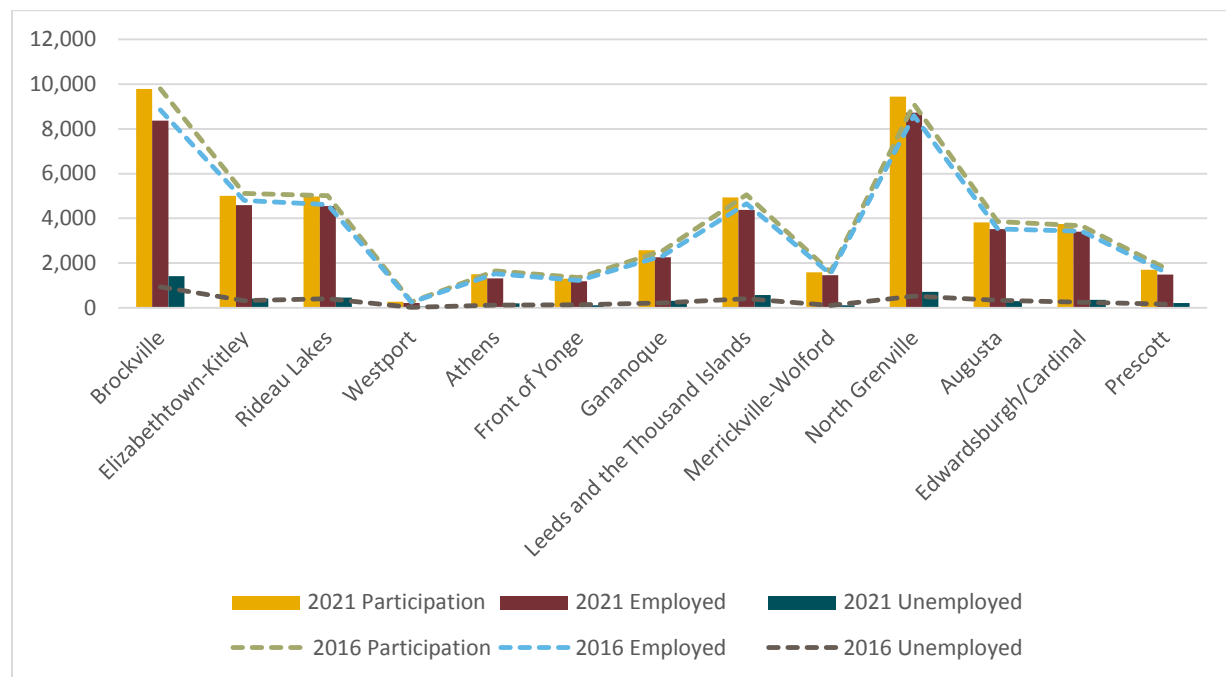
Figure 9: Labour-Force Participation Percentage Change from 2016-2021



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



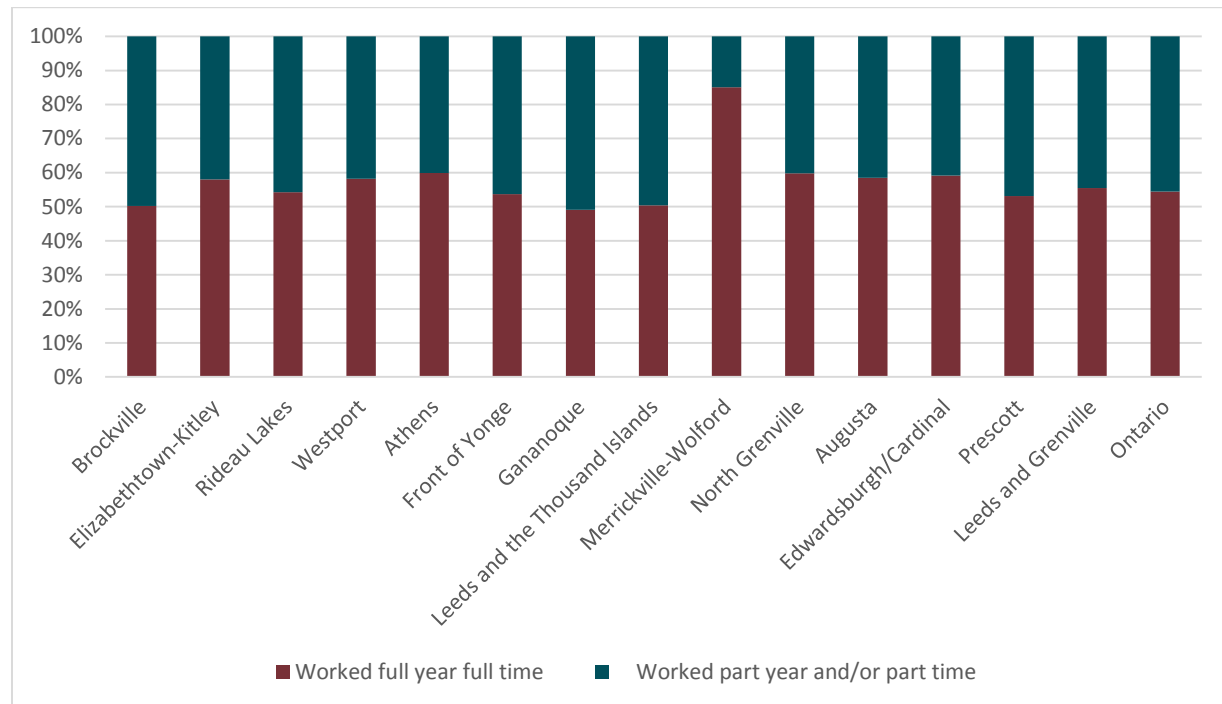
Source: Statistics Canada 2016, 2021 Census

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

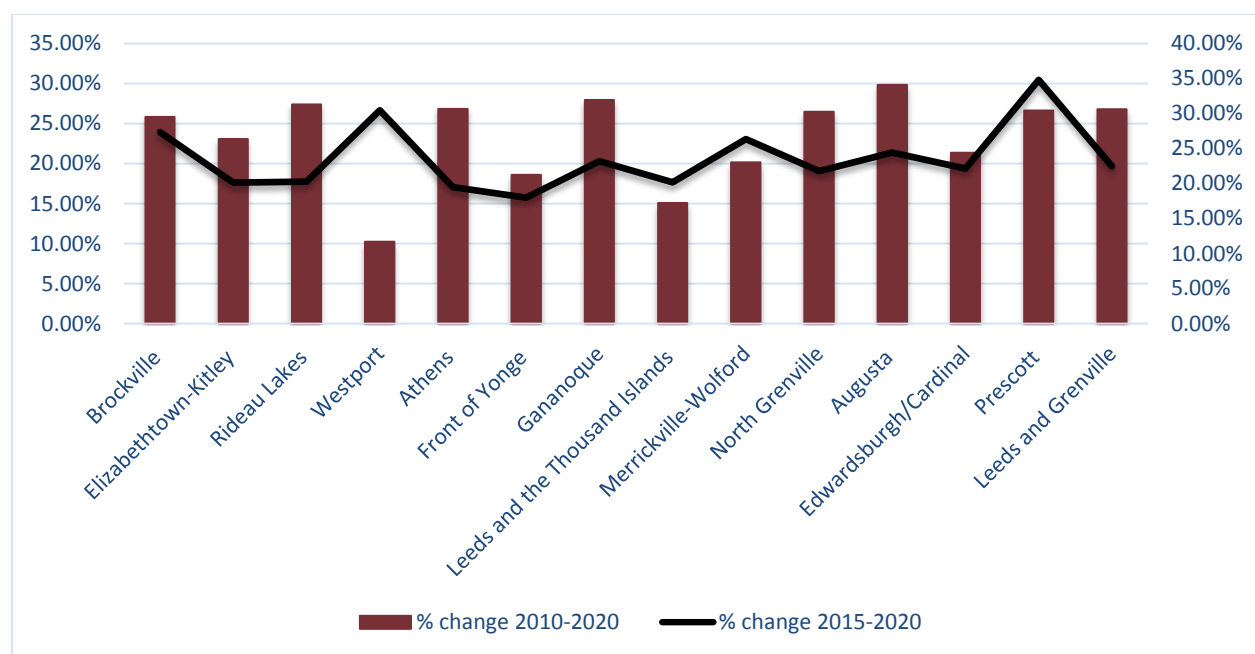
Municipality	2015	2020	% change 2015-2020	2010	2020	% change 2010-2020
Brockville	\$46,473	\$57,600	23.94%	\$44,464	\$57,600	29.54%
Elizabethtown-Kitley	\$68,873	\$81,000	17.61%	\$64,090	\$81,000	26.38%
Rideau Lakes	\$63,264	\$74,500	17.76%	\$56,737	\$74,500	31.31%
Westport	\$45,483	\$57,600	26.64%	\$51,574	\$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.

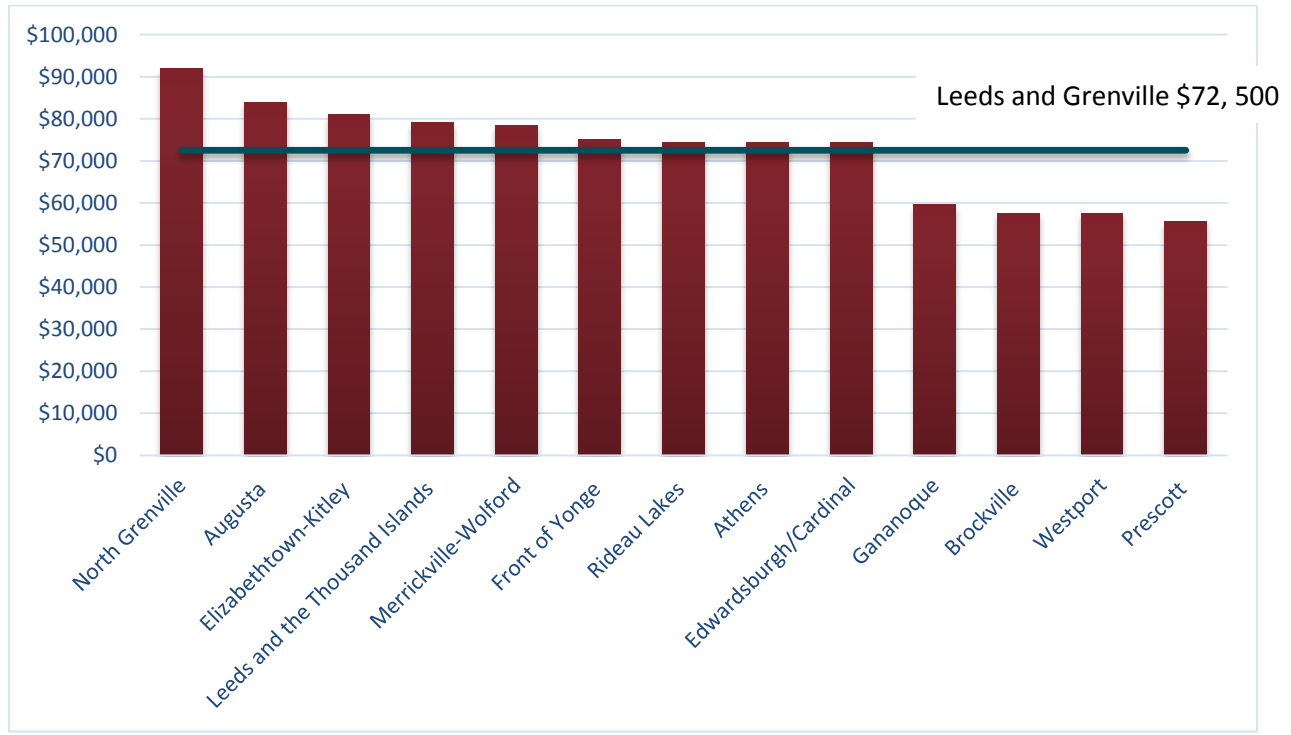
Figure 12: Median After-Tax Total Household Income of Municipalities in Leeds and Grenville 2015-2020 and 2010-2020



