

Lanark County & Town of Smiths Falls

# 2021

## Housing & Homelessness

### Report



**LANARK**  
**COUNTY**

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## **Message from Warden John Fenik**

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I believe safe, attainable housing for all residents and families is not a privilege, it is a right. We continue to see an increase in demand for housing services and support. Through the Social Services Relief Fund and the hard work of dedicated staff and Lanark County Council, Lanark County continues to take concrete steps to provide additional supports to help those most in need.

The 2021 Report comes at a time when we are more aware than ever of the work that is needed to address the housing crisis. While we have made progress in some areas, there is still more to be done. We remain committed to the goals and outcomes in the 10-Year Plan.

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## **Message from Chief Administrative Officer Kurt Greaves**

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The importance of housing as an essential determinant of health and well-being cannot be overstated. The Lanark County Housing Services Team administer a plethora of programs and services to do everything they can to help our community find safe and adequate housing. Their commitment and dedication throughout the challenges of the pandemic has been truly inspiring. We look forward to continuing our work with all stakeholders to make more housing options available and deliver solutions to those who need it most.

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## **Foundations for the Future**

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Our 10-Year Housing and Homelessness Plan is a framework for improving access to safe and affordable housing for our residents. We are committed to achieving this through our strategic directions and actions: increase the supply of affordable housing; plan for a range of housing choices; stabilize and revitalize current social housing stock; ensure an adequate supply of appropriate, supportive, and universal housing; educate the community on local housing needs and offer incentives to developers building affordable housing.

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## **Overview of Housing Services**

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The Housing Services Team consists of a service manager, housing supports supervisor, maintenance supervisor, homeless coordinator, six caseworkers, six maintenance workers and three clerks, working together for the betterment of the community we serve.

## COMMUNITY HOUSING

### CENTRALIZED WAITING LIST

Access to rent-gear-to-income housing (subsidized or community housing) is through an application to the centralized waiting list (CWL). The CWL is a modified-chronological waiting list of all applicants eligible for **rent-gear-to-income (RGI)** housing in accordance with the *Housing Services Act, 2011*. Under the Special Priority Policy (SPP) (Ontario Regulation 367/11), a special priority household has the highest ranking above all other applicants on the waitlist (i.e., victims of domestic violence, human trafficking).

