

Be Part of the Solution

The County of Huron is developing a new affordable housing project: **211 Gibbons Street, Goderich**



County of Huron
www.HuronCounty.ca
1 Courthouse Square,
Goderich, ON, N7A 1M2



We're working together to address affordable housing in Huron County.

The County of Huron knows that homelessness cannot be solved by applying temporary or band-aid solutions designed to assist only those individuals actively in crisis. We know that if we're to be successful, we must address the entire Housing Continuum. The Housing Continuum represents the range of housing types available in a community. Healthy communities have a wide variety of adequate housing choices available that reflect the unique needs of the community.

The Housing Continuum consists of:

Homeless/Temporary Shelter

Homeless refers to individuals who are sleeping rough, couch surfing, accessing emergency shelter, or utilizing transitional housing.

Supportive Housing

Supportive housing is housing that includes wrap-around supports such as meals, health services, mental health and addiction supports, life skills, and more.

Affordable Housing

According to Canada Mortgage and Housing Corporation (CMHC), housing is Affordable when a household spends less than 30% of its pre-tax income on adequate shelter.

Attainable Housing

Attainable housing is adequate housing that can be afforded by people earning around the Area Median Income (AMI). Statistics Canada reported the median annual income in Huron County was \$39,200 in 2019.

Market Housing

Market housing is housing available for rent or purchase at a price determined by the market. In 2022, the average rental rate in Huron County is \$1,450-1,650 per month for a two-bedroom, and in May 2023, the average home purchase cost was \$557,000.

Housing Continuum



You can contribute!

In an effort to ensure that Huron has a healthy housing ecosystem and that everyone has a home, the County of Huron is undertaking a variety of actions. Along with the actions detailed in this document, this includes the development of a new 40-unit apartment building located at 211 Gibbons Street in Goderich.

While the Gibbons Street development is currently in progress, and the County of Huron is committed to seeing it through to completion, funding to complete the project has not been secured at this time.

We are seeking your financial support to help fund the capital costs for the construction of this affordable housing development.

Ways you can contribute:

Make a financial contribution

Cheque/money orders, can be made payable to Treasurer – County of Huron Forward to County of Huron, Social Services Attention: Jayme Koskamp at 77722D London Road, RR 5, Clinton, ON N0M 1L0. "Gibbons" can be referenced in the cheque memo.

Credit card donations can be made through the Treasury Department by contacting Marianne Mclsaac at 519-524-8394 ext 3221. Use donation code "Gibbons".

Unfortunately e-transfers cannot be accepted at this time. Please ensure a return address is included for tax receipt purposes.

Contact your local MP and MPP

Contact your local MP and/or MPP to let them that know that funding for affordable housing projects is important to you. Find sample letters at: www.HuronCounty.ca/housing

Be Part of the Solution!

Be a champion for affordable housing and homelessness solutions in Huron Visit www.Huroncounty.ca/housing to learn more!

Gibbons Street, Goderich

Project Overview and Background

The County of Huron has made a commitment to build a 40-unit building in Goderich, Ontario. The Gibbons Street apartment building is designed to have a blend of socio-economic households to help foster an inclusive, diverse, and welcoming environment. The apartment will contain a mix of one and two-bedroom units; 30 of these units will be reserved for affordable housing and rent-geared-to-income uses and 10 of the units will be reserved for supportive housing uses. Individuals accessing these units will come from the County's By-Name List (list of individuals experiencing homelessness) and in addition to housing, these tenants will also receive wrap around supports designed to assist with life stabilization.

Gibbons Street Development Quick Facts:

- Designed by Allan Avis Architects.
- Construction will begin in spring 2024.
- 40 units overall: 30 one-bedroom units and 10 two-bedroom units.
- Ten of the units will be reserved for supportive housing units.
- The contract for construction has been awarded to Bronnenco Construction Limited for \$13,170,796.
- The building will be constructed on a site that was sold to the County of Huron from the Town of Goderich for \$1.
- The High Performance Building Standard tool was used in the design of this building. This will result in a build that has a higher efficiency than the provincial standard.
- The building will have 8 barrier free units, which also exceeds the minimum standards.



Many factors are contributing to Huron County's need for more affordable housing.

