



County of Huron | Social and Property Services  
**2022 Housing and Homelessness Annual Report**

[www.HuronCounty.ca/social-services](http://www.HuronCounty.ca/social-services)

# Contents

4	Land Acknowledgment
5	Social and Economic Pressures Impacting Shelter Use
6	2014-2024 Strategic Areas for Action
7	Actions to Date
9	2022 Year in Review
9	Housing with Supports
9	Homelessness Prevention
10	Emergency Shelter
11	Huron County Social Housing
12	Residential Intensification Projects
15	Housing with Supports
16	Rural Homelessness
17	Housing and Homelessness in Huron County
18	Huron County   Homelessness Snapshot
20	By-Name List & Coordinated Access
22	Feature Profile   Canadian Ontario
22	Housing Benefit
23	Our Partners

County of Huron  
**Social and Property Services**  
77722D London Road, RR 5  
Clinton, Ontario N0M 1L0

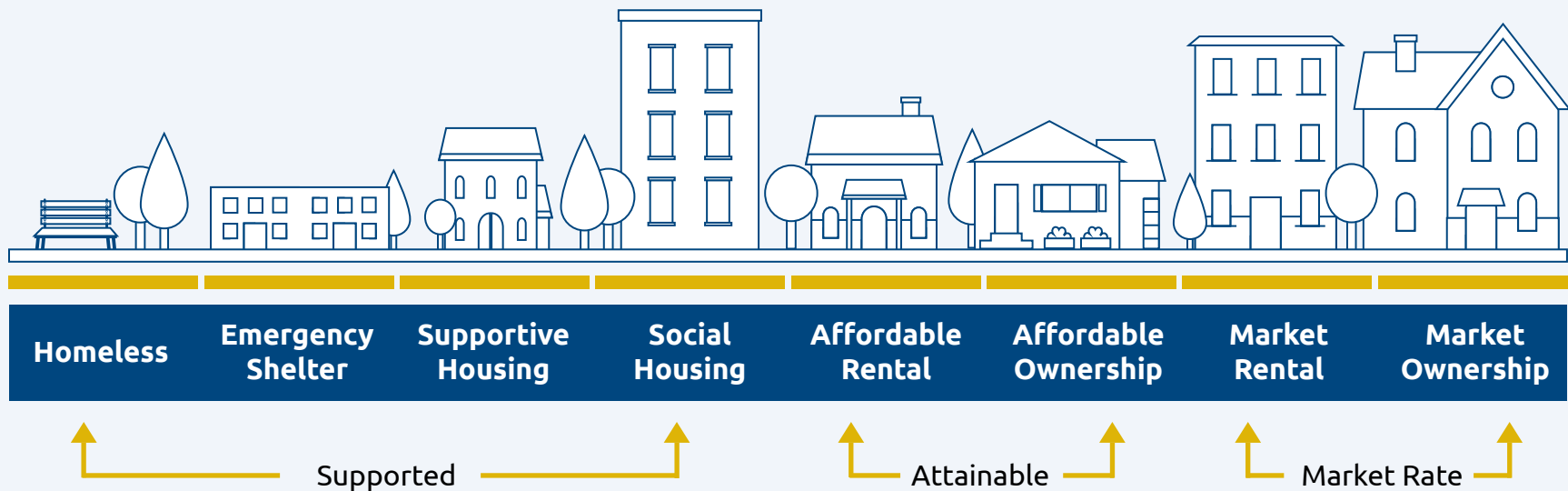
Phone: 519.482.8505  
Toll Free: 1.888.371.5718

## Fundamental Right to Housing Statement

The Corporation of the County of Huron is dedicated to enhancing the social and economic well-being of Huron County through the creation and preservation of affordable housing.

The County supports an individual's fundamental right to housing without discrimination as protected under Ontario's Human Rights Code.

# Everyone deserves access to a safe and affordable home.



County of Huron Social and Property Services continues to work proactively alongside the County's Planning and Development, and Economic Development departments to increase the housing stock available at all points on the housing continuum. This will ensure that everyone in the community has access to safe and affordable housing now and tomorrow.

# Land Acknowledgment

We acknowledge that the land we stand upon today is the traditional territories of the Anishinaabe, Haudenosaunee, and Neutral peoples and is connected to the Dish with One Spoon wampum, under which multiple nations agreed to care for the land and its resources by the Great Lakes in peace.

