

**2025 – 2035
Housing and Homelessness Plan
Community Consultation**

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Overview

1. Role of the Housing Service Manager.
2. Homelessness Information and Programs
3. Community and Affordable Housing Needs and Programs.
4. 2025 – 2035 HHP Vision, Guiding Principles.
5. Strategic Goals, Future Actions and Outcomes.
6. Discussion Questions.



Role of the Housing Service Manager

- Ensure that housing programs are administered according to legislation and to provide support to non-profit and co-operative housing providers.
- Determine local rules and establish processes that comply with rent-geared-to-income (RGI) eligibility requirements.
- Maintain a centralized waiting list to ensure that RGI Housing is accessible to people in need.
- Maintain provincially-mandated rent-geared-to-income housing targets within Leeds and Grenville.

Role of the Housing Service Manager

- Administer federally and provincially funded housing programs, such as the Homelessness Prevention Program (HPP), the Canada-Ontario Housing Initiatives (COCHI), Ontario Priorities Housing Initiative (OPHI) and the Canada-Ontario Housing Benefit.
- In co-operation with the County Land-Use Planning Division, 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.

Development of a Housing and Homelessness Plan

As the Service Manager for Housing, 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.

HOMELESSNESS IN LEEDS AND GRENVILLE

Homelessness in Leeds and Grenville

Role of The United Counties of Leeds and Grenville:

- Developing a ByName 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.

ByName List

Launch in 2021, the ByName List 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.

Individuals and families enter the Coordinated Access housing system at designated access points, where intake forms are completed and updated.

Homelessness in Leeds and Grenville

Today, there are 130 actively homeless people on Leeds and Grenville's ByName List (BNL).

- 92% are chronically homeless (six months or more).
- The majority are single adults (73%).
- All age groups are represented on the BNL.
- 82% require High or Very High Intensity Supports.



Homelessness Strategy

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.

Homelessness Prevention Program Funded Programs

- Co-Operative Care Center
- Drop-in Center
- Apartment-based shelter units
- Hotel vouchers
- Homelessness Prevention Benefit (rent and utility arrears assistance)
- John Howard Society Justice Supports



Homelessness Prevention Program

Transitional Housing

- Transitional Supportive Housing Program - Lanark Leeds and Grenville Addictions and Mental Health
- Connect Youth Inc.. provides transitional housing designed for short-term stays for youth aged 12 to 25.



COMMUNITY HOUSING

Community Housing

- Rent-Geared-to-Income Housing Units
- Affordable Housing Units and Programs



Rent-Geared-to-Income Units in Leeds and Grenville



Valleyview in Athens (seniors)



Gananoque Family Housing



Seaway Apartments - Cardinal



The Pines - Kemptville

RGI Units in Leeds Grenville

- There are 987 RGI units that the County is required to provide as Service Manager for Social Housing in Leeds and Grenville.
- Units are located throughout many communities in Leeds and Grenville.
- Some RGI housing projects have a seniors age-mandate.
- Units are provided by the Community Housing Department, Non-Profit, and Co-Operative Housing Providers.
- Rent Supplement units are located throughout the County through partnerships with private landlords.

Community Housing Waitlist

Wait-time in months for a Rent-Geared-to-Income Unit in Leeds and Grenville

Unit Type	Wait Time in Months
Bachelor	7 to 28 months
One Bedroom	11 to 42 months
Two Bedroom	7 to 60 months
Three Bedroom	7 to 45 months
Four Bedroom	7 to 63 months

Affordable Housing Programs in Leeds and Grenville

- Housing Allowance Programs
- Ontario Renovates Program
- Homeownership Program
- Secondary Suites Funding Program
- Supportive and Affordable Housing Rental Units



Affordable Housing Units in Leeds & Grenville



Wall Street Village - Brockville



Community Living North Grenville
- Kemptville



Prescott



Elgin Seniors

Affordable Housing Programs Continued

Supportive Housing Rental Units

- Pixie Place
- Court House Apartments
- 150 Supportive Housing Units in Leeds and Grenville.



