

ANNUAL REVIEW

HURON COUNTY HOUSING AND HOMELESSNESS PROGRAMS

2018

"Stable housing is a foundation for the well-being of individuals, families and communities. When people live in safe and appropriate housing that is affordable to their particular circumstances they typically have better health outcomes, experience less stress, and are better able to access and make use of a range of services that they may need." (2014 -2024 Long-Term Affordable Housing and Homelessness Plan for the County of Huron). We said it then and we still believe in it now, housing is vital to communities. We recognize that the unique characteristics of Huron County are critical in understanding the appropriate path forward as we look for housing solutions. Today's housing market is facing tremendous challenges, made all the more complex for those living on minimum wage employment or social assistance programs. The County of Huron continues its commitment to work with funding and community partners to bring housing to those most vulnerable in our community. This work cannot be done in isolation, solutions must come from everyone whether that is a secondary suite on the property of a private citizen to municipalities working with developers to create affordable housing options. ***This must be a community response.***

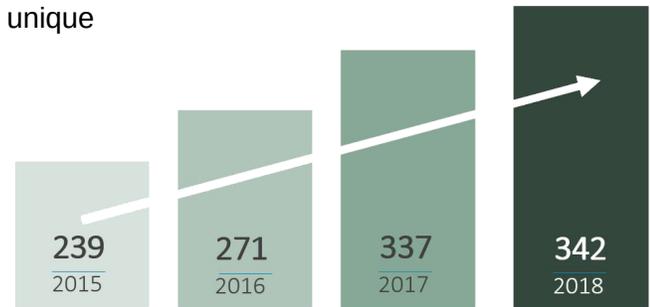
HOUSING as a vital community resource

While the County of Huron vacancy rate is not available through the Canada Mortgage and Housing Corporation it is easy to observe that local vacancy rates are in line with Provincial trends of less than 2%. Waitlist numbers and support funding for both homeless prevention and housing retention data collectively paint a clear picture of the demand for housing that Huron County is facing. Guided by best-practices and tools, teams, councils and community partners continue to build strategies to address housing concerns as staff work diligently to connect those in need with all available resources and supports. On a daily basis County staff and community partners search for obtainable, safe and permanent housing options to meet the unique needs of all households sizes. Additionally increasingly complex needs have elevated the demand for housing with supports.

Community housing is housing owned and operated by non-profit housing corporations, housing co-operatives and municipal governments or district social services administration boards. These providers offer subsidized or low-end-of market rents – housing sometimes referred to as social housing and affordable housing.

Social housing was developed through federal or provincial government programs from the 1950s through 1995. Over 250,000 households live in social housing. About 185,000 pay a geared-to-income rent and the rest pay a moderate market rent.

Affordable housing programs since 2002 have led to the construction of about 21,800 rental units with rents maintained at or below 80% of Average Market Rent for at least 20 years. These units were built in both the community and market sector. (Ministry of Municipal Affairs and Housing)



Huron County Housing Waitlist

Ontario's social housing waitlist consists of **185 000 households** as of 2016 (Office of the Auditor General of Ontario)

Huron County Housing Waitlist Times by Region

Category	1-2 Years		2-3 Years		4-5 Years
	Single Adults & Couples	Brussels	Seaforth Wingham Zurich	Bayfield Blyth	Clinton Exeter
Families	1-2 Years		3-5 Years		
	Clinton		Goderich		
Seniors	1-2 Years				
	Clinton Wingham				