We also acknowledge the Upper Canada Treaties signed in regards to this land, which include Treaty #29 and Treaty #45 ½.

We recognize First Peoples' continued stewardship of the land and water as well as the historical and ongoing injustices they face in Canada. We accept responsibility as a public institution and as treaty people to renew relationships with First Nation, Métis, and Inuit people through reconciliation, community service, and respect.

# Social and Economic Pressures Impacting Shelter Use

## Mental Health & Addictions

Individuals living with addictions and mental health challenges are overrepresented in the shelter system. Supporting this client group also increases pressures on front-line shelter staff and resources.

## Low Vacancy Rates

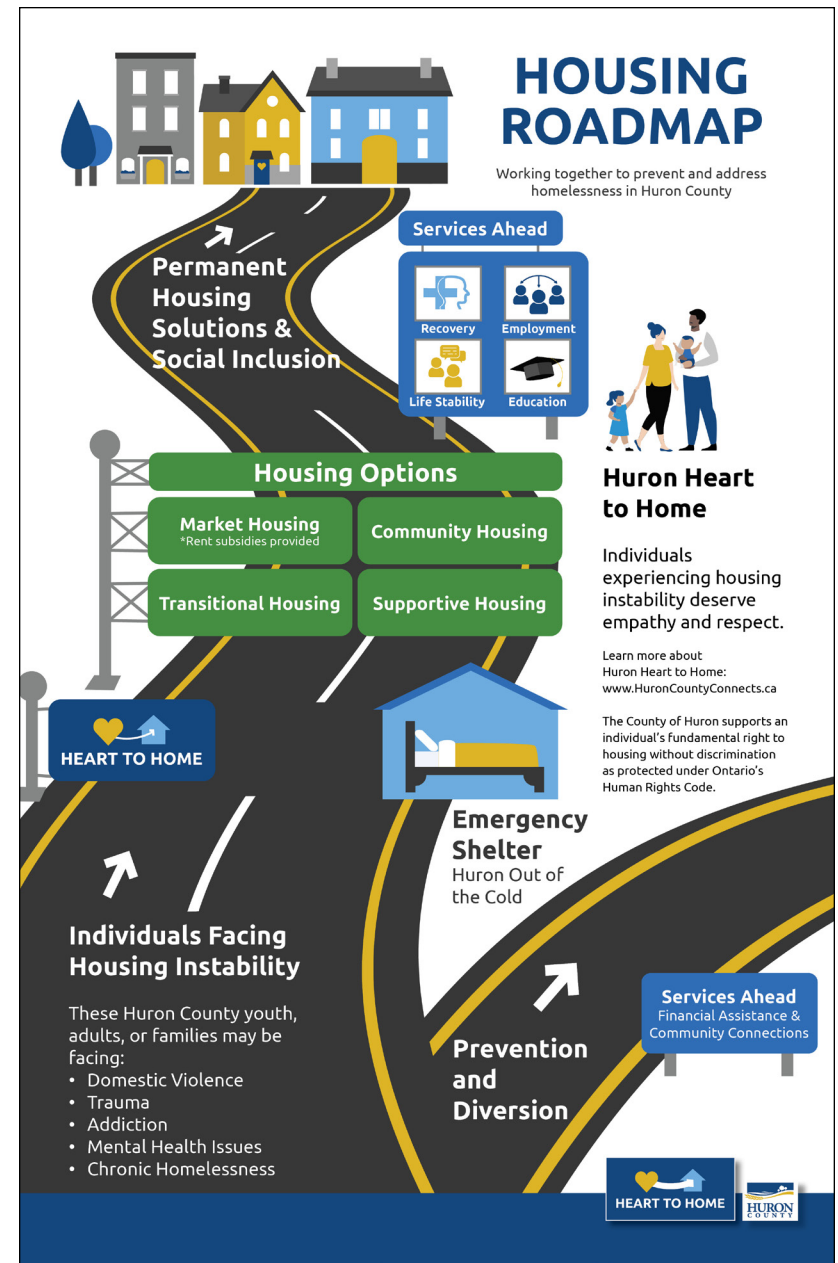
The vacancy rate in Huron County has decreased from 2021 placing increased pressure on the rental housing market.

## Rental Housing Affordability

While the Canadian Mortgage and Housing Corporation does not measure average market rents. Affordability has become a barrier to housing stability in Huron County.