#### Total number of eligible households on the CWL

713

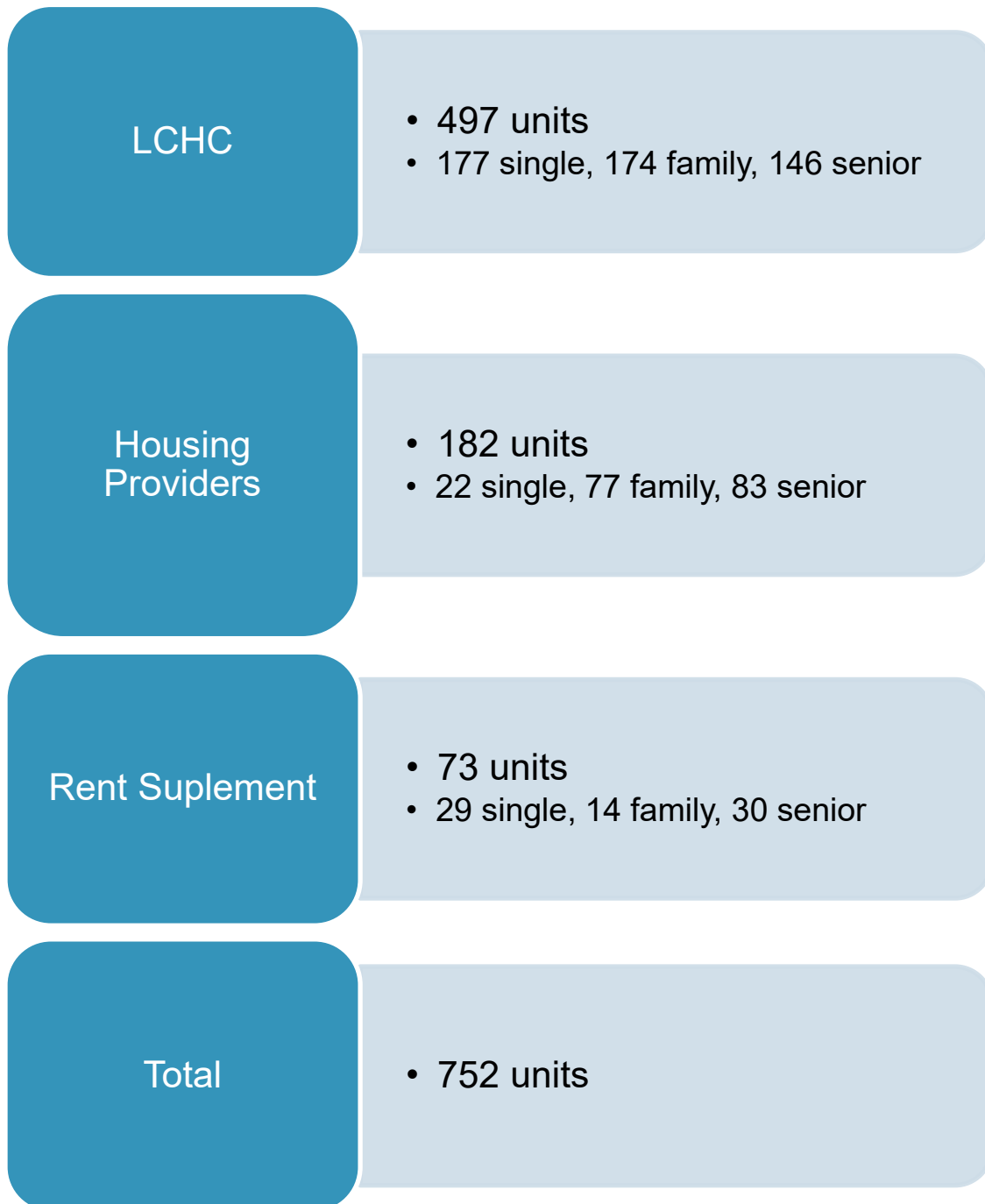
Chronological 667  
Special Priority 46

RGI waitlist statistics:

- The waitlist was down slightly from 720 (2020) to 713 (2021)
- 52% of eligible households are adult (age 24-59), 44% are senior (60+), 4% are youth (age 16-23)
- 1-bedroom units are in greatest demand; approximate wait time 6-8 years
- Carleton Place has the longest waitlist, followed by Perth then Smiths Falls
- 53 households from the CWL were housed in 2021, 37 were housed in 2020

## COMMUNITY HOUSING PORTFOLIO

The community housing portfolio is comprised of three different groups that provide subsidized housing – Lanark County Housing Corporation (LCHC), rent supplements (private landlords), and non-profit housing providers (we have agreements with five [providers](#)).



## SERVICE LEVEL STANDARD

Lanark County is required to maintain a prescribed service level of **771 units** under the *Housing Services Act, 2011*. Units that count towards the service level include the portable housing benefit (PHB), rent supplements, and RGI units. Since 2019, the total available service level units (column E) met and exceeded the target. However, actual service level units did not (column F) as RGI units occupied at market rent do not count towards the target. Eligibility for RGI can fluctuate; clients who no longer qualify for RGI assistance may remain in a subsidized unit at market rent.

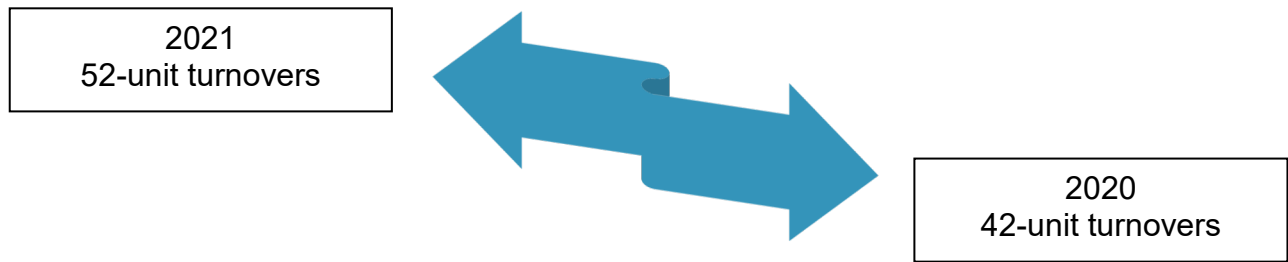
Year		PHB A	Rent Supplement B	Housing Providers C	LCHC Units D	Total Service Level Units E (A+B+C+D)	Actual Service Level Units F (E minus units at market rent)	Affordable Housing Units G
	<b>Baseline</b>	<b>0</b>	<b>73</b>	<b>182</b>	<b>497</b>	<b>752</b>	<b>699</b>	<b>35</b>
<b>2018</b>	Planned	0	73	182	497	752		35
	<b>Actual</b>	<b>0</b>	<b>73</b>	<b>182</b>	<b>497</b>	<b>752</b>	<b>699</b>	<b>53</b>
<b>2019</b>	Planned	15	77	182	497	771		53
	<b>Actual</b>	<b>15</b>	<b>77</b>	<b>182</b>	<b>497</b>	<b>771</b>	<b>719</b>	<b>53</b>
<b>2020</b>	Planned	25	77	182	512	796		58
	<b>Actual</b>	<b>35</b>	<b>77</b>	<b>182</b>	<b>497</b>	<b>791</b>	<b>737</b>	<b>53</b>
<b>2021</b>	Planned	45	77	182	512	816		58
	<b>Actual</b>	<b>62</b>	<b>73</b>	<b>182</b>	<b>497*</b>	<b>814</b>	<b>707</b>	<b>53*</b>
<b>2022</b>	Planned	62	73	192	517	844		58