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

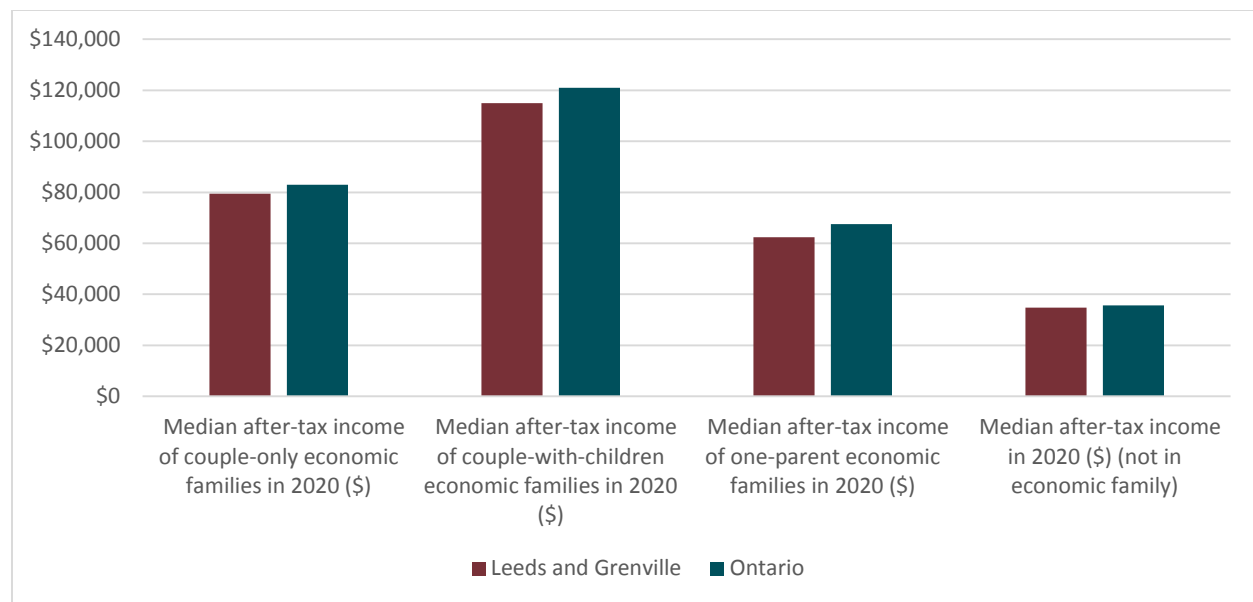


Source: Statistics Canada Census, 2021

Income by Census Family Type

Persons 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.

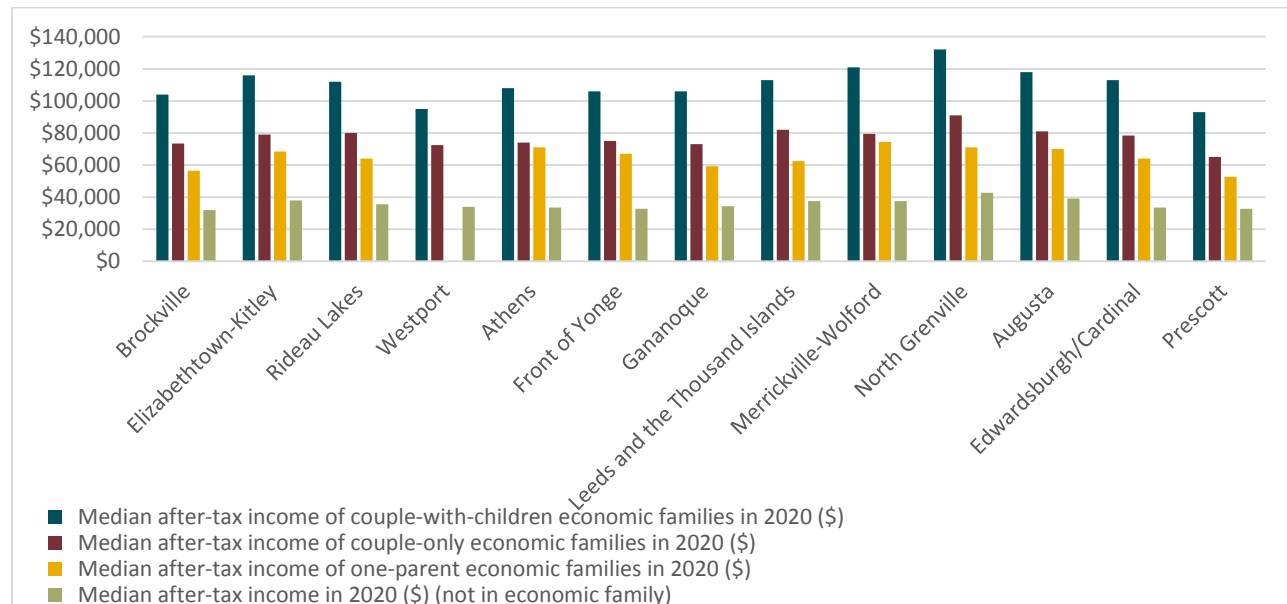
Figure 14: Median Income by Census Family Type, in Ontario and Leeds and Grenville, 2020



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



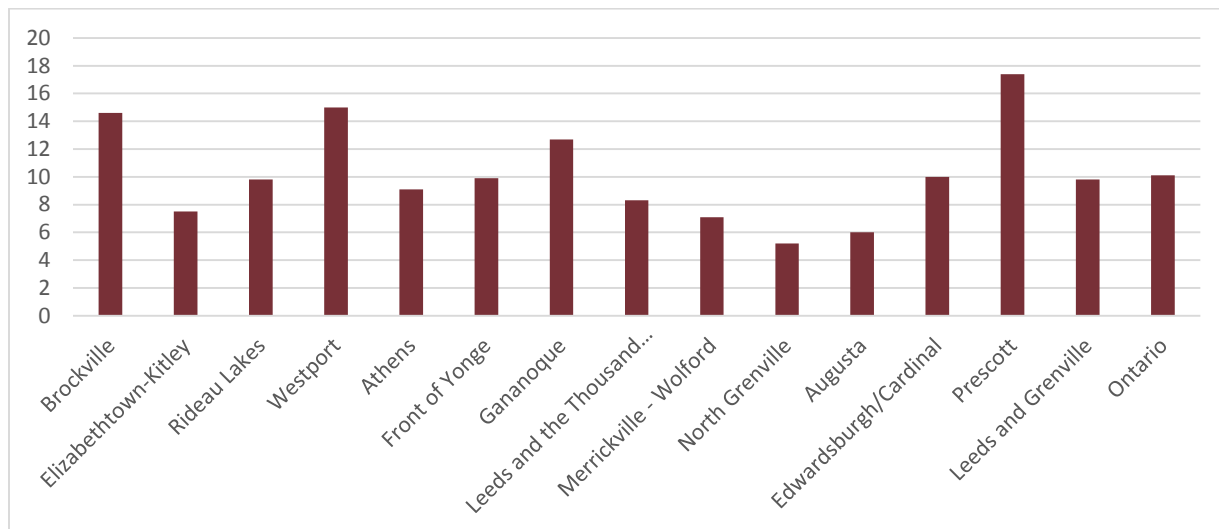
Source: Statistics Canada Census, 2021

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.

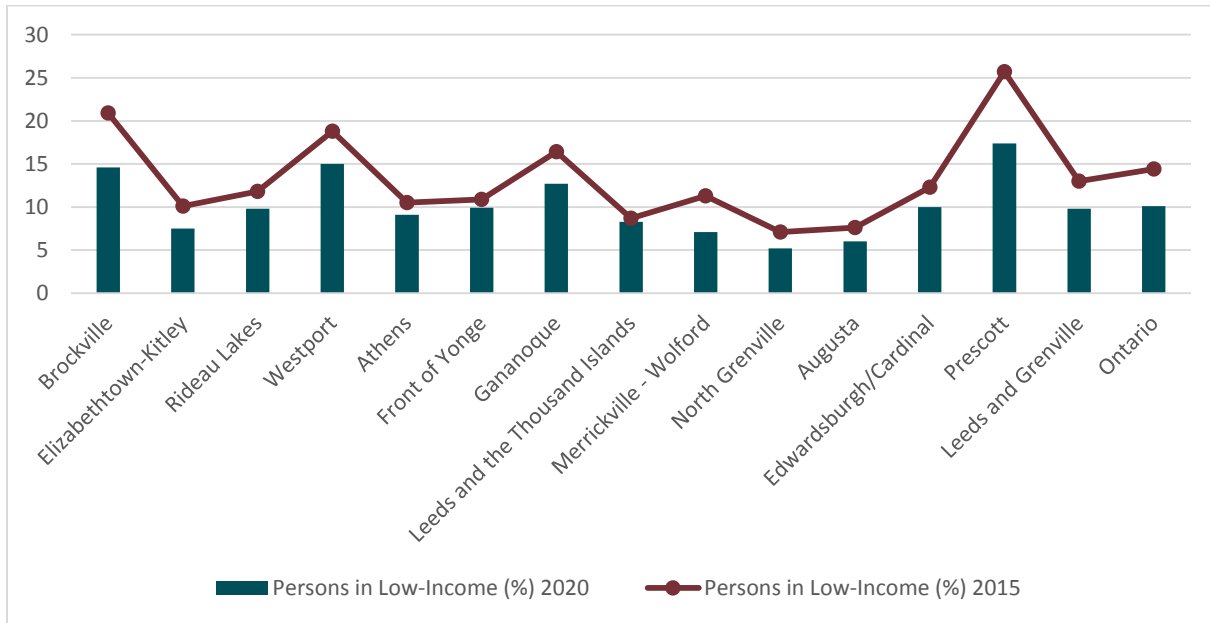
Figure 16: Percentage of Persons in Low-Income of Municipalities in Leeds and Grenville, Ontario 2020



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.

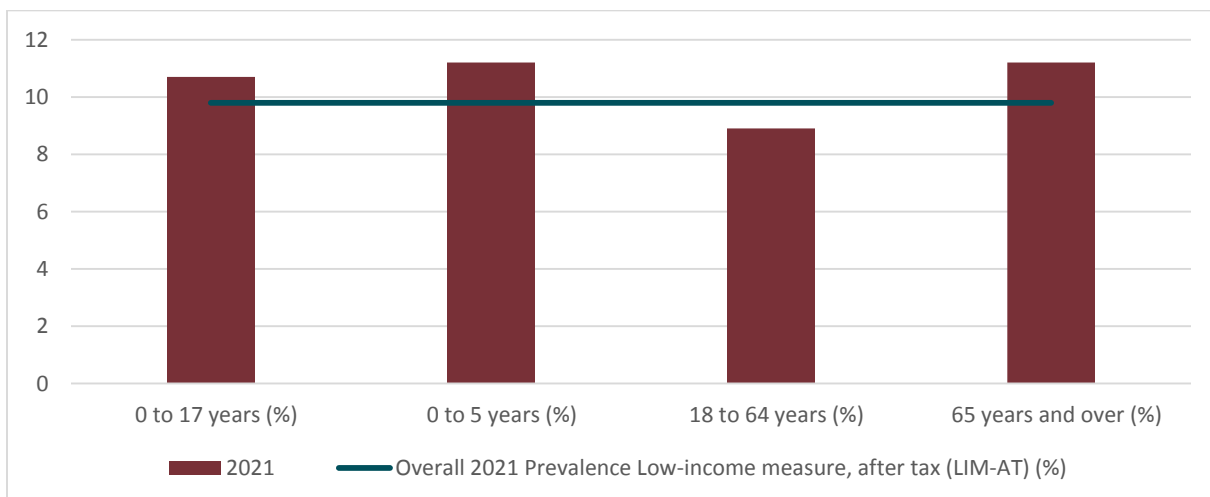
Figure 17: Percentage of Persons in Low-Income of Municipalities in Leeds and Grenville, Ontario 2015 and 2020



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

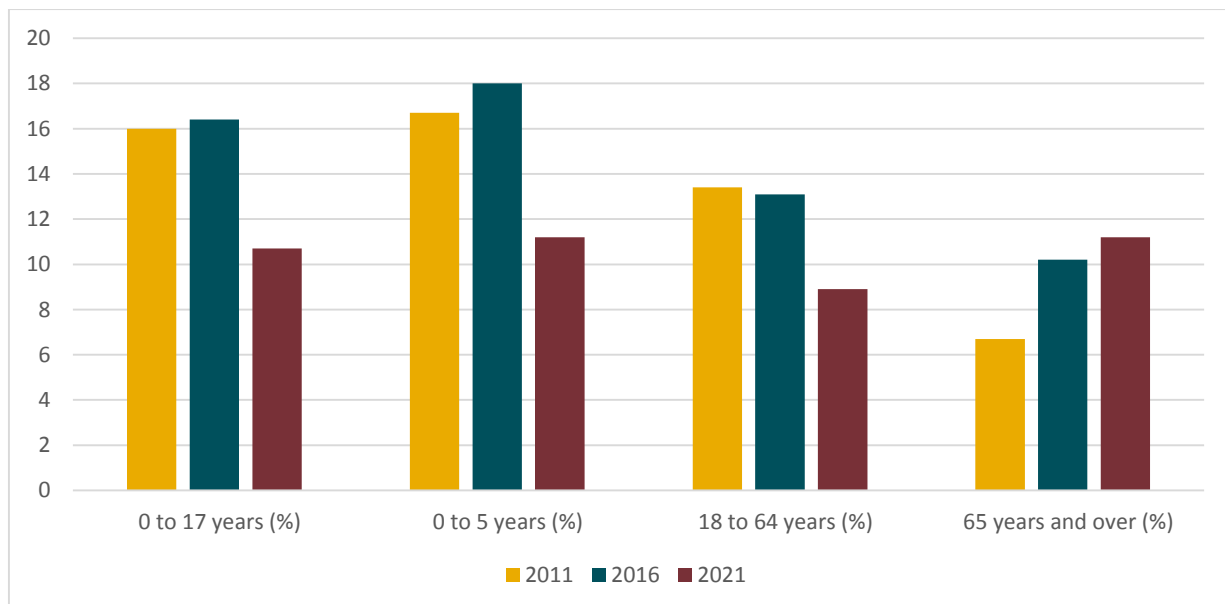


Source: *Statistic Canada Census 2021*

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.