## Population Growth

Huron County's population grew 3.5%, from a population of 59,000 people to a population of 61,000 people over the last census period from 2016 to 2021.



# 2014-2024 Strategic Areas for Action

- 1 Leadership and Governance
- 2 Expand Access to Affordable Housing, including Housing with Supports
- 3 Data Collection
- 4 Develop an Emergency Service System Oriented Toward Ending Homelessness
- 5 Increase Targeted Efforts to Prevent Homelessness
- 6 Improve Service Coordination
- 7 Use Municipal Tools to Facilitate Affordable Housing Development
- 8 Preserve and Improve the Existing Social Housing
- 9 Establish a People-Centered System of Housing and Homelessness

# Actions to Date

## 2014

- Established a local Housing and Homelessness Steering Committee.
- Homeless prevention partnerships commence.
- Investment Affordable Housing- Extension funded for 5 years (2014-2019).

## 2015

- On-boarded Housing Outreach Worker.
- Addiction Supportive Housing (ASH) Program of Huron is established .

## 2016

- Huron out of the Cold is launched with partners.
- Huron Turning Point Residence opens.
- Homeless Programs Supervisor position is developed.

## 2017

- Enumeration planning phase begins.
- Homelessness Programs continue to be maintained.

## 2018

- Homelessness Enumeration occurs.
- A Contribution Agreement for a 12-unit affordable housing rental build is developed.

## 2019

- Special Priority Population Portable Housing Benefit launched.
- Preliminary Municipal housing benefit planning.
- Ontario Provincial Housing Initiative and Canada Ontario Housing Initiative funding- 3 years.

## 2020

- The County of Huron leads the operations of the Huron Out of the Cold partnership.
- The County of Huron develops an ongoing COVID-19 response.

## 2021

- The County of Huron launches an advocacy campaign entitled Be Part of the Solution that offers fact-based resources and reports on current County actions towards reducing and ending homelessness in this community.
- The County of Huron participates in an Enumeration Project identifying 169 individuals experiencing homelessness in Huron. It is important to note that this number represents the minimum number of people experiencing homelessness in Huron County.

## 2022

- Huron County receives the Housing Renewal Plan identifying residential intensification opportunities.
- Three sites prioritized: Sanders Street, Bennett Street, and Gibbons Street builds. Project Business Cases prepared.
- The County of Huron launches the By-Name List.
- Huron County Coordinated Access commences.



# 2022 Year in Review

The County of Huron is committed to building community capacity through collaboration with social service partners and the support of the Provincial Homelessness Prevention Program (HPP) funding.

## Housing with Supports

### Huron Turning Point

Huron Turning Point offers a 6-bed transitional housing program for men. The supportive housing that Huron Turning Point provides not only offers safe housing and food, but it also provides a sense of community to its residents.

With the support of the Provincial Homelessness Prevention Program (HPP) funding, Huron Turning Point was able to support **10 unique individuals** who were at-risk and/or experiencing homelessness in 2022.

### Addiction Supportive Housing (ASH)

The Addiction Supportive Housing (ASH) Program is an intensive therapeutic program with a supportive housing component. ASH is designed for those accessing addiction treatment and are experiencing homelessness or are precariously housed. ASH provides a safe and stable

environment where clients are able to enhance and complement their addiction treatment plan for substance or behavioural concerns.

With the support of the Provincial Homelessness Prevention Program (HPP) funding, the Addiction Supportive Housing Program was able to support **12 unique individuals** who were at-risk and/or experiencing homelessness in 2022.

## Homelessness Prevention

### Pathways to Self-Sufficiency

Pathways to Self-Sufficiency is an emergency program that helps low-income households in Huron County remain housed. The Program provides rental and utility arrears funding to households experiencing potential eviction and/or utility disconnection.

With the support of the Provincial Homelessness Prevention Program (HPP) funding, the Pathways to Self-Sufficiency Program was able to support **177 unique individuals** who were at-risk and/or experiencing homelessness in 2022.

## Salvation Army

The Salvation Army works to provide help to men, women, families, and children experiencing or at risk of homelessness; they are especially concerned with supporting those experiencing long-term homelessness and facing housing exclusion. Through Community and Family Services individuals can also receive assistance with clothing and household items, referrals, rent and utility assistance, transportation assistance, and assistance applying for the Ontario Energy Support Program.