\* Completion of 7 Arthur, Carleton Place delayed due to the pandemic; occupancy February 1, 2022.

# LANARK COUNTY HOUSING CORPORATION

## UNIT TURNOVER

When a tenant moves out, maintenance staff work to ensure that future tenants move into a unit that is in good condition; one that tenants can take pride in and call a home. Of the 52-unit turnovers in 2021, 19 were internal transfers for accessibility and/or appropriate size unit for the household.



## CAPITAL PROJECTS

Despite the challenges due to COVID-19 restrictions, contractor/labour shortages and supply/material issues, a number of capital projects were initiated/completed in 2021.

**New 20-unit community housing building at 7 Arthur Street, Carleton Place - occupancy February 1, 2022**





**Landscaping Improvements – 30 McGill Street, Smiths Falls**



**New Roof – 75 & 77 Harvey Street, Perth**



**Parking Lot Repaving – 176 Robert Street, Almonte**

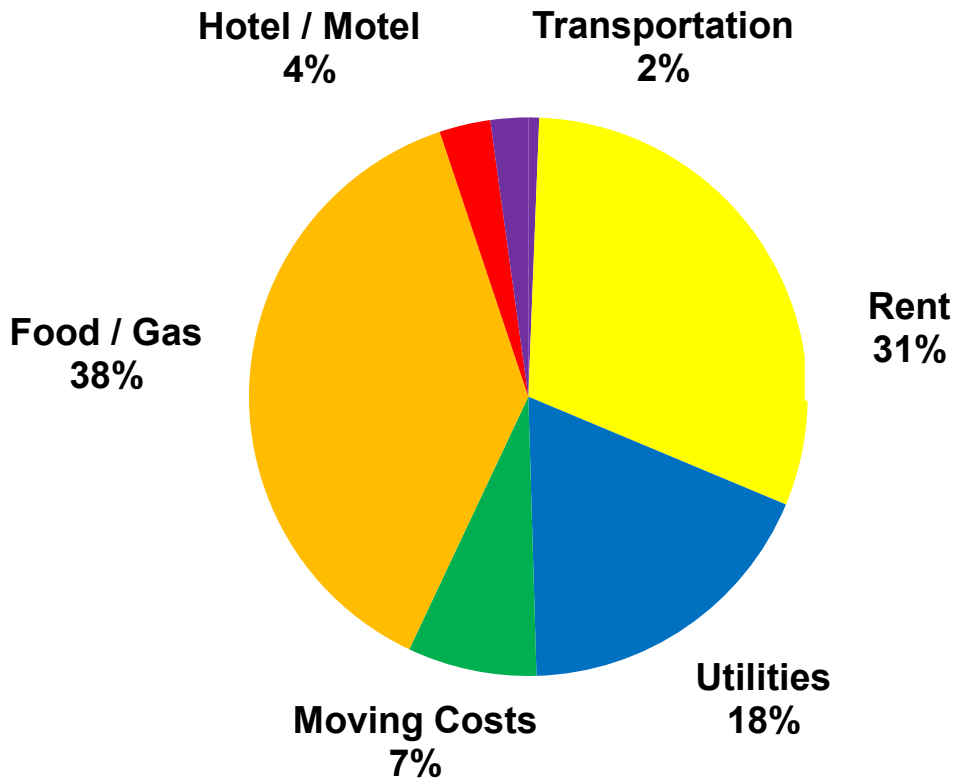


# COMMUNITY HOMELESSNESS PREVENTION INITIATIVE

## HOUSING OPTIONS PROGRAM

The Housing Options Program (HOP) is funded through the Community Homelessness Prevention Initiative (CHPI). This program assists people who are at risk of being homeless or experiencing homelessness. Income and asset criteria apply for an applicant to be deemed eligible. It is one of our most popular programs, accessed by many in the community.

