

**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

Launched 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%).
- 10% of the BNL self-identify as having indigenous ancestry.
- 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 16 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

Indigenous Housing

Ontario Aboriginal Housing has 46 low-income rent-geared-to-income housing units located throughout Leeds and Grenville.

These units are not under the oversight of Leeds Grenville as Service Manager for Community Housing.



Indigenous Housing Units

Table: Ontario Aboriginal Housing Located in Leeds 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

Indigenous Housing Applications

To apply to reside in an Ontario Aboriginal Housing Unit, apply online at www.Ontarioaboriginalhousing.ca

Contact by phone: 1 (866) 391-1061



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

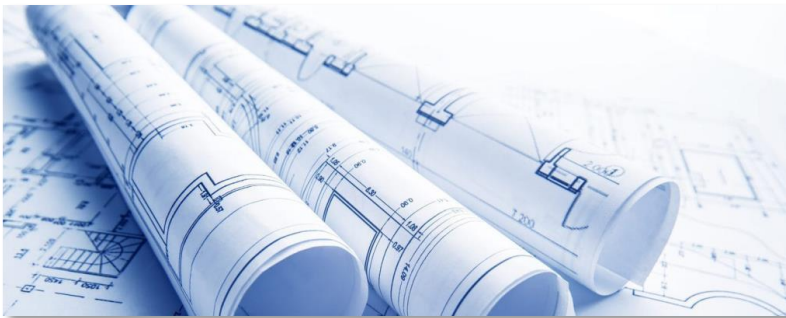
- Pixie Place
- Court House Apartments
- 150 Supportive Housing Units in Leeds and Grenville.



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.