With the support of the Provincial Homelessness Prevention Program (HPP) funding, the Salvation Army of Wingham was able to support **16 unique individuals** who were at-risk and/or experiencing homelessness in 2022.

With the support of the Provincial Homelessness Prevention Program (HPP) funding, the Salvation Army of Goderich was able to support **10 unique individuals** who were at-risk and/or experiencing homelessness in 2022.

## Huron Safe Homes for Youth

Huron Safe Homes for Youth is a community-based resource that was established in response to an identified service gap for youth. The Agency recognizes that adolescence is a period of transition where youth and their families face many challenges, and that unresolved

difficulties may contribute to a breakdown of the family unit. The purpose of the Agency is to respond to crisis and emergency situations involving young people and their families, in an attempt to resolve difficulties, and when appropriate, restore the family unit.

With the support of the Provincial Homelessness Prevention Program (HPP) funding, the Huron Safe Homes for Youth Extended Care Program was able to support **35 young people** through kinship, mediation, and supports in 2022.

## Emergency Shelter

### Huron Out of the Cold

Huron Out of the Cold provides emergency shelter for individuals in need of cold weather supports. The shelter also provides a hot evening meal, a light breakfast, access to shower facilities, transportation, on-site security, and professional trained staff who support guests with connecting to wrap around support services.

With the support of the Provincial Homelessness Prevention Program (HPP) funding, the Huron Out of the Cold Shelter was able to support **49 unique individuals** who were experiencing homelessness in 2022.

## Huron County Social Housing

Homelessness diversion and prevention is the County of Huron's primary goal. The County maintains **415 rent-geared-to-income units, including 15 apartment buildings and 84 family units**, and offers a variety of tenant and landlord programs designed to help keep individuals facing housing instability in their current homes.

The County of Huron's Housing Department oversees **4 non-profit housing sites** and **1 cooperative housing site**. The County of Huron's Housing Department owns and operates an Affordable Housing Program apartment building consisting of **31-units for seniors** called County View Senior's Apartments.

There are **544 Households** on the Centralized Waiting List for Rent Geared-to-Income Housing in Huron County.



Huron County Housing Services holds agreements with private market landlords for a total of **11 Rent Supplement units** throughout the County, as of December 31, 2022. Huron County Housing Services offers a further **21 Rent Supplement units**, arranged with the support of community partners as of December 31, 2022.

Under the Housing Allowance Program, the County assists a total of **92 Households**, effective December 31, 2022. This number reflects individuals in receipt of the Homelessness Housing Allowance payments.