### HOP Funds Issued by Requested Service



**Lanark County spent \$309,143 helping 642 people in 2021**

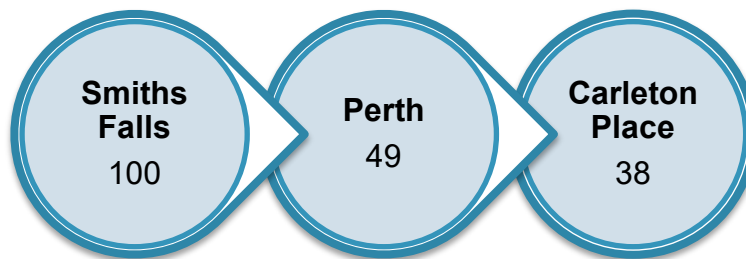


## HOMELESSNESS

A variety of supports are available to those experiencing homelessness including temporary accommodation, food, and transportation. In 2021, many people were displaced because of the pandemic including couch surfers, those renting rooms, and those in temporary housing situations. The pandemic, coupled with a low vacancy rate and high rental costs contributed to the challenge to find secure, affordable housing.

### Homeless Households

187



#### Household composition:

84% single  
16% family (2+ persons)

#### Age group:

72% adult (25-59)  
18% youth (18-24)  
10% senior (60+)



#### By-Name List

A real time list of people experiencing homelessness

27 people joined the list

#### Point in Time Count

Enumeration captured 58 people experiencing homelessness

## BACKPACK PROGRAM



We supported 50 people last year through this program. In addition to financial support, the backpacks provided essentials such as blankets, socks, and toiletries, as well as cleaning products and hand sanitizer in response to the pandemic.

## AFTER-HOURS EMERGENCY SERVICES

We continue to partner with Victim Services to provide after-hours homelessness support.



**VICTIM SERVICES**  
Lanark County

- **\$10,000** contributed to the after-hours program
- **49 homeless** provided with assistance

## MENTAL HEALTH CRISIS RESPONSE TEAM



**LANARK COUNTY MENTAL HEALTH**  
*Listening to Understand*

Lanark County contributed **\$105,520** to the Mental Health Crisis Response Team (MCRT).

Ontario Police Services, Lanark County Mental Health, Lanark County OPP, and Smiths Falls Police Service partnered to co-locate a community mental health team in each of their detachments. The main goal of this initiative is to respond to mental health-related crisis situations, to alleviate mental health, addictions, and criminal involvement risk factors in emergency calls to the police.



As reported by the Team, most people referred to the MCRT are justice involved; have underlying mental health issues; and/or are experiencing unsafe or insecure housing or homelessness.

## EMERGENCY MINOR HOME REPAIR

This program provides a grant up to \$5,000 to eligible households to complete emergency repairs to ensure that a homeowner can continue to reside safely in their home.



**\$11,545** issued  
3 emergency repairs completed:  
- 2 heating systems  
- 1 structural

## SOCIAL SERVICES RELIEF FUND (SSRF)

### SSRF PHASE 3 AND 4

In response to the COVID-19 pandemic, the Province of Ontario provided relief funding to Social Services to help support those most in need. Emergency funds were allocated as follows:

**SSRF Phase 3  
Operating  
\$1,451,749**

- **Emergency Shelter - \$247,365**
  - hotel/motel stays
  - COVID Isolation Centre
- **Homelessness Prevention - \$274,497**
  - rent bank
- **Housing with Related Supports - \$287,910**
  - hostels/supportive housing (PPE, cleaning, staffing, tenant supports)
- **Supports and Services - \$641,977**
  - food security
  - mental health supports
  - victims of domestic violence supports
  - youth supports
  - non-profit housing providers (PPE, cleaning, staffing, tenant supports)
  - Homeless Coordinator