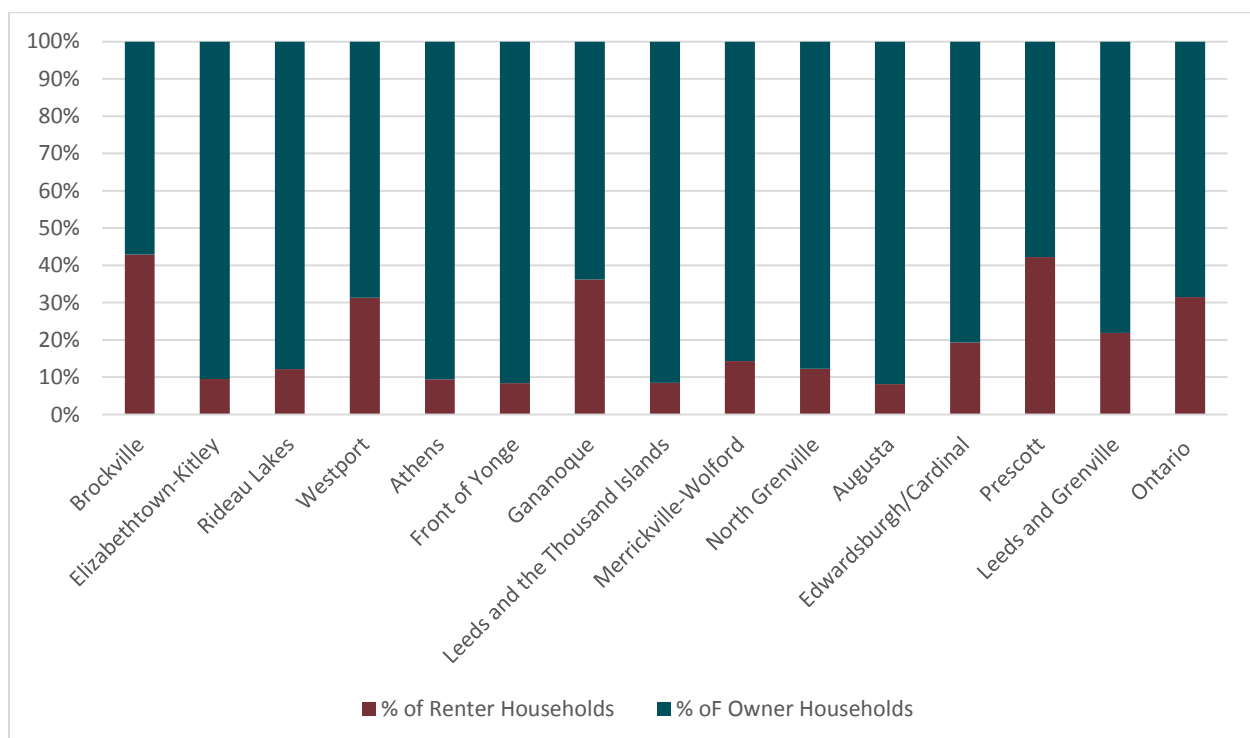
Table 8: Number of Private Renter Households in Leeds and Grenville (2001-2021)

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

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

Sources: Statistics Canada Census 2021

Section Highlights

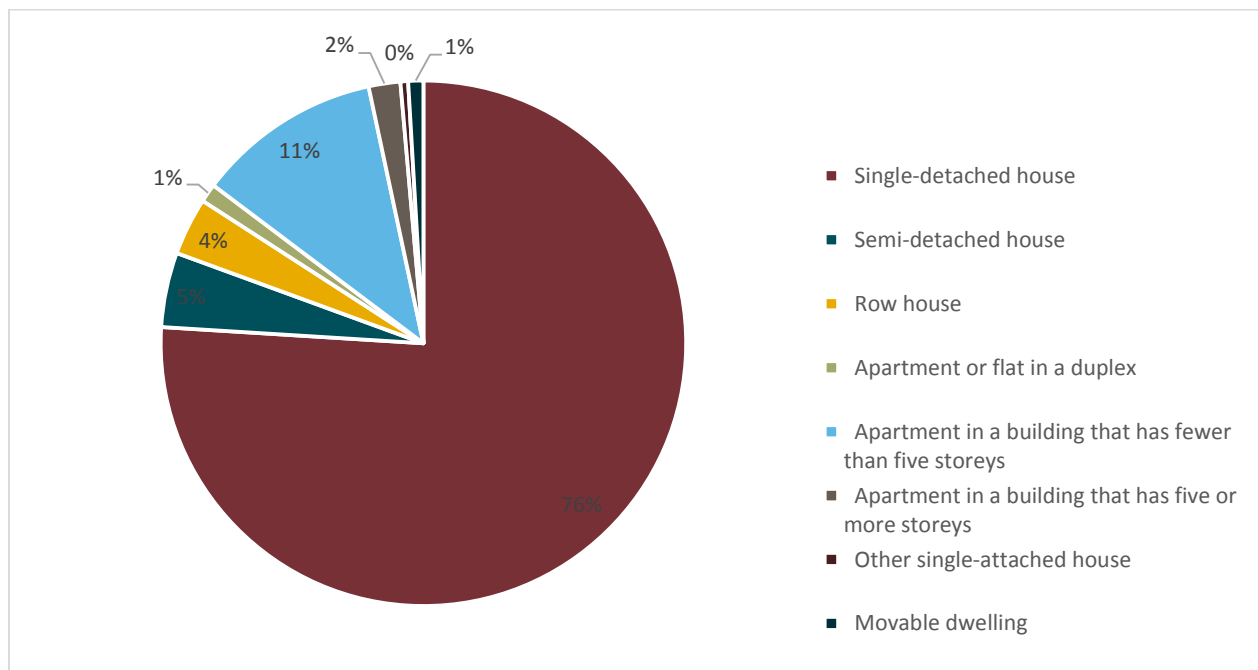
- Brockville has the greatest number of renter households (1,748) spending 30% or more of household total income on shelter costs in Leeds and Grenville, followed by Gananoque, which has 342, and North Grenville which has 321 households contributing to affordability challenges.
- Westport and Front of 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

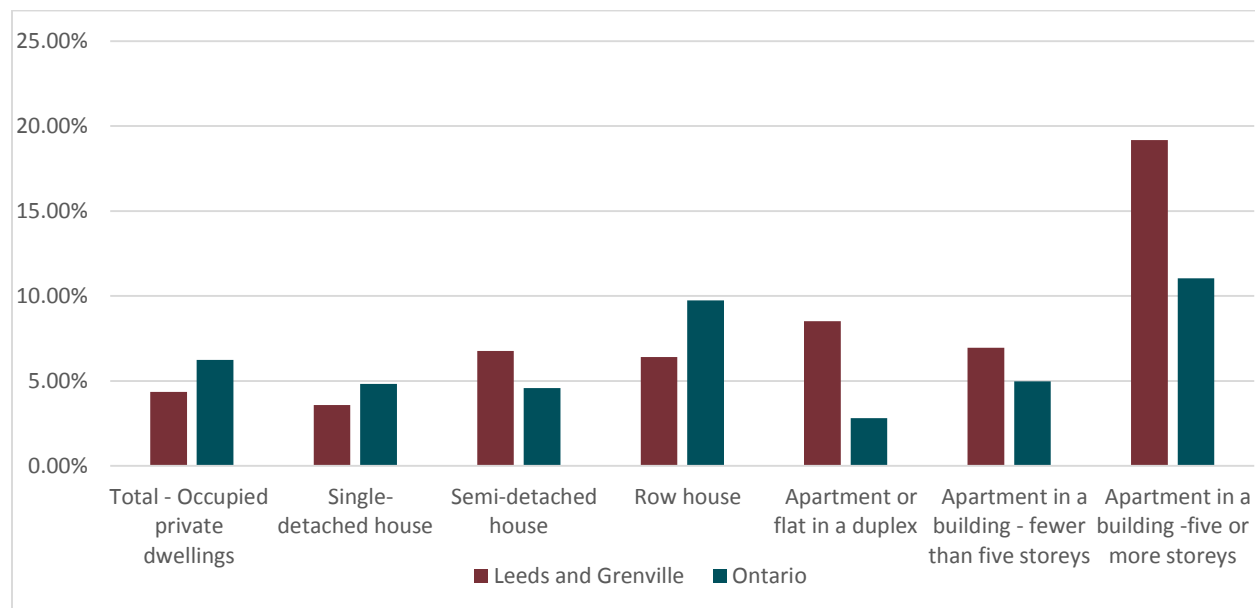


Source: Statistics Canada Census 2021

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

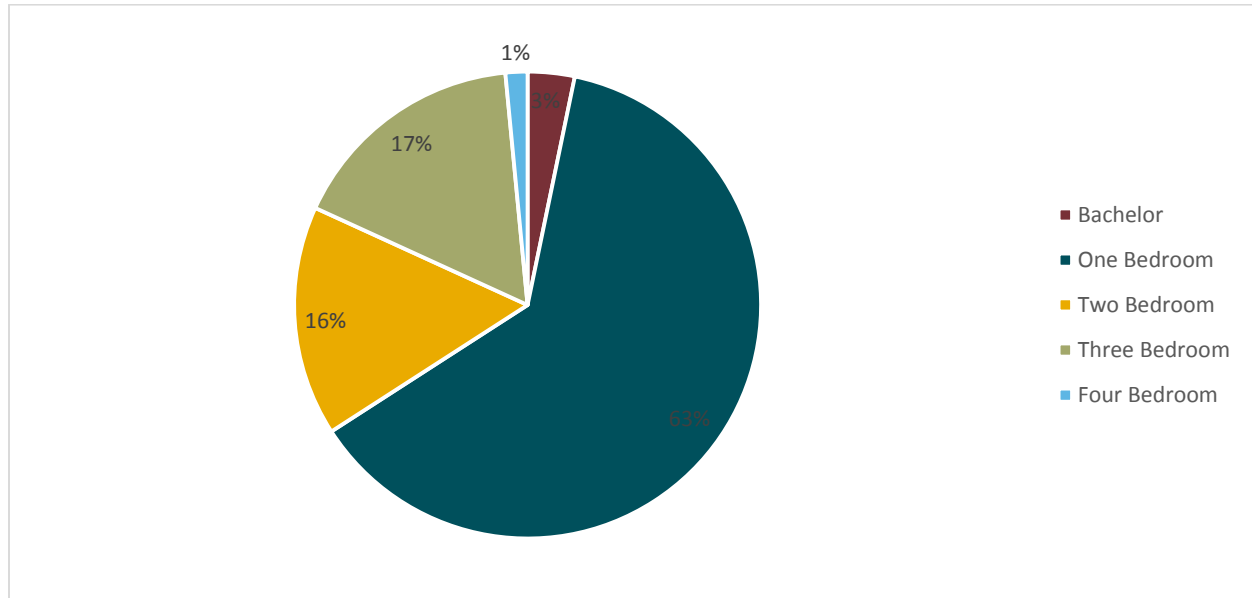
Note: Table reflects legislated service levels for the United Counties of Leeds and Grenville and includes public housing, rent supplements, non-profit and co-operative housing rent-geared-to-income units.