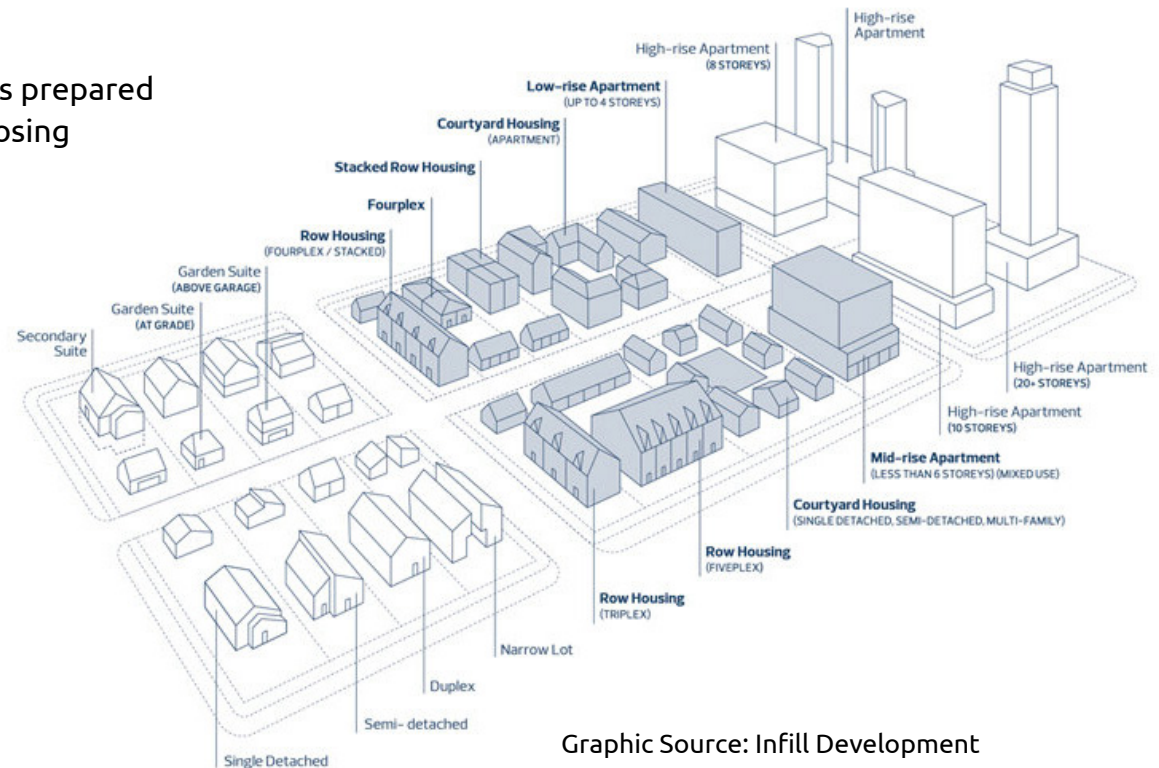


# Residential Intensification Projects

In November of 2021, Huron County Council directs the development of a Housing Renewal Plan with the aim of identifying residential intensification opportunities within the County. The overall goal of this plan is to promote a diverse community and accommodate a variety of household populations (e.g., young adults, families with children, single parents, seniors, people with disabilities, etc.).

In May of 2022, the Housing Renewal Plan was prepared and presented to Huron County Council proposing building options for three prioritized sites:

- 1. Sanders Street (Exeter)
- 2. Gibbons Street (Goderich)
- 3. Bennett Street (Goderich).



Graphic Source: Infill Development  
Edmonton Association (IDEA)

Building a variety of affordable housing options that meet diverse needs of individuals and families living across a range of household incomes is crucial to reducing pathways into homelessness.

### Sanders Street Build

In September of 2022, Huron County Council approves the recommendation to construct a **20-unit modular apartment building containing a mix of rent-geared-to-income, affordable, and deeply affordable units** on Sanders Street in Exeter; 7 of the 20-units will be accessible units for persons with disabilities.

The blend of social-economic households within the units will assist in providing an increased supply and appropriate mix of affordable units to **20 households**. Vulnerable populations, such as seniors, Indigenous persons, persons with disabilities, victims of domestic violence, and people suffering from mental illness or substance abuse will be considered priority households for the 17 affordable housing units as recommended by the National Housing Strategy. The **3 deeply affordable housing units will be housed with individuals from the County's By-Name List** who are actively experiencing homelessness.

### Gibbons Street Build

In July of 2022, Huron County Council approves the recommendation to construct a **39-unit building** containing **10 supportive housing units** on Gibbons Street in Goderich.

In September of 2022, the owner of the lands, the Town of Goderich, initiates the required planning approvals for the Gibbons Street build.



## Bennett Street Triplexes

The County of Huron is currently in the final construction phase stages of developing two triplexes on Bennett Street in Goderich which will hold six units. These triplexes are an example of “Missing Middle” housing.

Missing Middle housing refers to housing options in the middle of the housing spectrum. This range of housing options can include duplexes, triplexes, fourplexes, rowhouses, or other similar forms of housing. Historically, County-owned housing has been primarily either apartment buildings or single detached dwellings. The new one-bedroom units better align with the current need for housing in Goderich, which is for single bedroom units.

The **six units** (four one-bedroom units and two two-bedroom units) will be Affordable Housing units, meaning that rent costs less than 30% of a household’s gross income before tax. Of the six units, four of the units will be occupied by individuals that have met the prioritization and selection criteria from the County’s By-Name List. The other two units will be occupied by individuals from the County’s Centralized Waiting List.