**SSRF Phase 4  
Capital  
\$1,631,249**

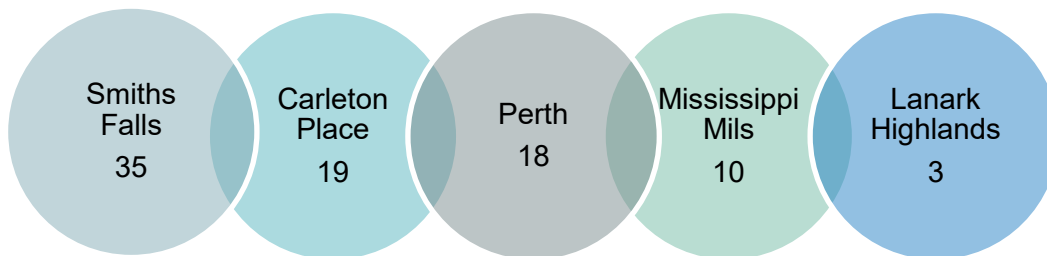
- **New Construction - Affordable Housing  
5 units**

## SSRF PHASE 3 RENT BANK

As part of the SSRF Phase 3, an emergency rent bank was set up to assist residents with rental/mortgage assistance for those at-risk of being evicted or losing their home, as well as short-term housing allowance.



### By Location



### By Household Composition

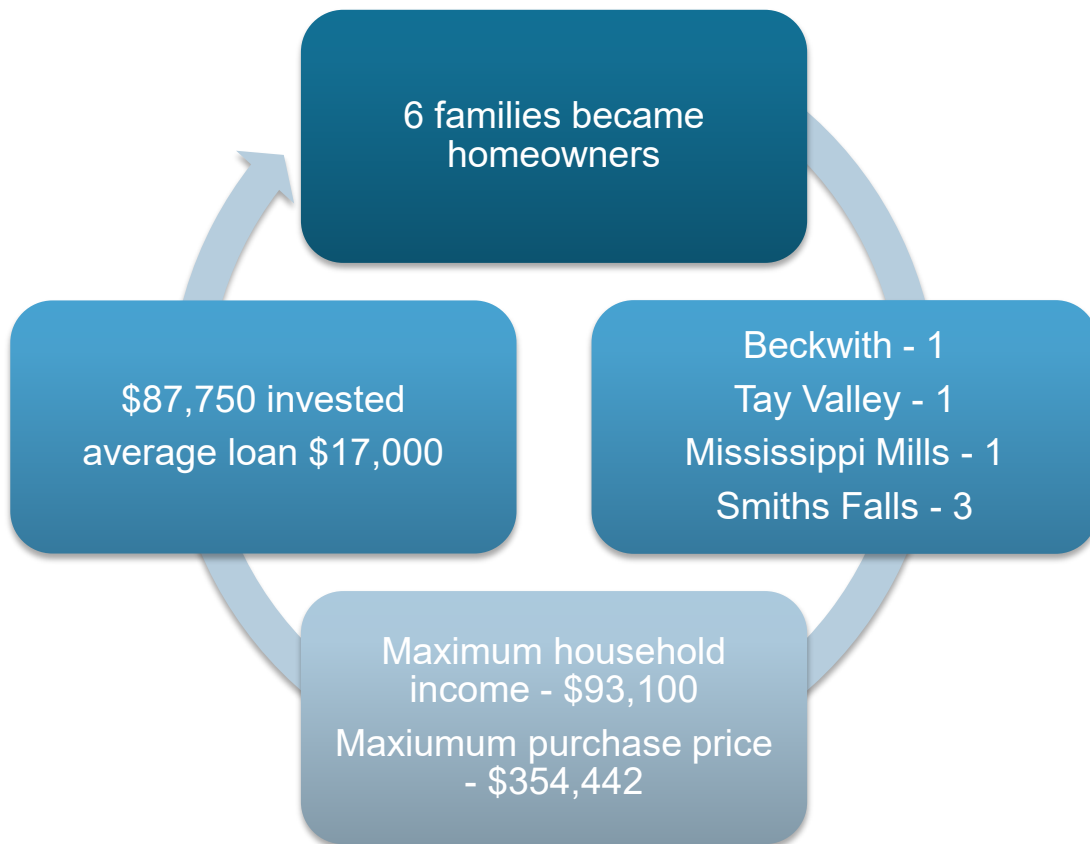


## HOMEOWNERSHIP

The Homeownership Program provides down payment assistance (up to 5% of purchase price), in the form of a forgivable loan, for low and moderate-income households who are renting and looking to purchase a home.

The program is intended to provide eligible households with the opportunity to move along the housing continuum to reach homeownership, freeing up units in the rental market and encouraging developers to build affordable housing by fostering demand.