Housing Affordability in Huron County



Average Proportion of Income Spent on Rent & Utilities*

Ontario Huron OW Recipient
25% **22%** **111%**



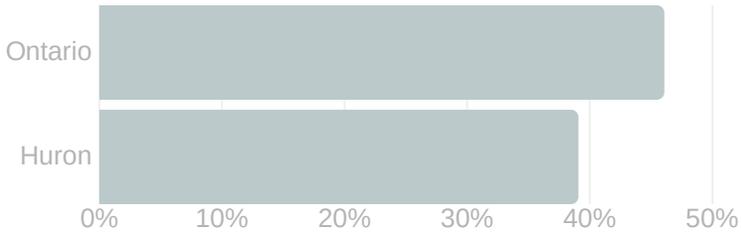
Average Monthly Rent & Utilities*

Ontario Huron
\$1109 **\$815**

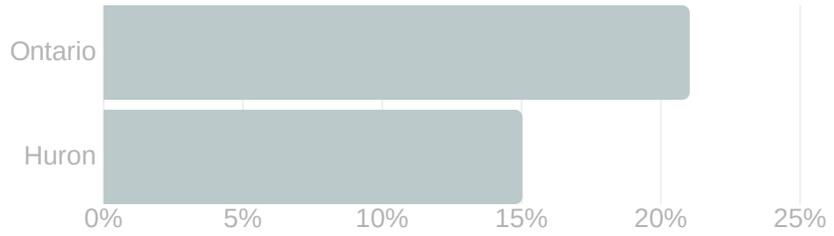


Average Income*

Ontario Huron
\$53,691 **\$45,082**



Households **Spending Over 30%** of Income on Rent & Utilities*



Households **Spending Over 50%** of Income on Rent & Utilities*

*rentalhousingindex.ca

Unit Size	Ontario Works Income			
	Total Benefit	Shelter Benefit	Average Rent	% of Income on Rent
Single	\$733	\$390	\$815	111%
Couple	\$1136	\$642	\$815	72%
Single with child	\$1002	\$642	\$815	81%

By comparison...

\$17.44 is considered the **Living Wage** in Huron County:

the hourly wage a worker needs to earn to cover his/her family's basic everyday expenses, such as food, housing, utilities, childcare and transportation. Based on a family of four.

For more information, visit perthhuron.unitedway.ca/srpc/living-wage-report/



Huron County Community Housing Upgrades

Huron County Housing Services continues its commitment to both energy upgrades and building improvements. In 2018 the County's Property Services division undertook and completed the following projects:

- Two generator installations
- 25 family unit furnace installations
- Security camera installation
- Plumbing infrastructure upgrades
- Attic, corridor and balcony improvements

Investment in Affordable Housing

Goderich will be the site for a new affordable housing development funded through the County's Investment in Affordable Housing Program allocation and Social Infrastructure Funding. Affordable Housing Solutions Inc. was the successful proponent to build a 34 unit building providing a combination of market rental units with 12 affordable units. Construction begins in April 2019.