## Housing with Supports

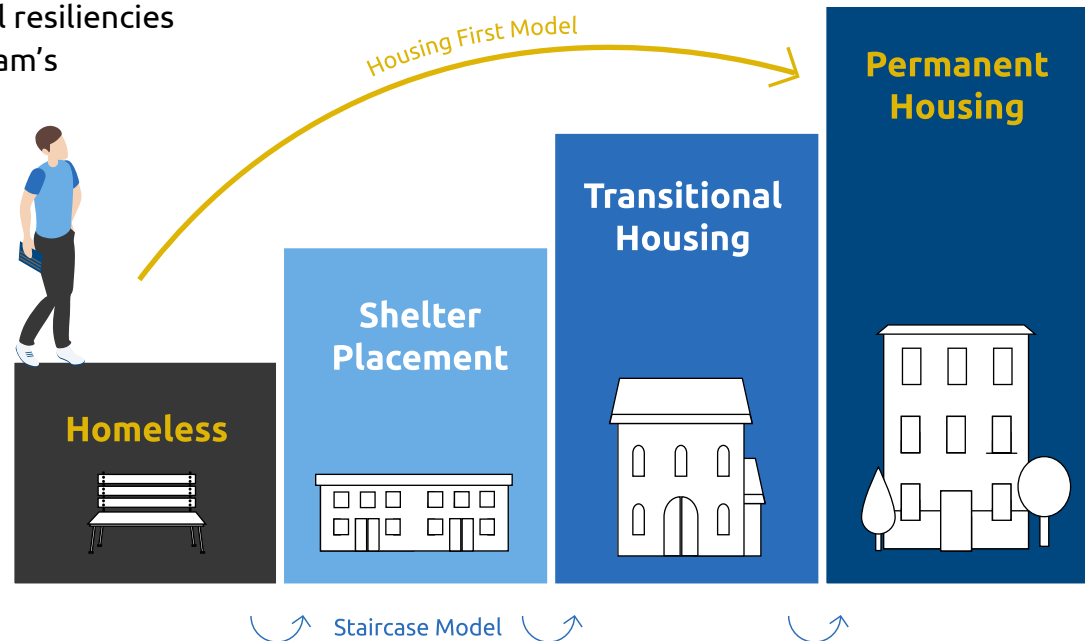
The County of Huron's Social and Property Services department has taken the lead and are partnering with multiple agencies and not-for-profit organizations across Huron County to provide a coordinated system of care in our community. This group is collectively known as Huron Heart to Home.

The Heart to Home Stability Team is a housing focused outreach and stability program designed to engage with those experiencing homelessness in intentional conversation regarding their steps towards housing.

The Heart to Home Stability Team understands that every individual possesses strengths and personal resiliencies that make housing possible, and it is the Team's commitment to empower clients to solve their homelessness using their own skills, resources, and experiences.

The Heart to Home Stability Team support Huron County's vulnerable populations by:

- Using a housing first philosophy.
- Providing client driven service.
- Helping individuals and families to be set up for success.
- Stimulating positive change and supporting the change process.
- Engaging in crisis and safety planning.
- Providing risk assessments and monitoring readiness.



# Rural Homelessness

Though typically thought of as an urban phenomenon, homelessness is also present in rural communities. Rural communities face the following distinct challenges:

1. **Homelessness in rural communities is more easily hidden**; fewer homeless services and supports in rural areas makes it difficult to identify those experiencing homelessness.
2. **Greater travel distances** in rural communities make it difficult to access services and supports without a private vehicle; public transportation may be limited, unreliable, or non-existent.
3. Closer-knit communities and a **lack of anonymity** in rural areas may lead to increased stigma related to homelessness and housing instability.
4. There are generally **fewer housing options** in rural areas due to less development and the predominance of single-family homes. The housing options that do exist are often unattainable due to the high rental costs and cost of living.

People experiencing homelessness in rural communities often use informal networks for help, including couch surfing with friends or family members. This is often referred to as “unseen homelessness.”

It is important to note that Rural homelessness disproportionately affects families who are often separated when experiencing homelessness due to the lack of availability of emergency housing options for families. For example, in communities who have shelters that are gendered specific, or are designated for single households only. Rural homelessness also disproportionately impacts Indigenous residents, who do not have access to culturally appropriate support services in their local communities.



# Housing and Homelessness in Huron County

The County of Huron's Housing and Homelessness Teams are responsible for:

- Managing affordable housing units and providing affordable homes to individuals and families across Huron County.
- Managing wait lists and access to affordable housing throughout Huron County, according to provincial and local priorities.
- Administering funding, overseeing standards, and providing capacity building to non-profit and co-operative housing providers in Huron County.
- Providing affordable housing options across the continuum of housing needs, from shelters, transitional and supportive housing, to rent-geared-to-income and affordable rental options in Huron County.
- Meeting the unique and complex housing needs of individuals and families in Huron County, informed by the priorities set out in the 10-Year Housing and Homelessness Plan, as well as provincial and federal programs and legislation.