Pixie Place

Municipally-Funded Affordable Housing Programs

- Leeds and Grenville Landlord Secondary Suite Funding Program
- Affordable Housing Development Lab
- Affordable Housing Development Workshop Series



Housing Needs Identified

Core Housing Need

In Leeds and Grenville:

- **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.

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.

In Leeds and Grenville,

- 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%**).



Affordable Housing Deficit

Leeds and Grenville (CD, ON)						
Income Category (Max. affordable shelter cost)	1 Person HH	2 Person HH	3 Person HH	4 Person HH	5+ Person HH	Total
Very Low Income (\$410)	530	70	0	0	0	600
Low Income (\$1025)	1,475	560	130	40	0	2,205
Moderate Income (\$1640)	0	70	35	0	0	105
Median Income (\$2460)	0	0	0	0	0	0
High Income (>\$2460)	0	0	0	0	0	0
Total	2,005	700	165	40	0	2,910

THE PLAN

Online Survey Link



Vision Statement of the Plan

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.

Discussion One

1. Are there suggested revisions or alternatives you would propose with regard to the proposed Vision Statement?

Guiding Principles

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

Discussion One

2. Are these the Guiding Principles we should move forward with?

- a) Should they be changed? If so, how?
- b) Are there any principles you feel are missing? If yes, please specify.

Goals

Ending Homelessness

Preventing
Homelessness

Facilitating Community
Housing Supply

Goals

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

Ending Homelessness

Goals

Preventing homelessness and maintaining housing stability.

Preventing
Homelessness

Goals

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

**Facilitating Community
Housing Supply**

Strategic Goal #1 Actions

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

Current Actions:

1. Commitment to a Three-Year Homelessness Prevention Strategy and Annual Homelessness Report that will review the services provided to ensure that a greater emphasis is placed on initiatives and programs that result in more people being housed and more people stayed housed for longer periods of time; and to prepare the Counties to receive more resources to further reduce its unhoused population.
2. Provide and flow funding for varying levels of emergency shelters according to acuity to meet the needs of persons who are unhoused through service agreements with community organizations.
3. Procure contract housing providers to supply units to address housing needs and the ByName List.
4. Continue to maintain the ByName List to accurately track and count the unhoused population to provide the supports needed to the unhoused population.
5. Provision of Supportive Housing provided through the Community and Social Services Division and service agreements with community organizations.
6. Provision of emergency vouchers through Community and Social Services and community partners to provide food, transportation, and accommodations for households that are in an emergency.
7. Provision of community outreach services through the Community and Social Services Division and community partners to support the unhoused population. Community outreach includes food security programs, case management and referrals for ByName list clients, ongoing supports and services such as counselling and behavioral supports.
8. Continue to provide the Justice Involved Housing Program, which provides services to individuals involved in the justice system such as those on probation/parole, correctional institutions, and local bail supervision programs.
9. Continue mobile outreach services through the Justice Involved Housing Program.

Future Actions:

1. The creation of 150 Supportive Housing Units that provide for varying levels of supports according to acuity.
2. Investigate additional/alternative emergency shelter opportunities and transitional mid-term accommodations.
3. Expand community partner participation of the ByName List for all organizations that support the unhoused population.
4. Transform the Counties' current shelter service into a program that places increased emphasis on supporting clients to move into housing.
5. Improve outreach services to better track homelessness across the Counties.
6. Increase the amount of Transitional-Supportive Housing available in the Counties.
7. Build and enhance community partnerships in support of a coordinated and community-wide effort to reduce homelessness across Leeds and Grenville.
8. Be ready for future investment. Should the provincial Homelessness Prevention Program funding levels increase in the next 2-3 years, the Counties will have a plan ready to immediately and effectively invest these resources.