Increasing Cost of Living

In 2024, the *Living Wage* in Huron County is \$22.75 and is second only to the Living Wage in the GTA (\$25.02). At the same time, the provincial minimum wage is \$16.55. This \$6.20 pay gap between the local living wage and minimum wage means that lower income earning individuals are struggling to make ends meet.

According to a *report* from the Social Research and Planning Council, incomes in Huron County are lower than the provincial average with 81% of individuals in Huron earning less than \$25 per hour and 48% earning less than the Living Wage.

In addition, rising rents and *housing costs* combined with affordable housing shortages are posing challenges for some individuals and families across Ontario and throughout Huron County. In August 2023, the *average home price* in Ontario was \$832,376 while the average home price in Huron and Perth was \$571,500. At the same time, the average home price in the Toronto area was over \$1.1 million.

These rapidly increasing costs for housing, in all areas, are affecting both urban and rural housing affordability, but some rural residents are facing the added challenge of having to compete with urban homeowners who are migrating to rural areas in search of more affordable housing options and who have higher buying power.

Finding affordable housing is an even larger challenge for Huron County residents as private housing developers build homes for market rate sales to stay competitive in the sector.

As costs of living and housing continue to increase, there are fewer affordable housing options available for purchase and rent in Huron County.

Homelessness is on the Rise

With rising costs of living and fewer affordable housing options available, it is unsurprising that Huron County, like many other communities across the country, is seeing an increase in homelessness.

Homelessness diversion and prevention is the County of Huron's primary goal, but even with 415 rent-geared-to-income units and a variety of tenant and landlord programs designed to help keep individuals facing housing instability in their current homes, we are seeing homelessness increasing locally. According to the *2022 Housing and Homelessness Annual Report*, waitlists for subsidized housing are rapidly increasing as are the number of individuals experiencing homelessness in Huron County.

Rural Challenges

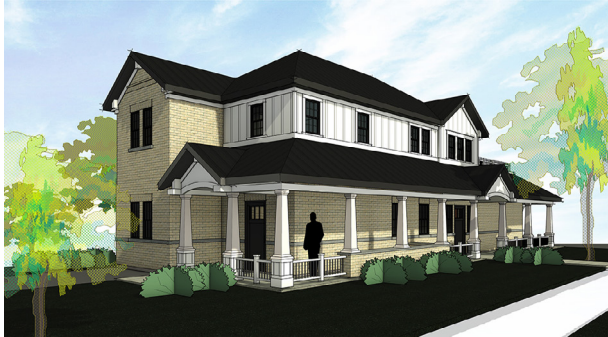
Huron County is considered one of the *most rural regions* in the province. According to census data, the total population of Huron County is 61,366 and there are no urban centres over 8,000 in population. In 2021, Huron County had a total population of 61,366 and an area of 3,399.63 km² resulting in a population density of 18.0 persons per square km.

This relatively low population density can be a challenge for delivering services equitably across the county. For example, it may mean that satellite locations need to be created in order to reach residents on the edges of the county or those far from population centres. Low population density may also result in an additional cost to the delivery of services, which needs to be considered upfront in the design of initiatives. At the same time, considering its geographic size and small population, Huron County may have limited resources for the delivery of initiatives. Taken together, the increased cost of delivery and the limited availability of resources means that initiatives must be designed as efficiently as possible and incorporate innovative delivery ideas wherever appropriate.

Funding Challenges

Federal and provincial funding for housing projects is unevenly distributed and difficult to obtain in rural communities. While urban communities are allocated funding, rural communities are forced to compete with each other for limited resources. This process frequently leaves rural communities without access to any provincial and federal funding for supportive housing projects.

We're Building More Affordable Housing



Bennett Street, Goderich

Two new triplexes were completed in 2023 on Bennett Street in Goderich. These triplexes were developed on an existing County housing site utilizing funds from the Ontario Priorities Housing Initiative, Social Services Relief Fund, and the County of Huron.



Sanders Street, Exeter

A 20-unit apartment building is currently under construction on Sanders Street in Exeter. This apartment building is being constructed on an existing County housing site utilizing funds from the Canada-Ontario Community Housing Initiative. It is anticipated to be complete by summer 2024. Additional funding continues to be sourced to support this project.

Learn More:

- HuronCounty.ca/housing
- HuronCountyConnects.ca/heart-to-home
- HuronCountyConnects.ca/developing-more-affordable-homes-in-huron
- HuronCountyConnects.ca/housing-continuum

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.