

2022

HOUSING & HOMELESSNESS REPORT

Lanark County & Town of Smiths Falls



**LANARK
COUNTY**

Message from Warden Peter McLaren

I am pleased to share the County's 2022 report on our 10-Year Housing and Homelessness Plan. It is a time to reflect on the progress made over the past year and the initiatives undertaken to assist those most in need in our community. Recognizing that there is still work to be done, we remain committed to the goals and strategic directions of the 10-Year Plan. I encourage everyone to learn more about housing and homelessness issues in our community. Safe, affordable housing benefits everyone.

Message from Chief Administrative Officer Kurt Greaves

Housing is a key priority for Lanark County. The importance of housing as an essential determinant of health and well-being cannot be overstated. I am always so impressed by the work our housing staff do to administer the growing number of housing support programs. Staff work directly with our tenants and partners to provide meaningful support to everyone requiring assistance on the housing continuum. This important work has a vital impact on the lives of so many. The annual report is key to highlight the many accomplishments and how much work is left to be done on the housing file.

Foundations for the Future

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.

Overview of Housing and Homelessness Services

The Housing Services Team, under the direction of the Service Manager, includes a housing supports supervisor, maintenance supervisor, five caseworkers, six maintenance workers and three clerks; the Homeless Response Team, under the direction of the Community Support Services Manager, includes two caseworkers – all working together for the betterment of the community we serve.

COMMUNITY HOUSING

CENTRALIZED WAITING LIST

Access to rent-geared-to-income (RGI) housing (subsidized housing) and a Portable Housing Benefit (PHB) is through an application to the centralized waiting list (CWL). The CWL is a modified-chronological waiting list of all applicants eligible for 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).

ELIGIBLE HOUSEHOLDS

74% adults (age 24-64)
22% senior (65+)
4% youth (age 16-23)

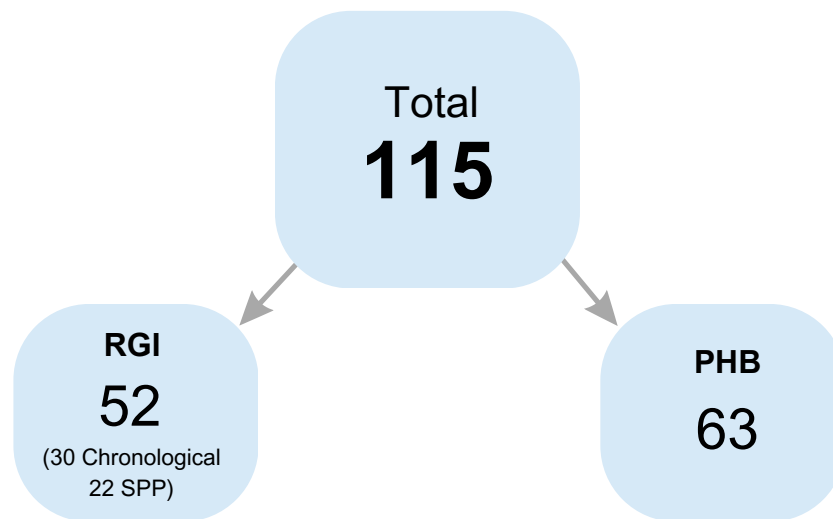
SIMILAR DEMAND

The towns of Carleton Place, Mississippi Mills, Perth, and Smiths Falls all have a similar number of applicants on the waitlist

UNIT DEMAND

highest demand: 1 bedroom
70% applied for 1 bedroom
30% applied for 2+ bedroom

APPLICANTS HOUSED FROM THE CWL



PORTFOLIO

The community housing portfolio is made up of the following groups that provide subsidized housing:

Lanark County Housing Corporation Units (LCHC)	Housing Provider Units (5 providers)	Rent Supplement Units (agreements with private landlord)
517	182	65

TOTAL UNITS = 764

COMMUNITY HOUSING

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 50-unit turnovers, 11 were internal transfers for accessibility and/or appropriate sized unit for the household.