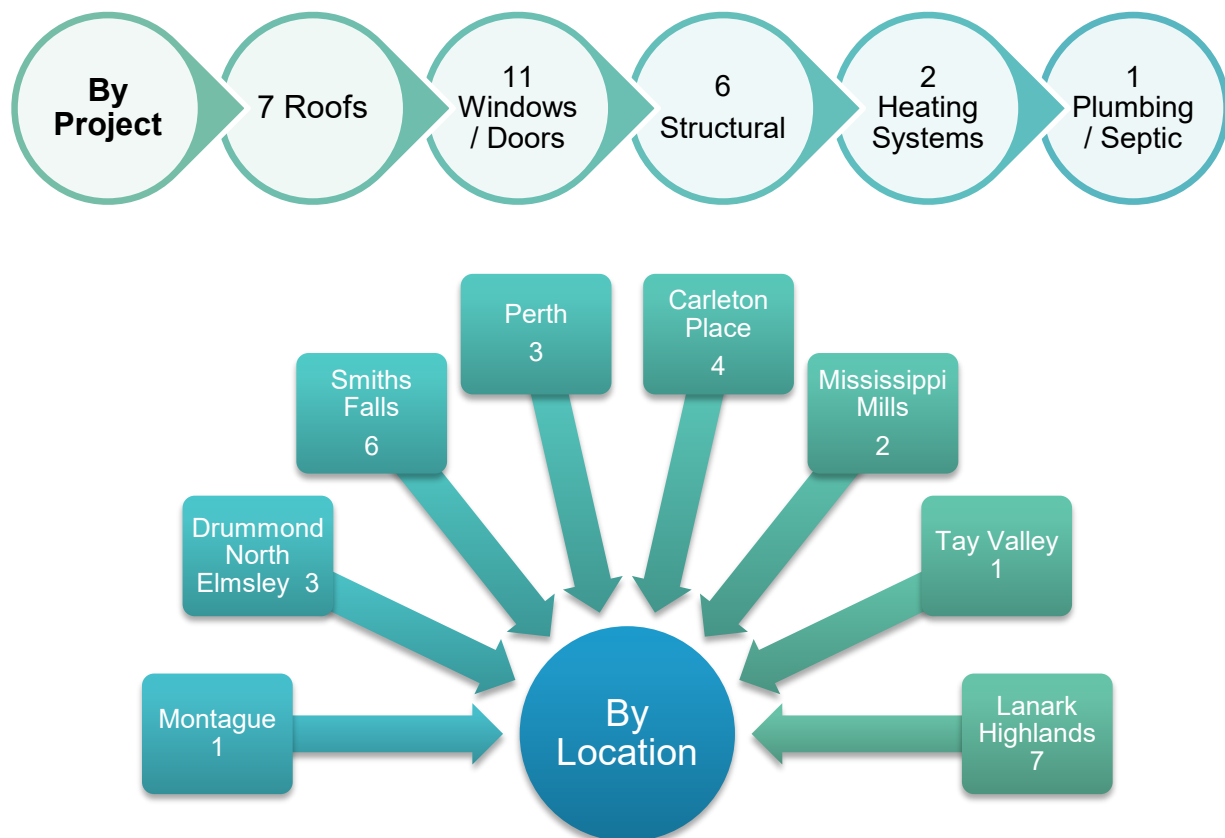
Like 2020, the real estate market in 2021 made it difficult for many qualified applicants to buy a home; properties listed for sale often resulted in a bidding war and sold over asking price.



## RENOVATE LANARK

Under Renovate Lanark, a total of **\$239,000** was issued to help **27 qualified households** undertake essential projects to allow them to continue to reside safely in their homes. Most of the repair projects were roofs, windows/doors and structural (foundation) repairs.

Many recipients reported challenges completing their projects because of the impact of the pandemic, namely supply/material shortages and difficulty securing a contractor.



## INSULATE LANARK

The Insulate Lanark program provides one-time assistance of up to \$2,500 per household for eligible homeowners to assist in insulation upgrades to promote greater energy efficiency.

2021 total of **5 projects** being successfully completed in Perth, Tay Valley, Montague, and Mississippi Mills.



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## PORTABLE HOUSING BENEFIT

### PHB-LC

This is a County funded program for those on the centralized waiting list or eligible to be on the waiting list. It allows recipients to find appropriate accommodations to meet their specific needs, while providing a rent supplement that makes housing more affordable. This benefit is portable anywhere in Lanark County.



**Total 62 households**

**Average monthly benefit = \$292.61**

### COHB

The Canada Ontario Housing Benefit (COHB) is a provincially funded program for those on the centralized waiting list or eligible to be on the waiting list. This benefit is portable anywhere in Ontario.