## **Meet your Housing Services Team:**

Christine Hoffman, Manager of Housing Services

Amanda Stevenson, Client Services Supervisor

Jayne Koskamp, Housing Programs Coordinator

Julie Diamond, Client Services Coordinator

Shannon Daniels, Housing Stability Worker

## **Meet your Homelessness Programs Team**

Christine Hoffman, Manager of Housing Services

Erin Schooley, Homelessness Programs Supervisor

Madison Spriggs, Homelessness Programs Coordinator

Huron County's Property and Social Services department is thrilled to announce that a Housing Liaison Worker will be joining the Homelessness Programs Team in Spring/Summer of 2023.

# Huron County | Homelessness Snapshot

Collecting the right kind of data to better understand the pathways leading to homelessness is essential. Real-time data, clearly defined targets, and shelter use reduction goals are needed to ensure the right people are getting into the right housing at the right time.

## Experiences of Chronic Homelessness in Huron County

As of March 31, 2023, **53 Households** in Huron County have consented to be reported as experiencing chronic homelessness which is a provincial priority group. This number reflects the following households:

- 4 Youth (Ages 16-25)
- 39 Single Adults, and
- 10 Families
- 1 Persons with Indigenous Identity
- 2 Persons Exiting a Provincial Institution

## Understanding Chronic Homelessness

Chronic homelessness refers to individuals or families who are currently experiencing homelessness AND:

- Have experienced homelessness for a total of 6-months (180 days) or more over the past year, OR
- Have a recurrent experience of homelessness in the last 3-years (36 months) which totals 18 or more months of homelessness.

Chronic homelessness includes time spent in the following contexts:

1. Staying in unsheltered locations, that is public or private spaces without consent or contract, or places not intended for permanent human habitation.
  - Public space, such as sidewalks, squares, parks, forests, etc.
  - Private space and vacant buildings.
  - Cars or other vehicles.
  - Makeshift shelters, shacks, or tents.
2. Staying in emergency shelters, including overnight shelters for people experiencing homelessness, shelters for people impacted by family violence, and emergency shelters for people fleeing a natural disaster or destruction of accommodation.
3. Staying temporarily with others without a guarantee of continued residency or the immediate prospects

for accessing permanent housing, or short-term rental accommodations (e.g., motels) without security of tenure. This is often referred to as “couch suffering” or “the hidden homeless.” This can also include those who are housed in transitional housing programs.

4. Staying in institutional care without adequate discharge planning and support, which includes arrangements for safe and reliable housing, resulting in the transition to homelessness following release from institutional care. Institutional care includes:
  - Correctional facilities.
  - Medical/mental health institutions.
  - Residential treatment programs or withdrawal management centres.
  - Children’s institutions, or group homes.

As of March 31, 2023, **76 households** in Huron County are consenting to report they are actively experiencing homelessness. This number reflects household who are both chronic and episodic in their homelessness. This number reflects the following households:

- 4 Youth (Ages 15-25)
- 57 Single Adults, and
- 15 Families
- 5 Persons with Indigenous Identity
- 2 Persons Exiting a Provincial Institution

Since the County of Huron has begun it’s By-Name List, **173 total Households** in Huron County have consented to be reported as experiencing homelessness.

# By-Name List & Coordinated Access

## Community Entry Points

Community Entry Points are identified agency locations in Huron who have regular contact with the homeless population and have been trained to assess individual and family needs. Community Entry Points ensure that anyone experiencing homelessness in Huron County has equitable access to available housing and supports that are appropriate for their unique needs.

When an individual or family presents as homeless in the community, they will be directed to an identified Community Entry Point to begin the process of assessment and referral. Agency staff, at the Community Entry Points, will be trained to help individuals be diverted from homelessness wherever possible. If an individual or family has experienced homelessness for 14+ days without being able to resolve their own experience of homelessness, the Community Entry Point will:

1. Gain consent to share information, and
2. Complete an assessment to determine their acuity and unique needs.

Formal Community Entry Points in Huron Include:

- Canadian Mental Health Association Huron-Perth | Addiction and Mental Health Services
- Huron Turning Point
- Ontario Works
- County of Huron | Housing Services
- Safe Homes for Youth
- And More.

Please contact the County of Huron's Homelessness Programs team for more information.