2022
50-unit
turnovers

CAPITAL: LCHC PROJECTS

\$700,000

Building Envelope Improvements

24 Bourke Street, Smiths Falls
75 Harvey Street, Perth
30 McGill Street, Smiths Falls

- Brick Pointing
- Flashing
- Caulking
- Insulation

97
units
improved



16 Herriot Street, Perth
Accessible Patio



30 McGill Street, Smiths Falls
Solar Panel Project

COMMUNITY HOUSING

CANADA ONTARIO COMMUNITY HOUSING INITIATIVE (COCHI)

Introduced in 2019, this funding supports the repair and renewal of the existing community housing portfolio including the non-profit sector.

The 2022 allocation of \$409,303 was distributed across housing providers on a per-unit basis.

Housing Provider	Repair Component	Investment
Carebridge Community Support Corporation	Windows & Doors	\$98,779
Clayton Seniors Housing	Energy Efficiency Improvements	\$13,136
Carleton Place Municipal Non-Profit	Balcony Repairs	\$16,287
Tayside	Flooring & Unit Repairs	\$11,259
Lanark County Housing Corporation	Parking Lots	\$269,842

SOCIAL SERVICES RELIEF FUND (SSRF)

The Province of Ontario provided emergency funding through the SSRF to support the most vulnerable through the COVID-19 pandemic. Lanark County Council allocated Phase 4 and 5 to the construction of new affordable housing.

Phase 4



LCHC

188 Chambers Street, Smiths Falls
5 units

Phase 5



Carebridge

44 Chambers Street, Smiths Falls
34 units

AFFORDABLE HOUSING PROGRAMS

HOMEOWNERSHIP

Provides down payment assistance (up to 5% of the purchase price), in the form of a forgivable loan, for low and moderate-income households who are renting and looking to purchase a home. Program criteria includes: a maximum household income limit of \$93,700 with a purchase price of up to \$388,422.

FAMILIES THAT
BECAME HOMEOWNERS

3

INVESTED

\$43,250

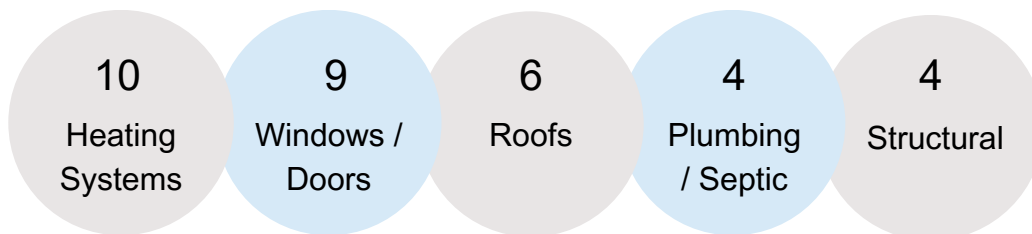
AVERAGE LOAN

\$14,400

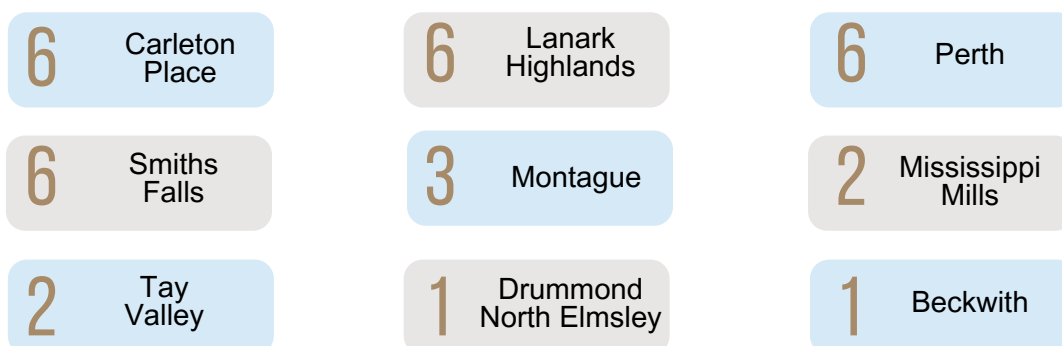
RENOVATE LANARK

Provides assistance (up to \$10,000), in the form of a forgivable loan, for low and moderate-income households to undertake essential home repairs and accessibility modifications. Program criteria includes: a maximum household income limit of \$93,700 with a maximum house value (MPAC) of up to \$388,422.