**Total 51 households**

**Average monthly benefit = \$235.88**

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## SUPPORTIVE HOUSING

The Supportive Housing Program assists residents who require assistance with the tasks of daily living and meet the income criteria. Supportive housing provides clients with accommodation, meals, and regular intake of medications.

The County funds **65 beds** and has agreements with four supportive housing providers located in Smiths Falls (Victoria House), Drummond North Elmsley Township (Rideau Ferry Country Home), Montague Township (Shardon Manor), and Carleton Place (Paradise Valley).



## CANADA ONTARIO COMMUNITY HOUSING INITIATIVE

The Canada Ontario Community Housing Initiative (COCHI) was introduced in 2019 with the goal of repairing and renewing the existing community housing supply; to protect affordability for households in community housing including the non-profit housing sector; and to expand the supply of community housing over time. The 2021 allocation of **\$353,003** was distributed across all housing providers on a per-unit basis.

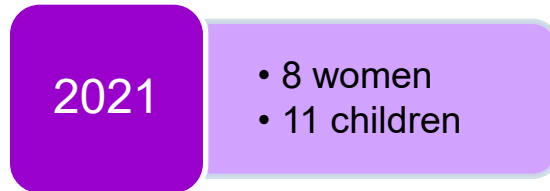
Housing Provider	Repair Component	Investment
Carebridge Community Support Corporation	Windows, doors, accessibility improvements	\$47,441
Clayton Seniors Housing	Accessibility improvements	\$7,506
Carleton Place Municipal Non-Profit	Flooring	\$9,308
Tay Valley Non-Profit	Accessibility improvements	\$9,008
Tayside	Flooring	\$5,405
Lanark County Housing Corporation	Shingle replacement - Jasper, Bell, Harvey, Beech, Broadview	\$274,335

## RENT SUPPLEMENT

Rent supplement programs provide rent-geared-to-income assistance to qualifying individuals. We have **73 rent supplement units** including a partnership with Lanark County Interval House (LCIH) to support women and children fleeing domestic violence through Second Stage and Beyond Second Stage Housing.

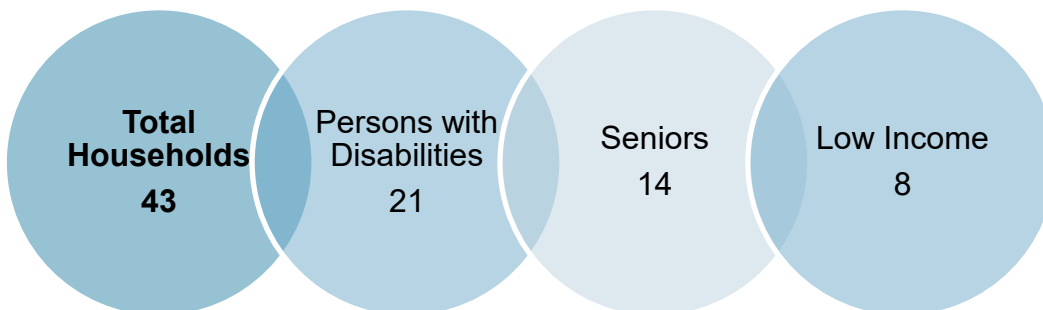
### LCIH Second Stage Housing

This partnership demonstrates the importance of safe alternatives for families fleeing domestic violence. All seven Second Stage and Beyond Second Stage units are occupied; there is a waiting list.



## RENT SUPPORT

The Rent Support Program, under the provincial Investment in Affordable Housing (IAH), is a housing allowance that helps low-income households by providing a portion of their rent (up to a maximum of \$200 per month). It is paid directly to the landlord and is to help offset high housing costs.



This program is being phased out over the next year, with final payments being issued to recipients in March 2023.

