

Grey County Housing
2018
Housing and Homelessness Report



DOWN WITH HOMELESSNESS UP WITH HOUSING!

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Message from the Warden

Grey County's Housing and Homelessness Plan outlines our vision of a County where everyone has a safe place to call home. We're proud of our accomplishments in 2018 which include:

- helping over 1,100 households retain housing through Homelessness Prevention supports;
- creating 34 affordable and market housing units and planning for 22 more units in 2019;
- assisting an average of 74 households monthly with a rental supplement to make their housing more affordable;
- supporting an average of 70 residents monthly through housing with related supports;
- maintaining 997 units of rent geared to income housing;
- providing over 1,600 nights of emergency housing to over 400 households; and
- providing funding to 12 community partners to provide homelessness prevention programs and services.



We're pleased to share this year's report with you and look forward to building on these accomplishments.

Priorities/Next Steps for 2019

As we move toward achieving our goals set out in the 10-Year Housing and Homelessness plan we look forward to:

- ❖ the completion of our housing consultation sessions allowing for the 5-year revision of our Grey County Housing and Homelessness Plan;
- ❖ Promoting and investing in the creation of more affordable units;
- ❖ Developing a community-wide system that responds to people experiencing homelessness;
- ❖ working towards the elimination of chronic homelessness;
- ❖ Further developing partnerships to provide programming and building community within our buildings to combat social isolation; and
- ❖ Assisting over 1,000 households with maintaining or obtaining housing through the Community Homelessness Prevention Initiative.

Community Living

6 New Units of Supportive Housing

In December of 2018, an official ribbon cutting was held for 6 new affordable housing units funded through Grey County's Investment in Affordable Housing Program. An agreement is in place to maintain an affordable rental cost for a period of 20 years.

Community Living supports more than 600 adults and children within the community who have developmental disabilities. Their mission is to support people with development needs to live, work and participate fully in the community as valued partners.



Odawa Heights

28 New Units of Affordable Housing

In 2018, Owen Sound Housing Company developed 28 new units of affordable housing called Odawa Heights funded through Grey County's Investment in Affordable Housing Program. Eight more units are planned for 2019.

Affordable housing rents are 80% of market rent as determined by Canada Mortgage and Housing Corporation. This equates to about \$577 a month in Grey County.

Looking Ahead!

14 Planned units of Affordable and Market Housing

In 2018, funding was approved for an affordable housing development in Durham. The project will provide 11 units of affordable housing and 3 units of market housing.



Community Homelessness Prevention Initiative (CHPI)

The Community Homelessness Prevention Initiative (CHPI) was created to address homelessness issues in the province. In 2018, a total of \$1,816,494 in funding provided services and programs and helped fund organizations with a focus on helping people obtain housing and maintain their accommodations to prevent homelessness.

Sustainable Housing Benefit (SHB)

The SHB program, funded through CHPI, assists households with costs that put people at risk of homelessness or prevent people from obtaining housing. In 2018, Grey County distributed \$499,221 across 1,110 applications. Last month's rent is the most requested expense. This helps people move from a state of homelessness into long-term accommodations, move for medical/employment reasons or move to more affordable rental accommodations.

Sustainable Housing Benefit Expenses

Expense Type	Households Assisted	Amount Issued
Beds/Appliances	139	\$40,645
Utility Costs	234	\$116,321
Last Month's Rent	470	\$218,540
Pest Control/Maintenance	29	\$12,700
Moving Expenses	78	\$14,292
Rental Arrears	160	\$96,723
Total	1110	\$499,221

Housing with Related Supports

Through the CHPI program, Grey County assisted with financial subsidy for over 25,000 nights worth of accommodations totaling \$604,576. These supportive housing facilities provide laundry, medication distribution, meals and assistance for residents who need help with managing day to day needs.

Emergency Homelessness Program

Through the Community Homelessness Prevention Initiative, YMCA Community Initiatives is funded to provide housing supports and services as well as emergency accommodations. Once a person or family experiencing homelessness is assisted with emergency accommodations they then work together with a YMCA Housing Stability Worker to find long-term accommodations and apply for other programs to assist with affordability. The Y works with motels, landlords, community agencies and local police.