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
Total	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

Marguerita Residence Corporation (Wall Street Village)	16 *	0	0	Seniors
Marguerita Residence Corporation (St Vincent Project - added in 2023)	12			Seniors
North Grenville Community Living	3	7	1	Persons with developmental disabilities, low-income, families
Total	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
Brockville	91	22.86%	149	67.42%	174	59.39%
Gananoque	51	12.81%	26	11.76%	25	8.53%
Prescott	82	20.60%	0	0.00%	77	26.28%
Athens	0	0.00%	7	3.17%	0	0.00%
Augusta	0	0.00%	0	0.00%	0	0.00%
Edwardsburgh/ Cardinal	54	13.57%	0	0.00%	0	0.00%
Elizabethtown-Kitley	0	0.00%	0	0.00%	0	0.00%
Front of Yonge	17	4.27%	0	0.00%	0	0.00%
Leeds and the Thousand Islands	0	0.00%	16	7.24%	0	0.00%
Merrickville Wolford	40	10.05%	0	0.00%	0	0.00%
North Grenville	35	8.79%	0	0.00%	0	0.00%
Rideau Lakes	7	1.76%	23	10.41%	17	5.80%
Westport	21	5.28%	0	0.00%	0	0.00%

United Counties of Leeds and Grenville	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-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			
Total	58	599	201	195	48

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

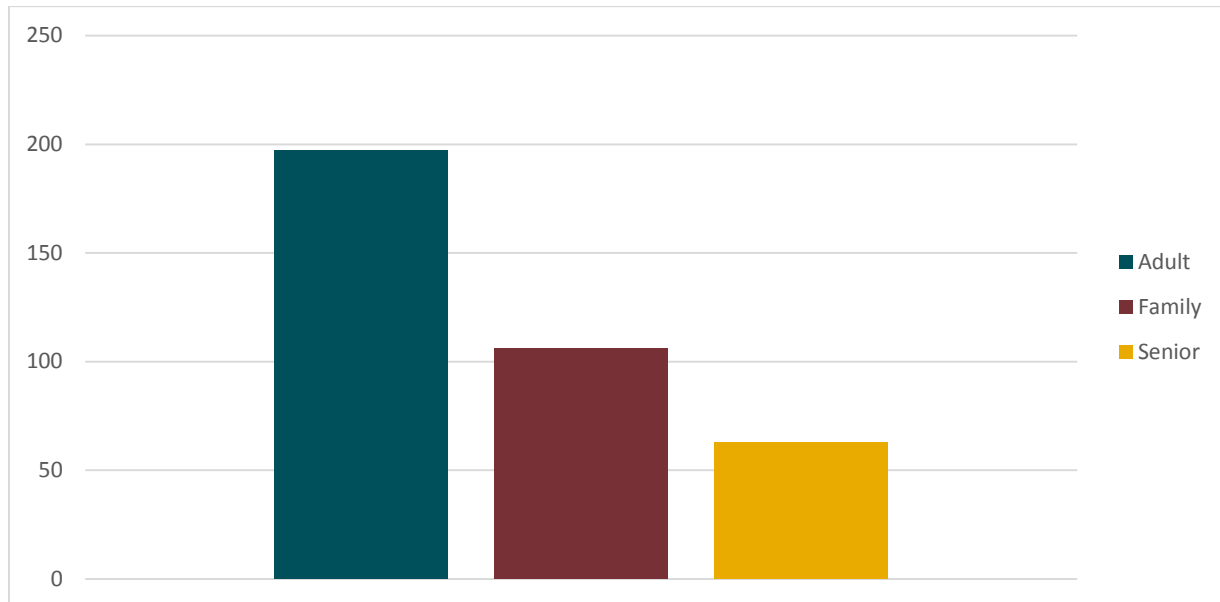
Although there are 589 applicants for units described in Table 22, there are only 367 individual households on the centralized waitlist because applicants are able to select multiple units/municipalities. The majority of households applying for a unit presently live within Leeds and Grenville (87%) there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

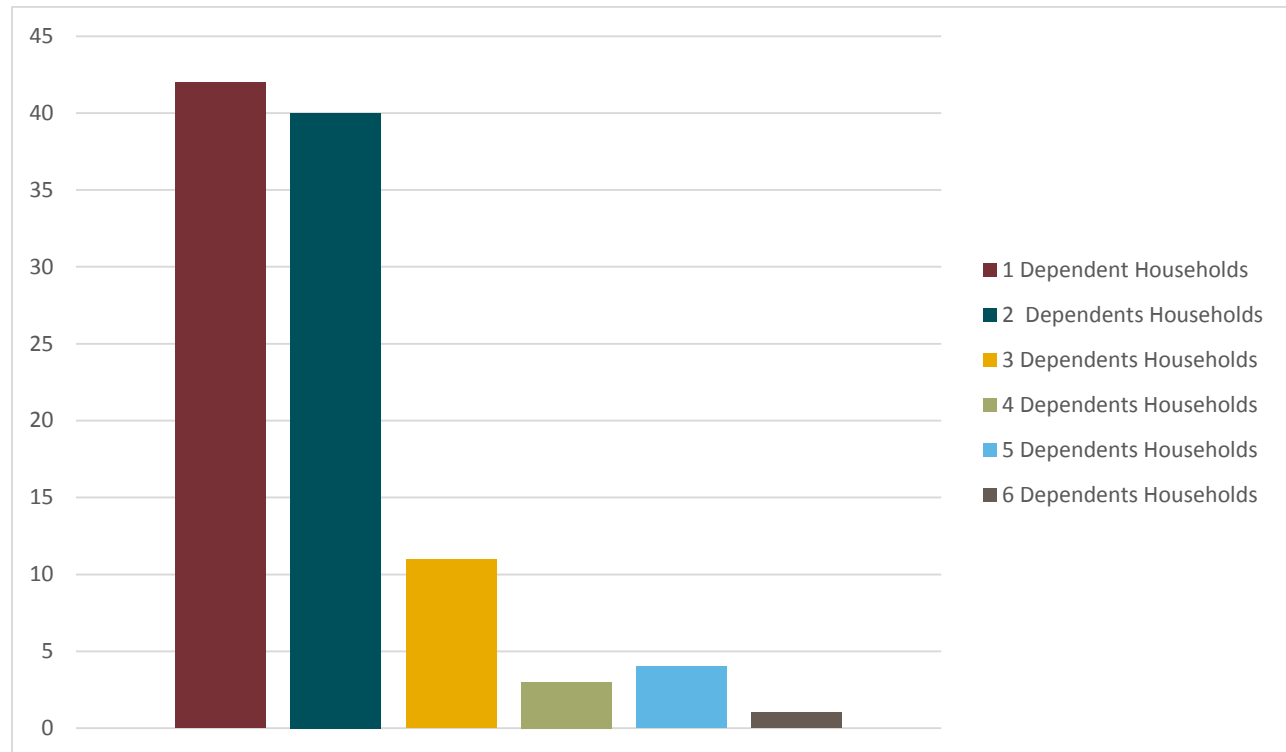
Figure 24: Individual Households on the Social Housing Registry Waitlist 2022



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	Units Marked for Sale upon vacancy
	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

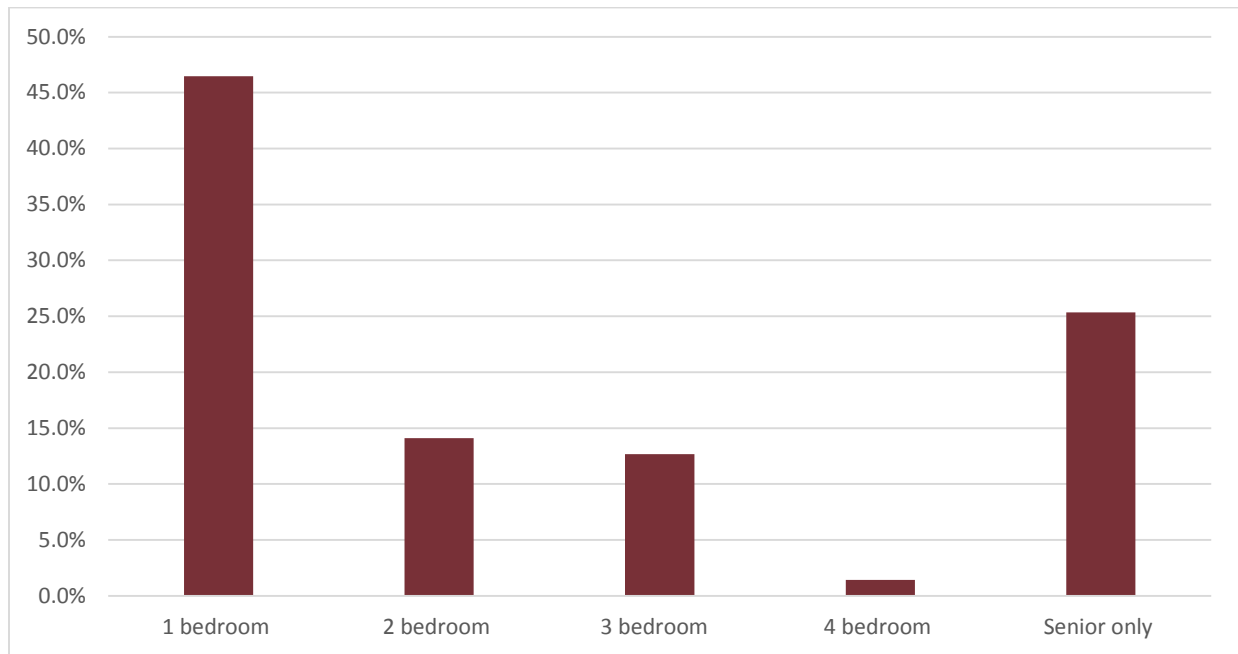
**Waitlist as of October 31, 2022

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.

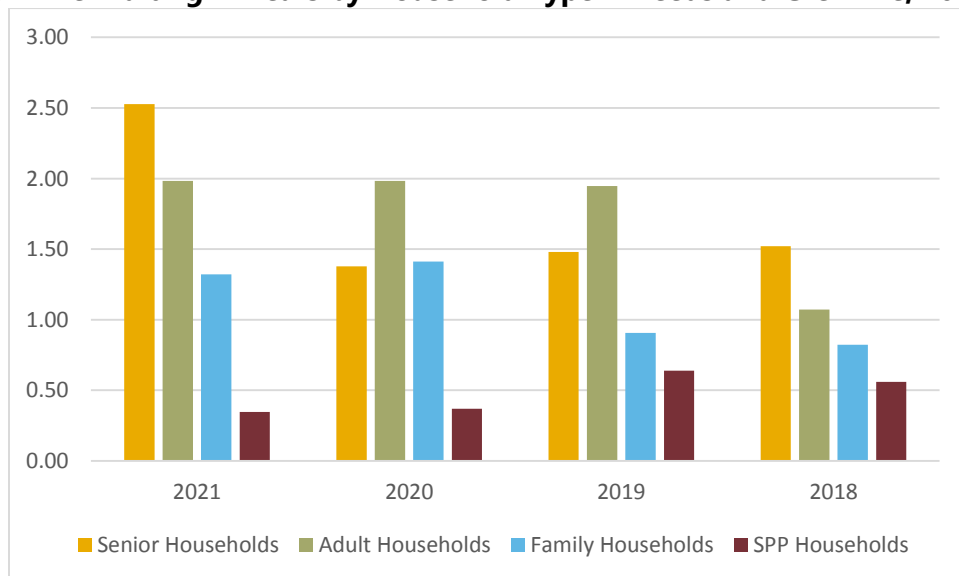
Figure 26: Unit Turnover by Size in Leeds and Grenville, 2022



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.