Strategic Goal #2 Actions

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

Current Actions:

1. Continue to administer the Homelessness Prevention Benefit to issue funds to prevent eviction and loss of utilities.
2. Continue the Supportive Housing Program, which includes preparing individuals in the program for independent living in the community.
3. Continue to fund the Ontario Priorities Housing Initiative - Housing Allowance program, and participate in the Canada-Ontario Housing Benefit program, to make the cost of renting more affordable for eligible households in their current home.
4. Continue to fund the Ontario Priorities Housing Initiative - Ontario Renovates Component and revolving loan fund to eligible households to repair their existing home and complete accessibility repairs, to ensure that the home is habitable and accessible.
5. Continue the Justice Involved Housing Program, which engages with individuals in institutional settings to divert and prevent a return to homelessness.

Future Actions:

1. Assess the feasibility of a municipally-funded housing allowance program, to reduce dependency on the Homelessness Prevention Benefit for rent and utility arrears.
2. Assess the feasibility of a municipally-funded rent supplement program to increase the number of new Affordable Housing units created in the community.
3. Investigate future programs and options that can assist households to remain housed for longer periods, and reduce homelessness in Leeds and Grenville.
4. Enhance the Counties' existing homelessness prevention programs so that 20% more community members receive financial support annually.

Strategic Goal #3 Actions

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.

Current Actions:

1. Continue to invest in current community housing assets through asset management planning and supporting community housing providers with COCHI Repair funding.
2. Continue to target and fund the Canada-Ontario Community Housing Initiative – Housing Allowance to support the continued provision of rent-geared-to-income units in non-profit and co-operative housing units whose operating agreements have expired.
3. Continue to contribute to the housing amortization reserve.
4. Support the development of subsidized and affordable housing units through the Leeds and Grenville Affordable Housing Development Lab.
5. Assisting the development of new community and affordable housing units through referrals for land developers and non-profit housing providers to relevant project funding and financing programs.
6. Supporting the development of new community and affordable housing units through the provision of data and information required to develop a business case for new development.
7. Promotion of housing development in rural areas, including cost-effective waste water and drinking water funding programs and options.
8. Encouragement of rapid housing development through the promotion of alternative building methods to build housing faster and affordably.
9. Continue to fund the Affordable Home Ownership Program, to assist first-time homebuyers with down payment assistance for the purchase of their first home, to open more rental stock in Leeds and Grenville.
10. Continue to fund the Secondary Suite program – Ontario Priorities Housing Initiative Secondary Suite Program, to create an Affordable additional residential unit (ADU) on the property of their primary residence, to increase the supply of Affordable Housing Units.
11. Continue to fund the Leeds and Grenville Landlord Secondary Suite program, to create an Affordable additional residential unit (ADU) in an existing residential rental unit to increase the supply of Affordable Housing Units.

Future Actions:

1. Develop a Housing Strategy Plan for County investments in Homelessness, Affordable and Supportive Housing in Leeds and Grenville.
2. Based on data, establish unit size, tenant and geographical targets for new affordable and supportive housing.
3. Establish a multi-year plan for new subsidized housing units, with a focus on the development of high need units in high demand areas.
4. Review the current community housing stock, and assess if the unit composition and mandates meet the needs of those waiting on waitlists.
5. Assess the feasibility of a municipally-funded rent supplement program, to increase the number of subsidized housing units to reduce wait times.
6. Supporting Ontario's Community Housing Renewal Strategy.
7. Engage in discussions with housing developers regarding the challenges and needs for constructing new affordable and community housing units, and advocate for system change to ensure rural affordable housing development is viable and receives the financial resources needed.

Discussion Two

3. Are there any other Goals or Actions that the Counties should include in its Housing Plan?

4. Which Activity do you think should be the first priority in moving forward on the Housing Plan?

5. If it was necessary to eliminate one action due to time constraints, cost or other factors, which Action do you feel the Counties could remove?

We are Listening

Is there anything else you would like to add for feedback on the 2025 -2035 Housing and Homelessness Plan?

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