Investment in Affordable Housing (IAH)

The IAH program provides funding for the delivery of several programs: rental build program, down payment assistance program (IAH: Homeownership), home repair program (IAH: Ontario Renovates) and a monthly rent subsidy program (IAH: Rent Supplement).

In 2018, the Rental Build Program funded 28 units of affordable and market rent housing and 6 units of supportive. There are 22 more units of affordable housing planned for 2019.

Homeownership Program

The IAH Homeownership Program provides a 5% down payment in the form of a 20-year forgivable loan for eligible Grey County renters to purchase a home within Grey County. This year we were able to provide funding to 11 purchasers totaling \$120,058.

What we heard from Homeownership recipients:

“This generous program helped me take an enormous step forward in my life. I am settling in nicely and feeling confident about my future in this community. The process of applying was easier than I expected and everyone involved was very helpful. I am profoundly grateful.”



“The program was absolutely great, I would never have been able to own my own house if I had to keep treading water paying apartment rent while trying to save for a down payment. My monthly mortgage and tax payments are about equal to the rent I was paying. The process was simple yet very fair. I would love to see more people have this opportunity. Thank you very much for the opportunity to participate in the program, I am extremely grateful and all County staff was excellent and helpful to deal with.”

Ontario Renovates Program

In 2018, through the IAH Ontario Renovates Program, Grey County provided much needed home repair funding in the form of a 10-year forgivable loan to 10 homeowners. Total funding distributed for 2018 was \$130,430. This funding is essential for accessibility upgrades, roofs, windows, doors and furnaces which allow homeowners to remain in a home that otherwise may not be livable.

With the assistance of Ontario Renovates in combination with Sustainable Housing Benefit funding this year we were able to provide accessibility upgrades and repairs to allow a family to continue living in their home of more than 20 years.

Rent Supplement Program

The IAH Rent Supplement Program provides a monthly amount of up to \$200 towards the cost of rent with a private landlord to help make accommodations more affordable. On average, 74 households receive this funding monthly, totaling \$165,000 annually.



For more information about specific programs and eligibility visit www.Grey.ca.

Homelessness Enumeration Results

Ending chronic homelessness is part of Ontario's Long-Term Affordable Housing Strategy and Grey County's 10 Year Housing and Homelessness Plan. A homelessness enumeration took place April 23-27, 2018 using the period prevalence method. The results of the enumeration included 33 individuals who identified as homeless during that period and 29 individuals took the opportunity to complete our enumeration survey.

A Period Prevalence Count (PPC) involves a coordinated, multi-day count of people experiencing homelessness over a given period. Grey County worked with a variety of service organizations that are likely to be used by persons experiencing homelessness. The PPC is done over a period of time versus a point in time count that is usually done in one day over a sample area.

Data gathered through the enumeration process will help to determine funding and programming decisions. During the enumeration people identified as experiencing homelessness were referred to services. This was the first homelessness enumeration conducted in Grey County; lessons learned during this enumeration will be applied to improve methodology for the next enumeration in 2020.

Grey County Housing

Grey County Housing owns and operates 997 units of housing across the County that offer subsidized rent calculated at 30% of a household's gross income. In addition to an affordable rental units Grey County tenants have access to Community Relations Workers to provide referrals to support services as needed to maintain tenancies and build community. Grey County also supports two Family Resource Centres, one located in Owen Sound and one in Meaford.



Non-Profit Housing

Non-profit housing providers are a major contributor of affordable housing across the County. Grey County supports nine providers who combine to offer 278 rent geared to income units, 106 market rent units and 138 Affordable units. Affordable units have rents that are 20% below the average market rent set yearly by the Canadian Mortgage and Housing Corporation (CMHC).

Who We Serve

Canada recently released the National Housing Strategy: A Place to Call Home. One principle of the strategy is that “every Canadian deserves a safe affordable home”. The average income for a household without dependents receiving a rental subsidy in Grey County is \$15,469, or \$1,289 a month. Currently in the private market a one-bedroom apartments is commonly being listed above \$900 monthly leaving little to no room for basic needs. Households within Grey County housing units with dependents average \$1,505 in monthly income, in the private market two and three-bedroom units would range from \$900 to \$1,500 a month.