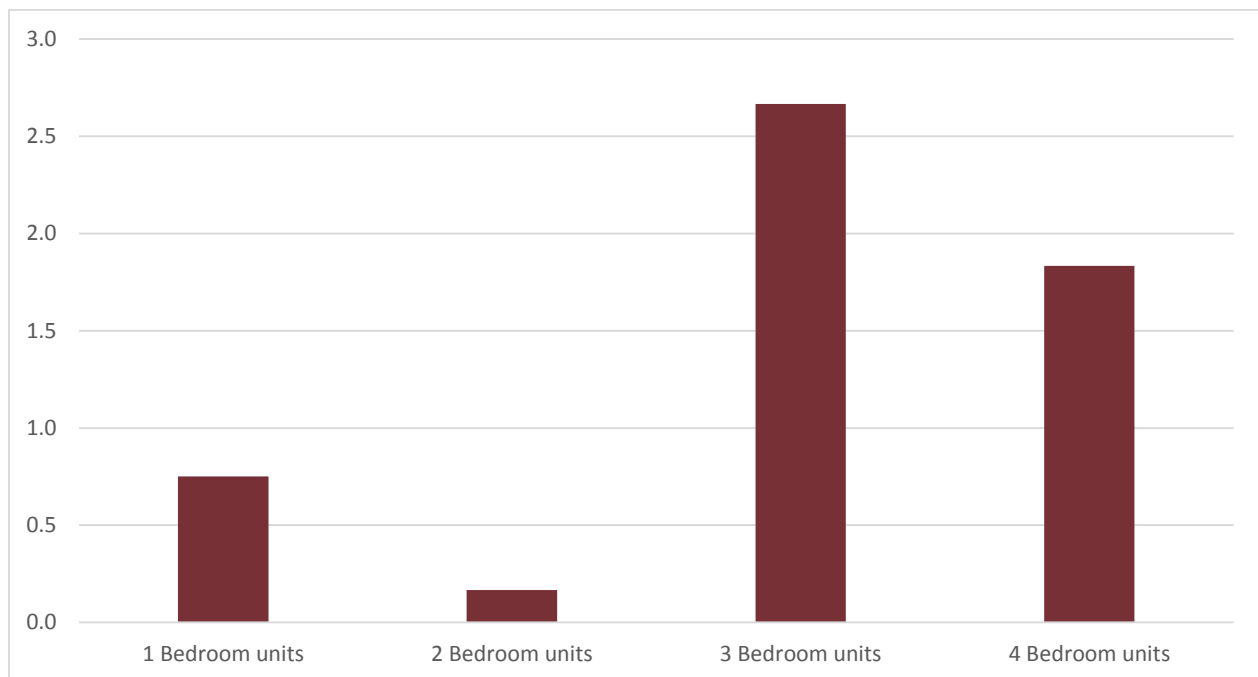
Figure 27: Time Waiting in Years by Household Type in Leeds and Grenville, 2018-2021



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-geared-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

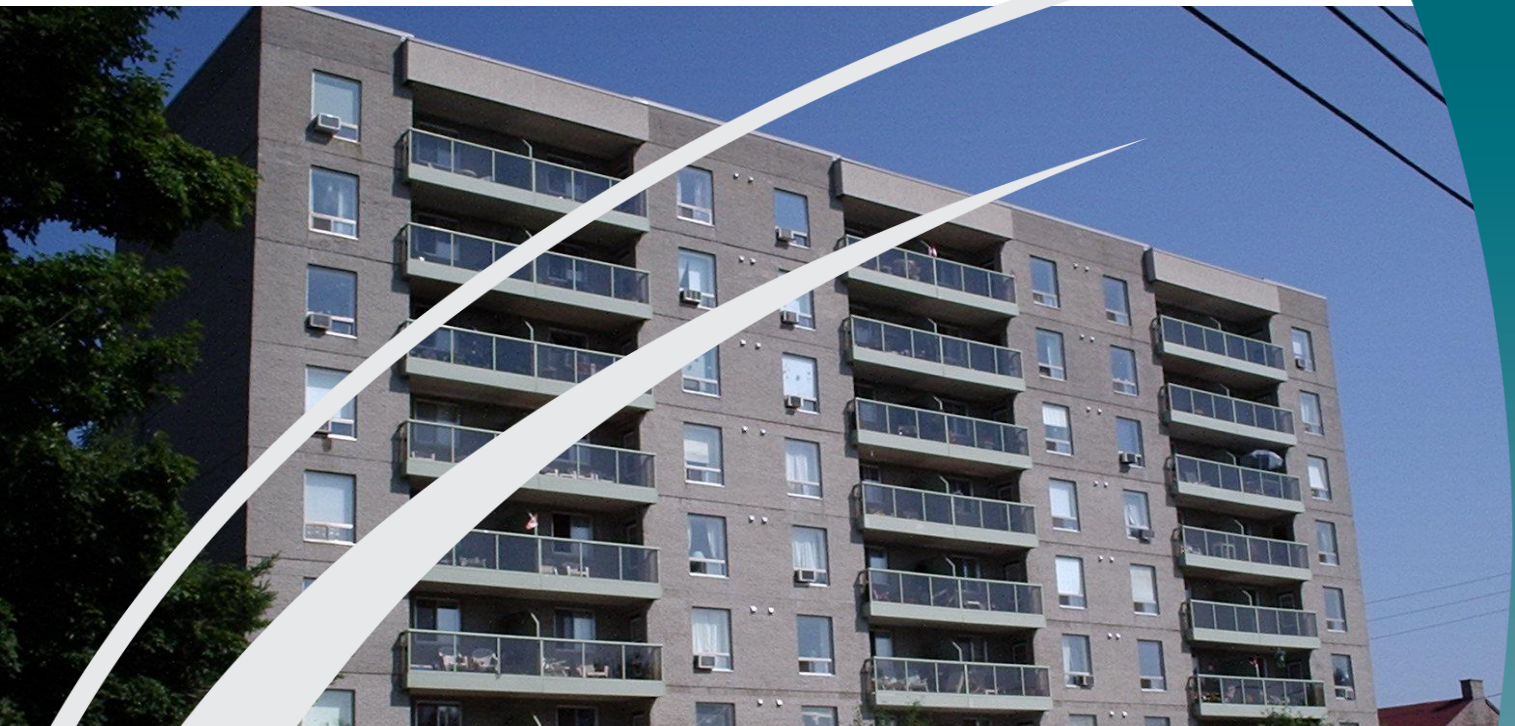
With a population of 4,078, approximately one in five persons in Prescott is living in low-income. According to Statistics Canada, 695 persons, or 17.4%, of the persons in Prescott lived in low-income in 2020, which is the highest rate in Leeds and Grenville. Prescott currently holds the second largest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



2024-2025 Alternate Average Market Rents for Leeds & Grenville

April 2024

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Tables

Table 1	CMHC Private Apartment Rents (\$) for Brockville, Western Ottawa Surrounding Areas, 2023, Fall 2023
Table 2	Leeds and Grenville 2023-2024 Rental Market Study
Table 3	Number of Private Apartment Units in the Universe by Bedroom Type in Brockville from 2019-2023
Table 4	Alternate Average Market Rents in Leeds and Grenville 2019-2023
Table 5	Alternate Average Market Rent Percentage Change from 2018-2023
Table 6	Ontario's Provincial Rent Increase Guideline from 2020-2024
Table 7	2025 Recommended Alternative Average Market Rent Table for Leeds and Grenville's Subregions
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Figures

Figure 1	Geographic Location of Rental Listings Reviewed in Leeds and Grenville
Figure 2	Leeds and Grenville Subregions

Introduction

A rent 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. 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). The Counties as Service Manager for community housing is required to use the CMHC-based rent tables for certain provincially-funded housing programs, unless an alternate is requested if the Service Manager is of the opinion that the CMHC AMR's do not reflect the actual rents in the local market area or where it is not available.

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.

Table 1: Canada Mortgage and Housing Corporation Private Apartment Rents (\$) for Brockville, Western Ottawa Surrounding Areas, 2023

	Bachelor	One Bedroom	Two Bedroom	Three + Bedroom
Brockville	\$872	\$965	\$1,185	\$1,284
Western Ottawa Surrounding Areas	\$1,765	\$2,064	\$2,710	No data

Source: CMHC Housing Market Information Portal (January 2024)

The CMHC survey has some limitations in Leeds and Grenville; the survey is based upon data only from the City of Brockville, and does not include rental information from the eleven other municipalities in Leeds and Grenville. The Municipality of North Grenville is

surveyed by CMHC with its data included with the City of Ottawa's, but there usually is insufficient data to produce a rent table for North Grenville.

The rents used to calculate the average market rent (AMR) in the CMHC survey include the rents of sitting tenants and the asking rent for vacant units. As most units surveyed are occupied, the majority of unit rents in the survey will be that of sitting tenants, which are protected by the provincial rent guideline increase. Because the majority of rents included in CMHC's survey are "rent-controlled", the AMR table does not provide an accurate picture of the average asking price of units, presenting a limitation when using the CMHC AMR for certain housing policies.

Local Survey

A local housing survey was conducted by the United Counties of Leeds and Grenville, Community Housing Department to determine the average market rents for rented dwellings throughout Leeds and Grenville. Websites such as Kijiji, advertising rental units in Leeds and Grenville were reviewed for the period November 2023 to January 2024. The data collected was compiled, and is summarized in Table 2 below.

Table 2: Leeds and Grenville 2023-2024 Rental Market Study

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
Average	\$793	\$1,201	\$1,576	\$1,937	\$2,243	\$2,867
Median	\$750	\$1,199	\$1,500	\$1,800	\$2,250	\$3,150
Mode	\$800	\$1,299	\$1,400	\$1,800	\$2,500	\$2,100
Highest	\$1,200	\$1,299	\$3,500	\$3,500	\$4,800	\$3,500
Lowest	\$450	\$950	\$950	\$1,395	\$1,275	\$2,100

Source: Leeds and Grenville Community Housing Department

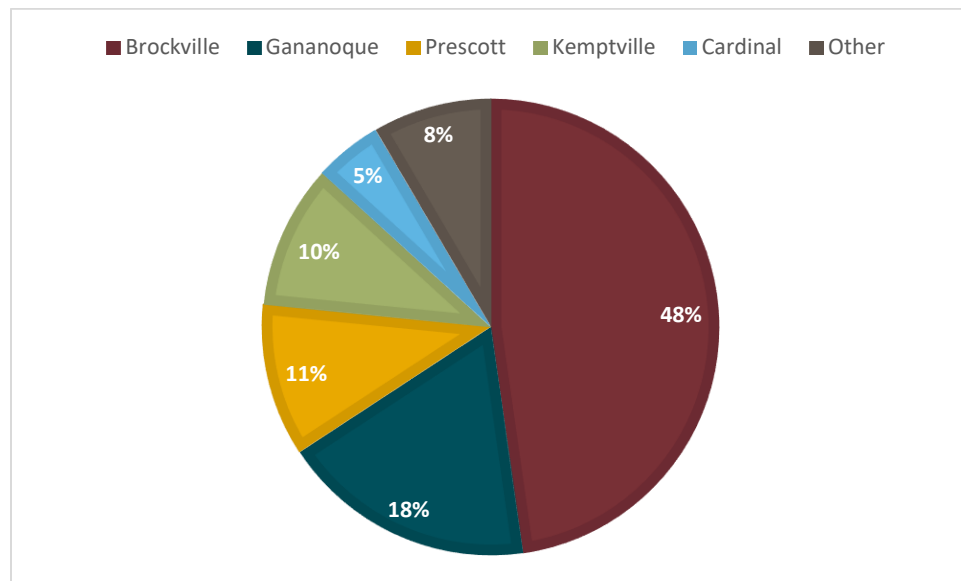
Listings by Unit Type

The majority of rental listings reviewed for the Leeds Grenville rental survey (table 2) were for two-bedroom units (143), followed by one-bedroom units (71), and bachelor units (52); there were also listings reviewed for 43 three-bedroom units, and 15 shared accommodations/rooms, and only six listings for units that have four bedrooms.

Listings by Town/City

The majority of listings reviewed were for unit rentals located in Brockville (159), followed by Gananoque (60), Prescott (36), and Kemptville (34), which are illustrated in Figure 1.

Figure 1: Geographic Location of Rental Listings Reviewed in Leeds and Grenville



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

Regional Rental Market

The geographic areas of the United Counties of Leeds and Grenville are reported within under the following sub-regions. See Figure 2 below. For detailed rent tables by sub-region, refer to **Appendix A – Regional Rental Market in Leeds and Grenville**.