TOTAL SPENT = \$287,000



TOTAL OF 33 PROJECTS BY LOCATION:



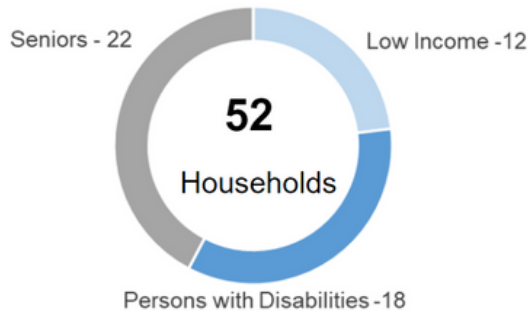
INSULATE LANARK

Provides one-time assistance up to \$2,500 per household for eligible homeowners to assist in insulation upgrades to promote greater energy efficiency. A total of **3 projects** were successfully completed in **Perth, Smiths Falls, and Lanark Highlands.**

AFFORDABLE HOUSING PROGRAMS

RENT SUPPORT

Under the provincial Investment in Affordable Housing (IAH), Rent Support assists low-income households with a monthly payment to help with rental costs (up to a maximum of \$200 per month).



RENT SUPPLEMENT

Agreements with private landlords that provide RGI assistance to qualifying individuals. We have 65 rent supplement units including a partnership with Lanark County Interval House to support women and children fleeing domestic violence through Second Stage (4 units) and Beyond Second Stage housing (8 units).



PORTABLE HOUSING BENEFITS (PHB)

A PHB provides low to moderate income households with a monthly payment to help with rental costs in the private housing market.

Lanark County Portable Housing Benefit (LC-PHB)

This is a County funded program for those on the centralized waiting list or eligible to be on the waiting list. This benefit is portable anywhere in Lanark County.



Total Households

Average monthly benefit = \$282.02

Canada Ontario Housing Benefit (COHB)

This 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 Households

Average monthly benefit = \$235.88

SUPPORTIVE HOUSING PROGRAMS

HOMEMAKERS PROGRAM

Supplementary home care services provided to qualified applicants usually in the form of light housekeeping or other household tasks that they are unable to undertake on their own. Typically, a client receives up to 4 hours per month in assistance.



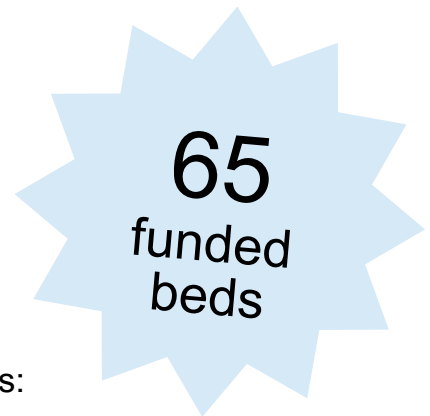
SUPPORT SERVICES



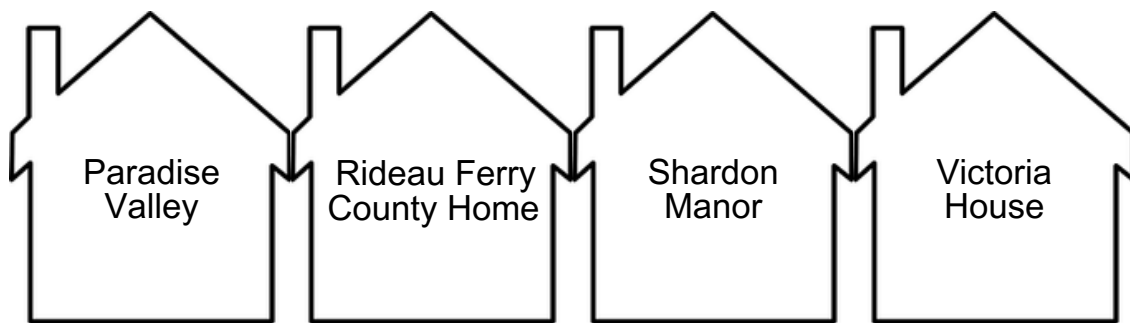
Through Ray of Sunshine, **12 tenant households** were provided with support services to assist with mental health/hoarding disorders to relieve health and safety issues and improve general living conditions.