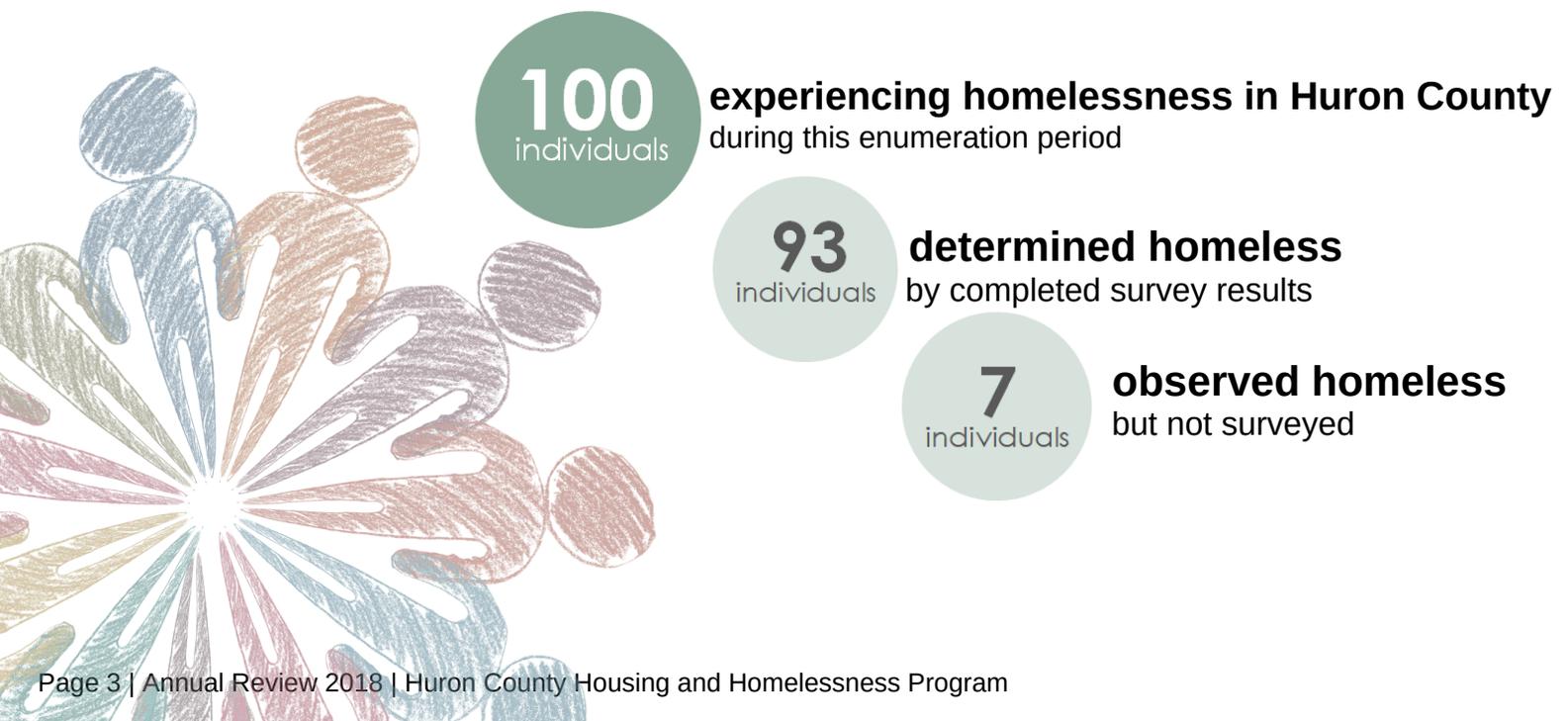
HOMELESSNESS

In the spring of 2018 Huron County Housing Services undertook its first ever homelessness enumeration. As part of the Ontario Poverty Reduction Strategy the Province established a long-term goal to end homelessness. Among the recommendations to meet this goal was to define and measure homelessness at the local, and provincial levels. Its purpose was to achieve the following;

- To provide a local snapshot of homelessness
- To inform priorities and set targets for ending homelessness
- To expand evidence base and build local capacity to respond homelessness
- 100% confidential County wide survey

For a detailed understanding of the results please find the full report at: www.huroncounty.ca/housing/housing-study-reports

2018 Homeless Enumeration Results



Community Homelessness Prevention Initiative (CHPI)

The vision of CHPI is to have: A coordinated and holistic service delivery system that is people-centred, evidence informed and outcomes based, and reflects a Housing First approach that focuses on homelessness prevention and reduces reliance on emergency services.

This vision reflects a shift towards a system that focuses on proactive and permanent housing solutions rather than reactive responses to homelessness. (Community Homelessness Prevention Initiative Program Guidelines, Ministry of Housing, 2017 Queens Printer for Ontario)

The province has established two key program outcomes for CHPI. The County is to deliver services that address both outcomes;

- People experiencing homelessness obtain and retain housing
- People at risk of homelessness remain housed

2018 CHPI Outcomes in Huron County

288	Households experiencing homelessness that received supports, not related to accommodation, that contributed to a positive change in housing status
43	Households with low-moderate acuity of need that received case management so they remained housed
3	Households with moderate-high acuity of needs, such as mental illness, so they could remain housed
367	Households that were at risk of homelessness that are stabilized (including eviction prevention, rent/utility arrears)
38	Households that accessed emergency shelter services with an average length of stay of 12 nights
92	Young people received supports
5	Households that moved from emergency shelter into transitional housing
33	Moved from emergency shelter to long-term housing

A Special Thank You...

to the members of the Housing & Homelessness Steering Committee for their continued support of the vision and objectives of the Long Term Housing & Homelessness Plan.

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