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

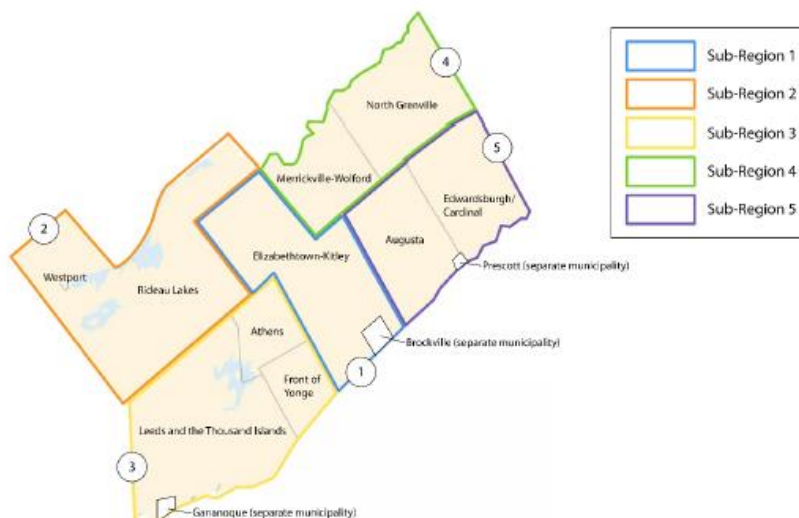
Sub-Region 2: North Leeds The Township of Rideau Lakes, Village of Westport

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 2: Leeds and Grenville Subregions



Number of Rental Housing Units in Leeds Grenville

According to Statistics Canada's Census of the Population, in 2020 there were 9,770 renter households in Leeds and Grenville, and 34,850 owner households. Canada Mortgage and Housing Corporation collects data on the number of apartments in regions surveyed; in Leeds and Grenville, this information is collected for Brockville.

The number of private apartments in Brockville has remained relatively stable over the past five years. As seen in table four, the majority of private apartments in Brockville are two-bedroom apartments (1,313), followed by one-bedroom apartments (506), three-bedroom apartments (95), and bachelor units (76). The overall number of residential rental units in Brockville has been decreasing over the past three years.

Table 3: Number of Private Apartment Units in the Universe by Bedroom Type in Brockville from 2019 to 2023

Unit Type	2019	2020	2021	2022	2023
Bachelor	87	80	79	79	76
One Bedroom	571	574	569	573	506
Two Bedroom	1,346	1,354	1,401	1,388	1,313
Three Bedroom	94	93	93	91	95
Total	2,098	2,101	2,142	2,131	1,990

Source: Canada Mortgage and Housing Corporation

Because there are far less three-bedroom, four-bedroom and bachelor units available than other bedroom types, it may be more difficult to find an affordable unit of these types when needed. Tenants searching for a one or two-bedroom apartment may have more affordable options available to choose from. In particular, two-bedroom apartments comprise approximately 66% of the rental housing supply in Brockville, which may allow for a greater quantity of lower priced units in the market. The number of private apartments has not increased or decreased significantly over the past five years, however the overall number has been slowly decreasing overall.

Vacancy Rates

When vacancy rates are stable, rents tend to be stabilized as well. Data from CMHC for vacancy rates in 2023 for Leeds and Grenville was limited to two-bedroom units in Brockville, which was relatively high at 5.0, compared to the national average that according to CMHC had a record low vacancy rate of 1.5%. Information for Leeds and Grenville's neighbors had a rock-bottom vacancy rate of 0.8% in Kingston and 0.6% in Ottawa, which was lower than the national average.

Rent Trends Over Time

The alternate average market rents (AAMR) in Leeds Grenville (see table 4), have usually increased yearly for most bedroom sizes from 2019 to present. The greatest increase over five years was seen in the four+ bedroom size, increasing by 91.28% from \$1,227 rent per month in 2019, to \$2,347 per month in 2023. The smallest increase, while still significant, was for bachelor apartments, which increased by 36.39% from \$775 per month in 2019, to \$1,057 in 2023.

Table 4: Alternate Average Market Rents in Leeds and Grenville 2019 to 2023

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
2019	\$775	\$855	\$950	\$1,100	\$1,227
2020	\$825	\$911	\$1,100	\$1,350	\$1,600
2021	\$950	\$1,112	\$1,299	\$1,542	\$2,263
2022	\$961	\$1,125	\$1,315	\$1,561	\$2,290
2023	\$1,057	\$1,237	\$1,446	\$1,717	\$2,347

Source: Leeds Grenville Housing Department Rental Market Survey 2019-2023

Table 5: Alternate Average Market Rent Percentage Change from 2018-2023

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
2018 - 2019	18.32%	11.76%	4.51%	2.71%
2019-2020	6.45%	6.55%	22.73%	30.40%
2020-2021	13.16%	18.08%	15.32%	12.45%
2021-2022	1.14%	1.16%	1.22%	1.22%
2022-2023	9.99%	9.96%	9.96%	9.99%
2019-2023	36.39%	44.68%	52.21%	56.09%

Source: Leeds Grenville Housing Department Rental Market Survey 2017-2023

Provincial Rent Increase

Annually the province sets the allowable percentage that rent can be increased by landlords for the following year for rent controlled units. While the rent increase guideline applies to the majority of rental households covered by the *Residential Tenancies Act*, it does not apply to rental units occupied for the first time after November 15, 2018, vacant residential units, or community housing units. The rent increase guideline is based on the Ontario Consumer Price Index (CPI) published by Statistics Canada. The allowable rent increase guideline set by the Province for 2024 is 2.5%. A five-year history of provincial rent increases from 2020-2024 is provided in Table 6, below.

Table 6: Ontario's Provincial Rent Increase Guideline from 2020 - 2024

Year	Guideline (%)
2024	2.5
2023	2.5
2022	1.2
2021	0.0
2020	2.2

Source: www.Ontario.ca

Recommendation

An alternative average market rent table for Leeds Grenville's subregions is suggested (see Table 7) as a result of factoring the prices of rents listed, vacancy rates, number of listings/universe of bedroom types, the mode cost, the average cost, and the real world availability of rents. There were insufficient listings of a consistent price available for four-bedroom units; the recommended average market rent uses the 2023 alternate average

market rent increased by the allowable provincial rent increase. Some subregions had insufficient listings to produce an average rent for the bedroom-type, and the County average rent was used (indicated in shaded cells in table 7).

Table 7: 2025 Recommended Alternative Average Market Rent Table for Leeds and Grenville's Subregions

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four + Bedroom
CMHC 2023 AMR	-	\$872	\$965	\$1,185	\$1,284	\$1,284
Average of All Regions	\$793	\$1,201	\$1,576	\$1,937	\$2,243	\$2,406
Brockville and Area <ul style="list-style-type: none"> • City of Brockville • Twp of Elizabethtown-Kitley 	\$750	\$1,250	\$1,553	\$1,892	\$1,992	\$2,406
North Leeds <ul style="list-style-type: none"> • Twp of Rideau Lakes • Village of Westport 	\$793	\$1,201	\$1,576	\$1,937	\$2,243	\$2,406
South Leeds <ul style="list-style-type: none"> • Town of Gananoque • Twp of Leeds and Thousand Islands 	\$767	\$1,201	\$1,595	\$2,110	\$2,243	\$2,406
North Grenville <ul style="list-style-type: none"> • Mun of North Grenville • Village of Merrickville-Wolford 	\$1,000	\$1,201	\$1,576	\$1,864	\$2,402	\$2,406

South Grenville <ul style="list-style-type: none"> • Town of Prescott • Twp of Augusta • Twp of Edwardsburg-Cardinal 	\$827	\$1,201	\$1,573	\$1,813	\$2,243	\$2,406
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Source: Leeds Grenville Community Housing Department

Due to the significant difference in the rents in the subregions in Leeds and Grenville, and CMHC's lack of data for all locations where rental housing is present in Leeds and Grenville, the alternate average market rent (AAMR) table for Leeds Grenville by subregion (Table 7) is suggested for use by Canada-Ontario Community Housing Initiative/Ontario Priorities Housing Initiative and their legacy programs, Community Housing Programs, and Community Homelessness Prevention Initiative Programs to maintain consistency with program delivery criteria.

The Canada-Ontario Housing Benefit must use the current CMHC Average Market Rents (Table 8); the Service Manager may only submit a local rental market survey when the data is not available from CMHC.

Table 8: Canada-Ontario Housing Benefit Rent Table for Leeds and Grenville, 2024

Housing Program	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
Canada-Ontario Housing Benefit	\$872	\$965	\$1,185	\$1,284	\$1,284

Source: Canada Mortgage and Housing Corporation, January 2024

Appendices

Appendix A – Regional Rental Market in Leeds and Grenville



Defining What is Affordable Housing in The United Counties of Leeds and Grenville

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The purpose of this report is to review options, and recommend a definition to be used for Affordable Housing capital and operating programs funded and/or delivered by The United Counties of Leeds and Grenville, Community and Social Services Division. This information may also be taken into consideration by local municipalities in Leeds and Grenville when setting targets and creating programs for affordable housing initiatives in their community that are municipally-funded.

Review of Standard Definitions of Affordable Housing

The United Counties of Leeds and Grenville, Community Housing Programs

Under the *Housing Services Act, 2011*, The United Counties of Leeds and Grenville, as Service Manager for community housing programs, is required to have a plan to address housing and homelessness. The Housing and Homelessness Plan (HHP) defines affordable housing in Leeds and Grenville as:

- a) Housing which would have a market price or rent that would be affordable to those households within the lowest 35 percent of the income distribution (35th percentile) for The United Counties of Leeds and Grenville. Housing that is "affordable" is defined as:
 - i. **Affordable Rental Housing** is housing where the monthly rent costs (excluding utilities) do not exceed 30 percent of the gross monthly household income.
 - ii. **Affordable Ownership Housing** is housing where the monthly housing expenses (including mortgage principle, interest and property tax, but excluding insurance and utilities) do not exceed 30 percent of gross monthly household income.
- b) For the purposes of participating in the Canada/Ontario Affordable Housing Program, the definition of "affordable housing" shall be municipal housing project facilities in which the average rent for each unit size, exclusive of utilities, parking, telephone, cable and other related fees, is less than or equal to the most recently released average CMHC rent for The United Counties of Leeds and Grenville for that unit size.

Federally and Provincially Funded Programs

The Canada-Ontario Community Housing Initiative (COCHI) and Ontario Priorities Housing Initiative (OPHI) 2022/2023 Program Guidelines define affordability of rents as having rents that are at or below 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent at the time of occupancy. If the CMHC average rents are not available for certain communities, or in the opinion of the Service Manager, do not reflect the actual average market rents in the local market area, the Service Manager may request an alternative average market rent by submitting a business case.

Canada Mortgage and Housing Corporation (CMHC)

According to Canada Mortgage and Housing Corporation (CMHC), housing is considered “affordable” if it costs less than 30% of a household’s before-tax income.

CMHC conducts an annual rental market survey in all 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.

The CMHC survey has some limitations; it is based upon data only from the City of Brockville, and does not include rental information from the eleven other municipalities in Leeds and Grenville. The Municipality of North Grenville is surveyed by CMHC with its data included with the City of Ottawa, but there usually is insufficient data to produce a rent table for North Grenville.

Table 1: CMHC’s 2023 Average Market Rent (AMR) for Brockville

CMHC	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
AMR	\$872	\$965	\$1,185	\$1,284
80%	\$698	\$772	\$948	\$1,027

Source: 2023 Rental Market Survey (RMS), Canada Mortgage and Housing Corporation

The rents used to calculate the Average Market Rent (AMR) in the CMHC survey include the rents of sitting tenants, and the asking rent for vacant units. As most units surveyed

are occupied, the majority of unit rents in the survey will be that of sitting tenants, which are protected by the provincial rent guideline increase. Due to the majority of rents included in CMHC's survey being "rent-controlled", the AMR table does not provide an accurate picture of the average asking price of units, presenting a limitation when using the AMR for certain housing policies.

CMHC's January 2023 Rental Market Report has recognized the disparity in what rents are that are included in the AMR table, and has provided average rents for both non-turnover units, and turn-over two-bedroom units for the larger centers (i.e. the Census Metropolitan Area or CMA's). The report states that the average growth in the price of rent for two-bedroom rental units that turned over to a new tenant in 2022 was 18% in CMA's in Canada. As this information is not available in the CMHC report for Leeds and Grenville, when looking to the data of its closest neighbours for comparison, the growth in asking rents in the City of Kingston was 21.6%, and it was 17% in the City of Ottawa. Using the City of Kingston to illustrate further, the average rent of a two-bedroom sized non-turnover unit in 2022 was \$1,402, and \$1,612 for a turn-over unit. As a result of the practice of landlords inflating the asking price of a unit being turned over, the AMR can present an inaccurate and unrealistic expectation of the average asking price for renters searching for a new unit.