ADULT SUPPORTIVE HOUSING

Permanent residence for those who require assistance with daily living tasks. Determining placement in supportive housing is based on a number of factors including medical need, financial need, and appropriateness of placement.



We have agreements with 4 operators:



Carleton Place

Drummond /
North Elmsley

Montague

Smiths Falls

HOMELESSNESS PREVENTION PROGRAM

HOUSING ASSISTANCE PROGRAM (HAP)

Assists people experiencing homelessness or those at risk of homelessness. The program includes assistance for rent and utility arrears, rent and utility deposits, moving costs, food security, and emergency shelter.



\$431, 890
Lanark County
helped over **850** people

BACKPACK PROGRAM



50 backpacks provided essentials such as blankets, socks, and toiletries, in addition to financial support

MENTAL HEALTH CRISIS RESPONSE TEAM (MCRT)

\$50,000 allocated for a MCRT in each community with the goal of responding to mental health-related crisis situations as well as alleviating some risk factors in emergency calls to police.



AFTER HOURS EMERGENCY

\$20,000 for Victim Services to provide after-hours homelessness support.



252 people

YOUTH ASSISTANCE

\$10,000 was contributed to Cornerstone Landing Youth Services for youth rent and transitional housing.



BY-NAMES LIST (BNL)

A real time list of those experiencing homelessness in our community to help identify the most vulnerable while tracking their progress toward permanent, sustainable housing.

The Lanark County BNL Committee (Cornerstone Youth Services, Lanark County Mental Health, Victim Services, Lanark County Interval House, and Lanark Leeds Addictions and Mental Health) meets monthly to address ongoing issues around rural homelessness.

- 64 new referrals
- 31 housed

71% singles
17% families
5% youth

COMMUNITY OUTREACH

COMMUNITY EDUCATION

- **Canada Mortgage and Housing Corporation** information session on National Housing Strategy
- **Canadian Centre for Housing Rights** information session on Human Rights in Housing and Racial Discrimination in Housing
- **Centre for Equality Rights in Accommodation** information session on: Eviction Prevention and Navigating the Landlord Tenant Board – Ontario Human Rights Code, Discrimination and Harassment – Ontario Housing Laws and Tenant Rights

YES IN MY BACKYARD (YIMBY) NOVEMBER 21-25, 2022

Awareness campaign to reduce resistance in neighborhoods regarding community housing development and diversified communities.



NATIONAL HOUSING DAY PROCLAMATION NOVEMBER 22, 2022

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, Lanark County Council does hereby proclaim November 22, 2022 as National Housing Day in Lanark County.

HOW TO REACH US



HOUSING MAILBOX

housingapplications@lanarkcounty.ca

WEBSITE

www.lanarkcounty.ca



MAIN LINE

613-267-4200

TOLL FREE

1-888-952-6275

GENERAL RECEPTION... Extension **2140**

HOUSING RECEPTION... Extension **2402**



MAIN OFFICE 99 Christie Lake Road, Perth, ON K7H 3C6

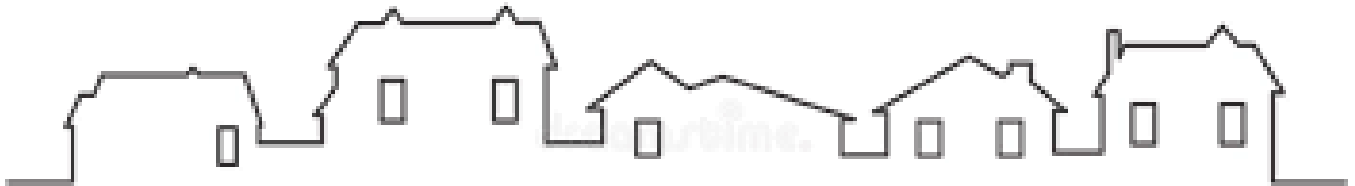
SUB-OFFICES

CARLETON PLACE

Unit 42 - 33 Lansdowne Avenue
Carleton Place, Ontario K7C 3S9

SMITHS FALLS

52 Abbott Street North
Smiths Falls, Ontario K7A 1W3



**LANARK
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