## By-Name List

A By-Name List (BNL) is a real time, up to date list of all people known to be experiencing homelessness in a community. Individuals and families are listed using unique identifiers, and additional information such as name, current state of housing, presenting risks and vulnerabilities is also collected.

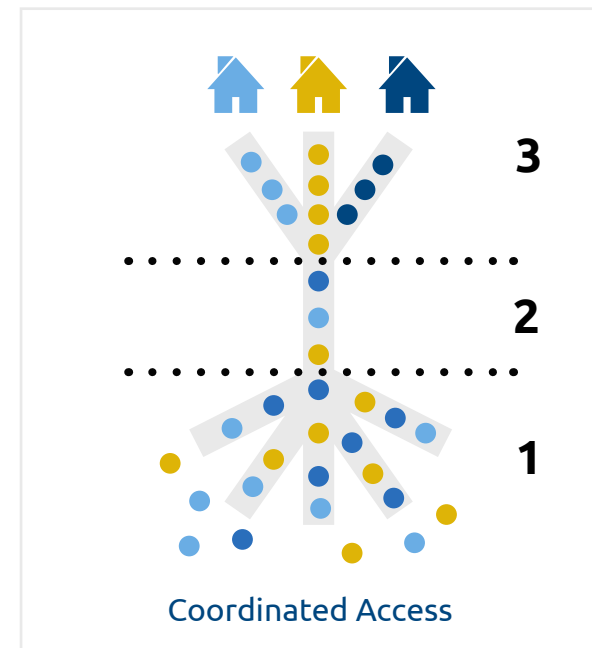
As individuals are added to the By-Name List (BNL), they will be prioritized, matched, and referred to appropriate housing intervention or community supports dedicated to resolving homelessness.

## Coordinated Access System

A Coordinated Access System is a community wide strategy to help prevent homelessness and eliminate chronic homelessness. The objective of the Huron County Coordinated Access System is to match households experiencing homelessness to the appropriate housing and support resources, using a Housing First approach. Housing First is a recovery-oriented best practice to ending homelessness that centres on quickly moving people experiencing homelessness into independent and permanent housing, and then providing additional resources and services as needed to support housing stability.

Housing First has five core principles which the Huron County Coordinated Access System and participating agencies will adopt which include:

1. Immediate Access to Permanent Housing with No Housing Readiness Requirements
2. Client Choice and Self-Determination
3. Recovery-Oriented Approach
4. Individualized and Client-Driven Supports
5. Social and Community Integration



# Feature Profile | Canadian Ontario Housing Benefit

The Canada Ontario Housing Benefit (COHB) program provides households with a portable housing benefit to assist with rental costs in the private housing market. The benefit is tied to a household, rather than a unit, and can be used to help pay rent anywhere in Ontario.

The Canada Ontario Housing Benefit (COHB) is a provincially administered benefit that is available to eligible priority groups who are on, or are eligible to be on, the Centralized Waiting List for Rent Geared-to-Income subsidized housing. COHB applicants must reside permanently in Ontario.

Priority will be given to the following groups:

- Persons experiencing homelessness.
- Survivors of domestic violence and human trafficking.
- Indigenous person.
- Persons with disabilities requiring modified housing units.

The Canada Ontario Housing Benefit (COHB) pays the difference between 30% of the household's income and the average market rent in the community. For recipients of social assistance, the COHB will pay the difference between the shelter allowance and the household's rent and utility costs up to a maximum amount.

The Canadian Ontario Housing Benefit (COHB) assisted 62 households in Huron County in 2022 with an average of \$300.00 per month, per household, in benefit funding.

# Our Partners

## Local Partners

- Huron-Perth Health Unit
- Huron Women's Shelter and Second Stage Housing
- Safe Homes for Youth
- Salvation Army
- Canadian Mental Health Association Huron-Perth | Addiction and Mental Health Services
- Canadian Mental Health Association Thames Valley | Addiction and Mental Health Services
- Huron O.P.P.
- Huron County Libraries
- Huron County Social and Property Services
- United Way Perth-Huron/Social Research and Planning Council
- Alexandra Marine General Hospital
- Libro Credit Union
- Huron Turning Point
- Huron County Council

## Provincial Partners

- Ministry of Municipal Affairs and Housing

## National Partners

- Canadian Alliance to End Homelessness
- Canadian Government; Canada Mortgage and Housing Corporation