The United Counties of Leeds and Grenville's Alternate Average Market Rent

The Ministry of Municipal Affairs and Housing (MMAH) provides an Allowable Rent Table annually that is based upon the CMHC AMR rent table (see Table 1 - CMHC's 2023 Average Market Rent (AMR) for Brockville). The rent table is used to set the maximum rents for the rental and supportive housing component of the Canada-Ontario Community Housing Initiative, the Ontario Priorities Housing Initiative, and their legacy programs. The Counties, as Service Manager for community housing, is required to use the CMHC-based rent tables for certain provincially-funded housing programs, unless an alternate is requested if the Service Manager is of the opinion that the CMHC AMR's do not reflect the actual AMR's in the local market area.

In recent years, The Counties has been approved for an Alternate Average Market Rent Table because the CMHC AMR table does not reflect the entire service area (i.e. Leeds and Grenville), as the City of Brockville and the Municipality of North Grenville are the only municipalities surveyed, and data is only published for Brockville.

Table 2: 2024 Alternate Average Market Rent (AAMR) for The United Counties of Leeds and Grenville with the Annual Income Required to be Affordable

	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	4+ Bedroom
AAMR	\$1,057	\$1,237	\$1,446	\$1,717	\$2,347
80%	\$846	\$990	\$1,157	\$1,374	\$1,878
Minimum Income Percentile	30 th	35 th	45 th	55 th	65 th
Annual Income Required	\$33,840	\$39,600	\$46,280	\$54,960	\$75,120

Source: The United Counties of Leeds and Grenville

Limitations of Using Market-Based Rent Tables

A criticism of using the market-based rent tables to set rents for Affordable Housing is that the rents are “unaffordable” to low-to-moderate income households. In some cases, tenants residing in provincially-funded Affordable Housing units in Leeds and Grenville have accessed operating funding (i.e. Housing Allowances) to make their rent more affordable. When taking the current AAMR table for Leeds and Grenville into consideration, renters residing in a four-bedroom unit size would require a household income in the 65th income percentile to afford the affordable rents.

The rental survey conducted by the Community Housing Department has observed the same trend of elevated asking rents for turn-over units that was experienced in the CMA’s in Canada, as reported in CMHC’s January 2023 Rental Market Report. The average increase in asking price for renting a vacant unit from 2022 to 2023 in Leeds and Grenville was somewhat lower than the national average, but still at a significant increase of 8.48%. Bachelor sized units through three-bedroom units all increased in the asking-price of rent by approximately ten percent, while four-bedroom sized units had the smallest increase in rent (2.49%). This increase in asking rents will have a significant impact on affordability for low-to-moderate income households searching for affordable accommodations.

Alternate Approaches to Determining an Affordable Rent Table

As average rents have increasingly been outpacing household incomes, an approach examining an income-based average market rent table has been undertaken. The current Provincial Policy Statement (PPS) states that affordable rental housing should be

affordable to households with the lowest 60 percent of the income distribution for renter households, and affordable ownership should be affordable to the lowest 60 percent of the income distribution for the regional market area. In 2023/2024 the annual household income for renters in the 60th income percentile in Leeds and Grenville is \$64,200, and the maximum affordable rent is \$1,610 per month.

A single person working full-time and earning minimum wage in Ontario might have a gross annual income of approximately \$32,240, which is below the 30th income percentile. A household with two income earners working full-time may potentially earn a gross household income of approximately \$64,480, which places this household at the 60th income percentile for Leeds and Grenville.

For those on fixed incomes, such as a senior in receipt of Old Age Security, in some cases annual incomes may be less than \$20,429. The maximum a single person may typically receive from the Ontario Disability Support Program is approximately \$1,228 per month, or \$14,736 per year. Household incomes that are below the 30th income percentile will have difficulty affording the rents in Table 2, and may be best served by rent-geared-to-income housing that charges approximately 30% of household income for rent, or in the case of those in receipt of social assistance benefits, a flat-rate. As described in Table 3, affordable rents (i.e. rent that does not exceed 30% of household income) for The United Counties of Leeds and Grenville are based upon the household income for the lowest 30th percentile of renters to determine affordability for a bachelor unit, up to the 60th income percentile of renters for units that are four-bedroom or greater.

Table 3: Affordable Rents Based Upon Income Percentiles for The United Counties of Leeds and Grenville (2024)

	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	4+ Bedroom
Percentile	30 th	40 th	50 th	60 th	60 th
Max Rent Based on Income	\$910	\$1,100	\$1,330	\$1,610	\$1,610
Annual Income	\$36,500	\$44,500	\$53,200	\$64,200	\$64,200

Sources: Provincial Policy Statement Income Tables (2023), and The United Counties of Leeds and Grenville

Affordable Housing Deficit in Leeds and Grenville

According to the Housing Assessment Resource Tools (HART), which defines the affordable housing deficit in a community, which is based upon the 2021 Census of the Population; there are 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 HART, the greatest affordable housing deficit in Leeds and Grenville is experienced by one-person households, which is 2,005 households. There are also 700 two-person households in need, 165 three-person households, and 40 four-person households.

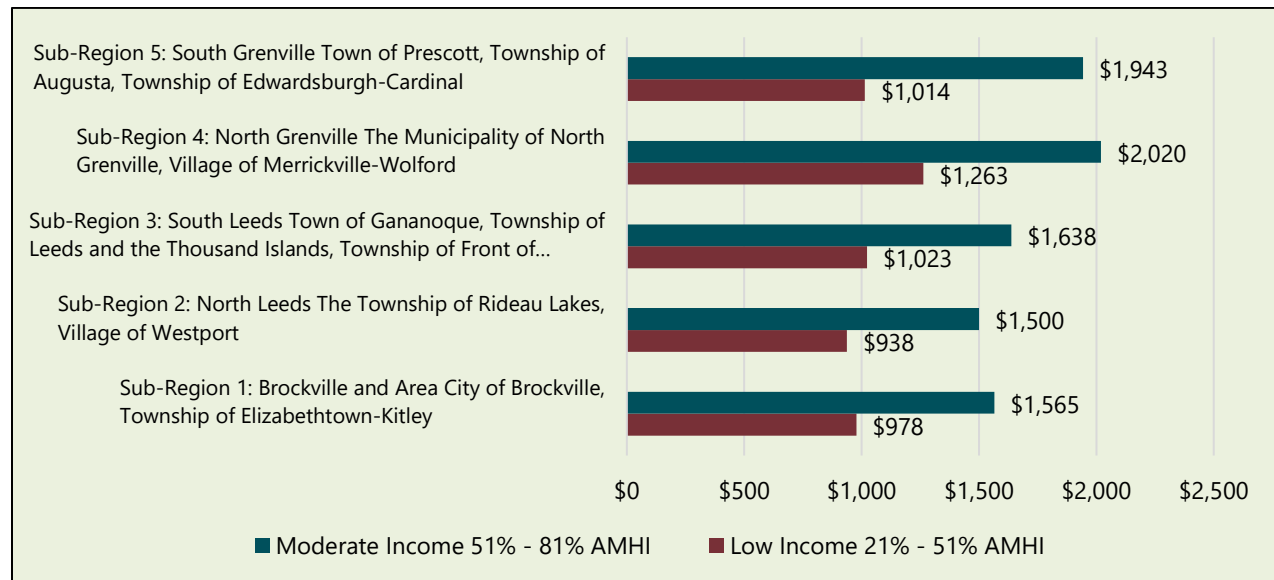
Table 4: Affordable Housing Deficit in Leeds and Grenville

Max. Affordable Shelter Cost	One Person Household	Two Person Household	Three Person Household	Four Person Household	Five+ Person Household	Total Households
Very Low Income (\$410)	530	70	0	0	0	600
Low Income (\$1,025)	1,475	560	130	40	0	2,205
Moderate Income (\$1,640)	0	70	35	0	0	105

Source: Housing Assessment Resource Tool

The following figure provides the range of shelter costs that low-to-moderate income households in that municipality, according to the Area Median Household Income (AMHI). Low-income is defined as 21% to 50% of the AMHI, and moderate income is defined as 51% to 80% of the AMHI.

Figure 1: 2021 Affordable Housing Deficit for Low-and-Moderate Income Households by Subregion in Leeds and Grenville



Source: Housing Assessment Resource Tools

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. A summary of the Affordable Housing Deficit for all municipalities in Leeds and Grenville is included as an appendix.

Table 5: Population of the 2021 Affordable Housing Deficit in Leeds and Grenville by Subregion of Low-and-Moderate Income Households

Region	Low-Income 21% - 51% AMHI	Moderate-Income 51% - 81% AMHI
Sub-Region 1: Brockville and Area - City of Brockville, Township of Elizabethtown-Kitley	1,195	75
Sub-Region 2: North Leeds - The Township of Rideau Lakes, Village of Westport	185	0

Sub-Region 3: South Leeds - Town of Gananoque, Township of Leeds and the Thousand Islands, Township of Front of Yonge, Township of Athens	165	0
Sub-Region 4: North Grenville - The Municipality of North Grenville, Village of Merrickville-Wolford	375	20
Sub-Region 5: South Grenville - Town of Prescott, Township of Augusta, Township of Edwardsburgh-Cardinal	260	20

Source: Housing Assessment Resource Tool

Leeds and Grenville Affordable Rental Housing Household Income Limits

The affordable rents based upon income percentiles outlined in Table 3 would be affordable to households applying for an Affordable Housing in a unit that would have received capital funding from the province, through The United Counties as Leeds and Grenville, as Service Manager. The Household Income Limits (HILs) range from \$43,200 for a bachelor unit, to \$71,400 for a four-bedroom unit. Unit rents must not exceed the allowable rent table for the duration of the affordability-period, which are reviewed by The Counties and updated annually. It should be noted that if Leeds and Grenville's alternate average market rent table was changed to a maximum rent according to income percentiles, there may potentially be undesirable financial implications for affordable housing providers. It may be necessary for housing providers to reduce the number of Affordable Housing units being offered in a proposed housing project so as to remain financially viable. Existing affordable housing projects that received capital funding through Investment in Affordable Housing (IAH) and legacy programs, specify the use a market-based rent table in their funding agreements; it can be encouraged, but not required for these housing projects to use income-based rents.

Housing providers that use an income-based rent table may necessitate inflating their market rents to subsidize the lower-cost affordable units. However, the households that reside in the "affordable" units will be better able to afford their rents if they were based on income percentiles, than the average market rents.

Land-Use Planning

It is not the scope of this report to recommend land-use planning definitions, however, as the definitions used by land-use planning can impact the development of new Affordable Housing units, they are included in this review as an overall discussion of the standards used in Leeds and Grenville. The current Provincial Policy Statement (PPS), 2020, issued under section 3 of *The Planning Act* came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development, including a definition of affordable housing. This definition is also what appears in The Counties' Official Plan.

On April 10, 2024, the most recent release of the Proposed Provincial Planning Statement (PPS) was issued for review and comment until May 12, 2024. It has updated the existing Affordable Housing definition for owner and renter households for land-use planning purposes. The Proposed PPS states that:

"Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;..."

This statement directs planning staff to set targets for the provision of housing that is affordable for low-to-moderate income households, and to coordinate land-use planning and planning for housing with the housing service manager to meet housing affordability needs in the service area. The Ministry of Municipal Affairs and Housing provides Affordable Housing Prices and Rent Tables annually related to the provision of an adequate support of affordable housing for households.

Development Charges

When the Ontario government announced the *More Homes Built Faster Act, 2022*, it included amendments to the *Development Charges Act, 1997*, that exempts Affordable and Attainable Housing units from development charges as an incentive to increase the number of affordable (and attainable) units built. While some of the local municipalities

in The Counties are subject to Development Charges (DC), at the current time, The Counties does not have Development Charges, but is proceeding with a DC study.

Units must be subject to agreements that provide for them to remain as affordable residential units for 25 years. Units must also be sold or rented on an arm's length basis. Including the minimum affordable rents used for the exemption of development charges is relevant to this review, in that the rents used will be a factor in the creation of new purpose-built affordable housing units in Leeds and Grenville.

Under the *Development Charges Act*, for rental housing, a unit would be considered affordable when the rent is at or below the lesser of:

- Income-based rent: Rent that is equal to 30% of gross annual household income for a household at the 60th percentile of the income distribution for renter households in the local municipality; and
- Market-based rent: Average market rent of a unit of the same unit type in the local municipality.