## HOMEMAKERS PROGRAM

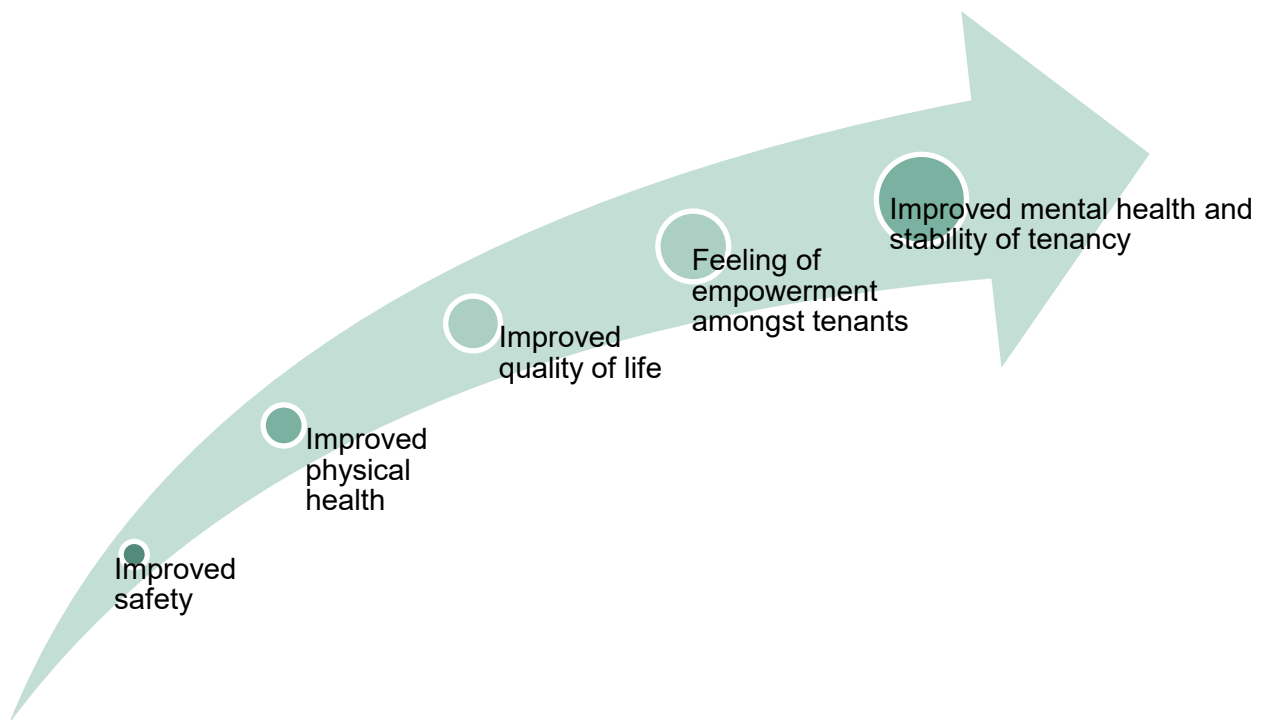
The Homemakers Program supplements home care services to qualified applicants, usually in the form of light housekeeping or other household tasks that the applicant is unable to undertake on their own. Typically, an applicant can receive a maximum of 4 hours per month in assistance.

**Total 5 recipients**

## SUPPORT SERVICES

Through the Ontario Priorities Housing Initiative (OPHI), we contracted tenant support services with Ray of Sunshine Community & Home Support Services.

Engagement began with **12 households** navigating barriers such as hoarding disorder, developmental disabilities, physical disabilities, mental health disabilities and victims of domestic violence, to provide in home supports aimed at increasing quality of life, relieving fire/health and safety issues, assistance with general living conditions, skills development, and access to essential services.



## NATIONAL HOUSING DAY

Each year we recognize National Housing Day to raise awareness about local housing issues and reflect on the challenges that many people face in finding a safe and affordable place to call home.

### **National Housing Day Proclamation**

**November 22, 2021**

WHEREAS the lack of safe and affordable housing in Lanark County impacts the well-being of all residents, including our most vulnerable and low-income households, and limits their ability to fully participate in our community.

The Government of Canada has designated November 22 as National Housing Day to recognize the important work done by housing partners to improve access to housing for everyone in Canada.

The goal of National Housing Day is to raise awareness about local housing issues. COVID-19 has reminded us of the importance of access to safe and affordable housing, with some of our most vulnerable populations being the hardest hit. This day is an opportunity to reflect on the work that still needs to be done.

The County is committed to working with the federal and provincial governments, as well as private and non-profit housing providers, to deliver positive housing outcomes for our residents.

On National Housing Day, Lanark County recognizes the many partners that play an important role in providing safe and affordable housing opportunities to those in need.

NOW, THEREFORE, I, Warden Christa Lowry, on behalf of Lanark County Council, do hereby proclaim November 22, 2021, as National Housing Day in Lanark County.

## HOW TO REACH US

The County of Lanark is the service manager for housing and homelessness programs for the County of Lanark and the Town of Smiths Falls. If you have questions about our services or would like more information about our programs, call, email, or visit at:



[housingapplications@lanarkcounty.ca](mailto:housingapplications@lanarkcounty.ca)

[www.lanarkcounty.ca](http://www.lanarkcounty.ca)



613-267-4200

1-888-952-6275



99 Christie Lake Road

Perth, ON K7H 3C6