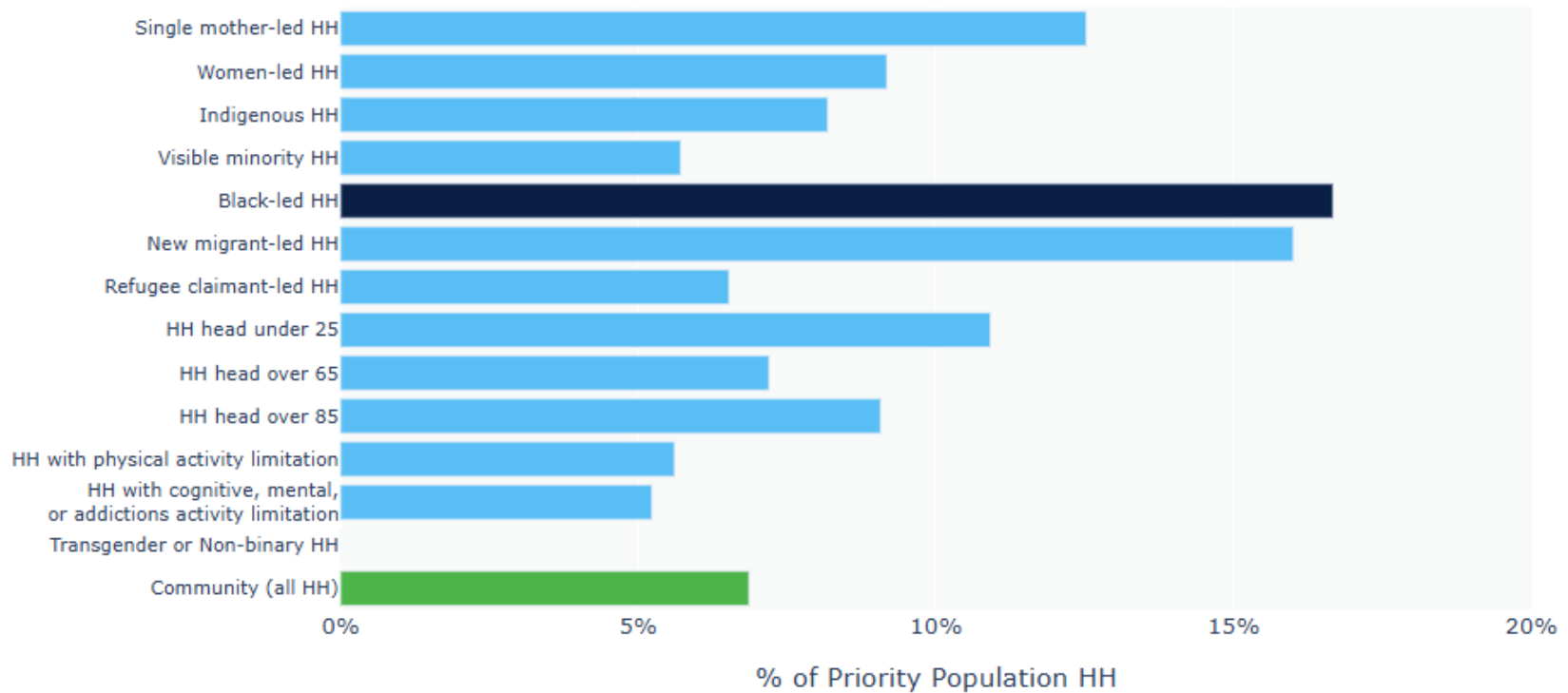
In Leeds and Grenville,

- 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%**).



Core Housing Need by Priority Population

Leeds and Grenville (CD, ON)



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

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

Should the Vision Statement

- Stay the same?
- Change?
- Be Modified?

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

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

Strategic Goal: Ending Homelessness

Current Actions

- 3 Year Homelessness Prevention Strategy
- Fund emergency shelters for varying levels of acuity.
- Continue the ByName List
- Provision of Supportive Housing
- Community Outreach to support the unhoused population.
- Justice Involved Housing Program

Ending Homelessness

Strategic Goal: Ending Homelessness

Future Actions

- Create 150 Supportive Housing Units.
- Investigate additional/alternative emergency shelters and transitional mid-term accommodations.
- Expand ByName List Partners.
- Transform the current shelters.
- Improve Outreach Services.
- Increase the amount of transitional housing units.
- Coordinated and community-wide effort to reduce homelessness.
- Be ready for future investment from upper levels of government.

Ending Homelessness

Strategic Goal: Ending Homelessness and housing persons that do not have a home.

Should this goal

- Stay the same?
- Change?
- Be modified?



Ending Homelessness

If it should change or be modified, how so?

Goals

Preventing homelessness and maintaining housing stability.

Preventing
Homelessness

Strategic Goal: Preventing Homelessness

Current Actions

- Supports through the Homelessness Prevention Benefit.
- Supportive Housing program
- Continue the Housing Allowance programs.
- Ontario Renovates home repair and accessibility grant program.
- Justice Involved Housing Program.

Preventing
Homelessness

Strategic Goal: Preventing Homelessness

Future Actions

- Assess the feasibility of a municipally-funded housing allowance program.
- Assess the feasibility of a municipally-funded rent-supplement program.
- Investigate future programs and options that can prevent and reduce homelessness.
- Enhance existing homelessness prevention programs.

Preventing
Homelessness

Strategic Goal: Preventing Homelessness and maintaining housing stability.

Should this goal

- Stay the same?
- Change?
- Be modified?



Preventing
Homelessness

If it should change or be modified, how so?

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: Community Housing Supply - Current Actions

- Invest in and repair Community Housing.
- Target Housing Allowances for housing projects entering the End of Mortgage.
- Invest in housing through the amortization reserve.
- Affordable Housing Development Lab.
- Supporting Affordable Housing Development.

Facilitating Community
Housing Supply

Strategic Goal: Community Housing Supply - Current Actions

- Promoting affordable housing development in rural areas.
- Promotion of alternative building methods to build more Affordable Housing faster.
- Affordable Homeownership Program.
- Secondary Suite Funding Programs for homeowners and small landlords.

Facilitating Community
Housing Supply

Strategic Goal: Community Housing Supply - Future Actions

- Develop a Housing Strategy Plan for County investments in Homelessness, Affordable and Supportive Housing.
- Establish targets for Affordable and Supportive Housing.
- Multi-year plan for new subsidized housing units.
- Review needs and the current housing stock.

Facilitating Community
Housing Supply

Strategic Goal: Community Housing Supply - Future Actions

- Assess feasibility of a municipally-funded rent supplement program.
- Supporting Ontario's Community Housing Renewal Strategy.
- Engage in discussions with housing developers regarding challenges for development.

Facilitating Community
Housing Supply

Strategic Goal: Community Housing Supply

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

Should this goal

- Stay the same?
- Change?
- Be modified?

Facilitating Community
Housing Supply

If it should change or be modified, how so?

Discussion Two

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

We are Listening

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

Contact Information

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