Table 6: Affordable Residential Rental Housing Units for Leeds and Grenville for the Purposes of the *Development Charges Act*, effective June 1, 2024

Municipality	Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom
Municipalities in Leeds and Grenville (excluding the City of Brockville)	\$872	\$965	\$1,208	\$1,284
City of Brockville	\$872	\$965	\$1,185	\$1,284

Source: Affordable Residential Units for the Purposes of the *Development Charges Act*, 1997 Bulletin, Ministry of Municipal Affairs and Housing

The income-based rent table is different in the *Development Charges Act* than The Counties Affordable Housing Definition because the *Development Charges Act* Affordable Housing rent table is based-upon the CMHC average market rent table, which in 2024 only has rental information for units located in the City of Brockville, and includes unit rents in rent-controlled units which do not accurately reflect the current rental unit market conditions, making rents seem lower than what are actually available in the community. As the unit rents in the CMHC rent table are lower than the income-based table, the DC Affordable Rents fully comprise the rent table.

Under the *Development Charges Act* for ownership housing to be affordable, a unit would be considered affordable when the purchase price is at or below the lesser of:

- Income-based purchase price: A purchase price that would result in annual accommodation costs equal to 30% of a household's gross annual income for a household at the 60th percentile of the income distribution for all households in the local municipality; and
- Market-based purchase price: 90% of the average purchase price of a unit of the same unit type in the local municipality.

A table is provided by the Ministry of Municipal Affairs and Housing bulletin, which provides an Affordable Purchase Price for each lower-tier and separated municipality in Leeds and Grenville, for detached, semi-detached, row/townhouse, and condominium apartments. Affordable house prices listed in the table range from \$260,500 in Prescott, to \$452,700 in North Grenville.

Summary

The *National Housing Strategy Act* declares that the right to adequate housing is a fundamental human right, and that housing policies should be focused on improving housing outcomes for persons in greatest need. Moving towards an income-based rent table would reflect a human rights-based approach to the development of housing policies and programs delivered by the Community and Social Services Division, ensuring that affordable housing is actually affordable to low-and moderate-income households in Leeds and Grenville.

The Proposed Provincial Policy Statement is recommending that the lesser of the below market rents/ownerships housing costs, or no greater than 30% of the income of low-to-moderate income households, be paid toward housing costs for a housing unit (whether rental or ownership housing) to be considered as "Affordable", whichever is lower.

Households in Leeds and Grenville that are very low income (20% or under of the Area Median Household Income [AMHI]) are outside of the income range targeted for "Affordable Housing" units and are best served by the deeper subsidy of rent-geared-to-income units provided by the Community Housing Department, the rent supplement program, or the federal-provincial Canada-Ontario Housing Benefit (COHB).

Households that HART identifies as low-income and moderate-income fall within the “Affordable” income range (i.e. can afford monthly shelter costs between \$1,025 and \$1,640), and are in-line with the maximum rents outlined in the Provincial Policy Statement Housing Table for 2024, which is to a maximum cost of \$1,610.

It is recommended that the Affordable Housing definitions established in the future Affordable Residential Units bulletin of the Municipal Affairs and Housing be reviewed with the market rents and home prices, and the lower of be implemented once released by the Province of Ontario.

Table 8 proposes a maximum Affordable Housing rent table based upon the lesser of the 30 percent of the 60th percentile of gross annual incomes for renter households in the local municipality or the average market rents for the service area.

Table 8: Proposed 2024/2025 Affordable Housing Maximum Rent for The United Counties of Leeds and Grenville, Effective June 1, 2024

	Bachelor	One Bedroom	Two Bedroom	Three + Bedroom
Income-Based Affordable Rent	\$910	\$1,110	\$1,330	\$1,610
Income and Percentile Needed to be Affordable	30 th \$36,500	40 th \$39,600	50 th \$53,200	60 th \$64,200

Sources: The Provincial Policy Statement - Housing Table, and The United Counties of Leeds and Grenville, Community Housing Department

Affordable Home Ownership

The Provincial Policy Statement, 2020 (PPS), defines “affordable” ownership housing as, the least expensive of:

- a) Housing for which the purchase price results in annual accommodation costs which do not exceed thirty percent of gross annual household income for low-and-moderate income households; or

- b) Housing for which the purchase price is at least ten percent below the average purchase price of a resale unit in the regional market area.

The current household income percentiles and maximum house price that is considered “affordable” according to the PPS are defined in Table 8.

Table 9: Leeds and Grenville Household Incomes and Affordable House Prices, 2023

Income Percentile	Household Income	Maximum House Purchase Price
30 th	\$62,400	\$195,500
60 th	\$111,200	\$348,500

Source: Ministry of Municipal Affairs and Housing Provincial Policy Statement – Housing Table

A recent change to the *Development Charges Act, S.O. 1997* that was brought about from the *More Homes Built Faster Act, S.O, 2022*, defines affordable ownership housing as it relates to exemption from development charges, as the price of the residential unit is no greater than 80 percent of the average purchase price, as communicated by the Ministry of Municipal Affairs and Housing.

The Ontario Priorities Housing Initiative (OPHI) Home Ownership Program that is delivered by The United Counties of Leeds and Grenville provides down-payment assistance to low-to-moderate income households for the purchase of a house. The maximum eligible resale price of a home is currently \$470,000, and is geared to households with incomes of \$97,000.

Where public funding is provided to assist in the construction of ownership housing, consideration should be given to ensuring that housing will be affordable to the low-to-moderate income households in Leeds and Grenville.

Recommendations

Where an income-based rent table is suggested, an assessment should take place annually to ensure that the combination of the *lower of* the market-based asking rents table and income-based rent table for a bedroom size are used. For example, as described in Table 10, the AAMR rent listed for all bedroom sizes, except for four-bedroom units, is lower than the income-based rent described in Table 8 for the same unit size. In these instances, the lower rent will be used in the final affordable housing

rent table released for use by staff, housing providers, and other stakeholders in the service area.

Except for the three-bedroom unit size in Brockville and Area, the Income-Based rent table is the lower-of the rents that are 80% of the average market in the sub-regions in Leeds and Grenville.

Table 10: Proposed 2024/2025 AAMR Rent Table for the Subregions in Leeds and Grenville

80% of the AAMR	Brockville & Area	North Leeds	South Leeds	North Grenville	South Grenville	All Regions	Income Based Rent
Bachelor	\$1,000	\$961	\$961	\$961	\$961	\$961	\$910
One Bedroom	\$1,242	\$1,261	\$1,276	\$1,261	\$1,258	\$1,261	\$1,110
Two Bedroom	\$1,514	\$1,550	\$1,688	\$1,491	\$1,450	\$1,550	\$1,330
Three Bedroom	\$1,594	\$1,794	\$1,794	\$2,402	\$1,794	\$1,794	\$1,610
Four Bedroom	\$1,882	\$1,882	\$1,882	\$1,882	\$1,882	\$1,882	\$1,610

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

It is recognized that there are limitations to the creation of a County-specific definition, as funding flowed through The United Counties of Leeds and Grenville may use a different definition of “Affordable Housing” that is tied to the funding. In such cases, the definition required by the funding source will be used. Where the definition used by the funding source is less affordable to low-to-moderate income households in Leeds and Grenville than The Counties definition, and an alternative is allowable, The County definition should be considered a part of a greater program evaluation that includes an assessment of the overall financial feasibility of the project or program.

In general, it is being recommended that capital funding program criteria be set as equal to or lower than the income-based rent table to ensure that Affordable Housing units created are affordable to low-to-moderate income households. An income-based maximum rent table should lessen the need for tenants residing in affordable housing units from accessing and stacking operating funding programs, such as housing

allowances, to better afford their units. This approach will leave housing allowances available to those residing in market units in the community.

Operating funding programs (e.g. housing allowances), where an alternate rent table is allowable, an assessment should take place during program development as to which rent table would provide the greatest benefit or subsidy to the recipients of the program. As a general rule, the market-based table should be used when considering what the average asking rents are in the market.

In regards to affordable home ownership, should any rent-to-own program funding become available in Leeds and Grenville, consideration should be given to construct homes that are affordable to households in the 30th to 60th income percentiles, which presently would have a resale value of approximately \$195,500 to \$348,500. For market-based programs, such as down-payment assistance for homeownership, consideration should be given to whether the maximum allowable house price is appropriate, to ensure that the program is applicable to home for sale at a modest price that are available in the community.

Income Categories and Affordable Shelter Costs, 2021

Income categories are determined by their relationship with each geography's Area Median Household Income (AMHI). The following table shows the range of household incomes, and affordable housing costs that make up each income category, in 2020 dollar values. It also shows total households that fall within each category.

	Low Income 21% - 51% AMHI	Low Income 21% - 51% AMHI	Low Income 21% - 51% AMHI	Moderate Income 51% - 81% AMHI	Moderate Income 51% - 81% AMHI	Moderate Income 51% - 81% AMHI
	Area Median Household Income (AMHI)	Affordable Housing Costs by AMHI	Household within the AMHI Category	Area Median Household Income (AMHI)	Affordable Housing Costs by AMHI	Household within the AMHI Category
United Counties of Leeds and Grenville	\$16,400 - \$41,000	\$1,025	2,205	\$41,000 - \$65,600	\$1,640	105
Brockville	\$12,900 - \$32,250	\$806	1,090	\$32,250 - \$51,600	\$1,290	75
Gananoque	\$13,500 - \$33,750	\$843	115	\$33,750 - \$54,000	\$1,350	0
Prescott	\$12,080 - \$30,200	\$755	170	\$30,200 - \$48,320	\$1,208	20
Athens	\$17,800 - \$45,500	\$1,112	0	\$45,500 - \$71,200	\$1,780	0
Augusta	\$19,000 - \$48,000	\$1,200	90	\$48,000 - \$76,800	\$2,880	0
Edwardsburgh / Cardinal	\$17,400 - \$43,500	\$1,087	0	\$43,500 - \$69,600	\$1,740	0
Elizabethtown -Kitley	\$18,400 - \$46,000	\$1,150	105	\$46,000 - 73,600	\$1,840	0
Front of Yonge	\$16,000 - \$40,000	\$1,000	20	\$40,000 - \$64,000	\$1,600	0
Leeds and Thousand Islands	\$18,200 - \$45,500	\$1,137	30	\$45,500 - \$72,800	\$1,820	0
Merrickville-Wolford	\$18,800 - \$47,000	\$1,175	15	\$47,000 - \$75,200	\$1,880	0
North Grenville	\$21,600 - \$54,000	\$1,350	360	\$54,000 - \$86,400	\$2,160	20

Rideau Lakes	\$16,800 - \$42,000	\$1,050	145	\$42,000 - \$67,200	\$1,680	0
Westport	\$13,200 - \$33,000	\$825	40	\$33,000 - \$52,800	\$1,320	0

Source: Housing Assessment Resource Tools

Affordable Ownership Housing Units for Leeds and Grenville for the Purposes of the *Development Charges Act*, effective June 1, 2024

Municipality	Affordable purchase price of a detached house	Affordable purchase price of a semi-detached house	Affordable purchase price of a row/ townhouse	Affordable purchase price of a condominium apartment
Athens	\$348,500	\$306,000	\$348,500	\$348,500
Augusta	\$395,200	\$306,000	\$351,000	\$387,000
Brockville	\$274,900	\$274,900	\$274,900	\$274,900
Edwardsburgh-Cardinal	\$366,500	\$306,000	\$351,000	\$366,500
Elizabethtown-Kitley	\$380,900	\$306,000	\$351,000	\$380,900
Front of Yonge	\$334,100	\$306,000	\$334,100	\$334,100
Gananoque	\$283,800	\$283,800	\$283,800	\$283,800
Leeds and the Thousand Islands	\$373,700	\$306,000	\$351,000	\$373,700
Merrickville-Wolford	\$391,600	\$306,000	\$351,000	\$387,000
North Grenville	\$452,700	\$405,000	\$450,000	\$333,000
Prescott	\$260,500	\$260,500	\$260,500	\$260,500
Rideau Lakes	\$352,100	\$306,000	\$351,000	\$352,100
Westport	\$274,900	\$274,900	\$274,900	\$274,900

Source: Affordable Residential Units for the Purposes of the *Development Charges Act*, 1997 Bulletin, Ministry of Municipal Affairs and Housing