

The Corporation of the City of Kawartha Lakes

Council Report

Report Number HH2017-002

Date: June 27, 2017

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier:

Subject: 2016 Annual Housing & Homelessness Plan (HHP) Report

Author Name and Title: Hope Lee, Administrator/Manager of Housing

Recommendation(s):

Resolved That Report HH2017-002, 2016 Annual Housing & Homelessness Plan (HHP) Report, be received for information.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

At the Council Meeting of February 11, 2014, Council adopted the following resolution:

RESOLVED THAT Report SH2014-001, **10 Year Housing and Homelessness Plan**, be received; and

THAT the "Building Strong Communities - 10 Year Housing and Homelessness Plan" attached to this Report as Appendix "D" is received and endorsed.

CR2014-152

The Housing & Homelessness Plan (HHP) is consistent with legislation, Ontario Regulations and the provincial Housing Policy Statement, and:

- Identifies current and future housing needs;
- Sets out objectives and targets (goals) relating to housing needs;
- Proposes actions to meet the goals; and,
- Establishes a process to measure and report progress towards meeting the goals.

Each year, by June 30th, an annual report on progress of the plan must be made available to the Ministry and to the public. The report will provide details on the measures taken to meet the objectives of the plan.

Rationale:

Building Strong Communities – 10 Year Housing & Homelessness Plan – 2016 Annual Report

As Service Manager (SM) for Kawartha Lakes and Haliburton County, the City of Kawartha Lakes is responsible for the financial support of existing social housing and serves a key role in the delivery of new affordable housing programs. The SM also administers homeless support and homelessness prevention programs.

SMs are required, as part of the Province's Long-term Affordable Housing Strategy and the Housing Services Act, to complete a 10 Year Housing & Homelessness Plan. The City adopted its 10 Year Plan in February 2014.

This is the third annual report reflecting 2016 progress. For a copy of the full HHP, prior annual reports or background reports please contact the City's Housing Help Division.

Message from the City Mayor, Andy Letham and County Warden, Brent Devolin

Our vision is to provide adequate, stable, affordable, well maintained and diverse housing choices with access to a variety of flexible supports enabling people to meet their housing needs throughout their lifetime. To plan for affordable housing and homelessness needs for 2014-2023, the HHP has seven goals derived from studies and reports with the themes generated from a combination of community consultation, a project coordinating committee and municipal staff input.

Although the City of Kawartha is the designated Service Manager for both the City and the County, the County and the City actively collaborate in order to ensure that housing and homelessness is addressed throughout the area.

Annually a progress report on our local HHP is created in order to keep the public informed on the progress and especially to help the community to remain engaged. In order to achieve the objectives and actions, community engagement and significant collaboration is needed.

We are proud of the accomplishments made toward meeting the goals of the plan in 2016 which include:

- assisting 800 households to retain their housing through Homelessness Prevention Supports
- conducting the first homelessness count in the area and assisting 31 to find housing
- approval for another 24 new units of affordable housing
- securing over \$700,000 in funding for social housing repairs

We are pleased to share this year's report with you and look forward to our ongoing accomplishments.

Key Principles of the Plan

- Housing is a social determinant of health
- Homelessness prevention and rapid rehousing through a Housing First approach are key to ending long-term homelessness
- People should have access to affordable housing in good repair within or close to the community of their choice
- All persons have the right to be treated with dignity and respect
- Investing in affordable housing fosters inclusive communities and supports economic development

Area Context

The City of Kawartha Lakes covers a land area of 3,067 square kilometres and has over 250 lakes. The County of Simcoe and the District of Muskoka are to the northwest, the County of Haliburton to the northeast, to the east is the County of Peterborough and on the south and southwest is Durham Region.

In addition to the approximately 73,200 permanent residents there is a large seasonal population estimated at 31,000 residents each summer. The economic base of Kawartha Lakes reflects a diversified economy which includes: agriculture, manufacturing, construction, retail trade, finance and real estate, tourism, educational services and other public sector jobs.

Haliburton County also known as the Haliburton Highlands, is comprised of four separate municipalities covering over 4,000 square kilometres of natural landscapes and over 600 lakes. As previously noted, the County is to the northeast of the City and shares boundaries with the District of Muskoka, Hastings County, the District of Nipissing and the County of Peterborough.

The permanent population is 17,026 with an estimated seasonal population of more than 48,000. The economy is in large part comprised of retail, trade and construction jobs; however, the arts, entertainment and recreation sectors also employ a large proportion of the labour force.

City of Kawartha Lakes and the County of Haliburton 2016 Average Rent By Bedroom Size

- One bedroom average rent is \$847
- Two bedroom average rent is \$1,101
- Three bedroom average rent is \$1,239

The rental vacancy rate in 2016 hit a 11 year low of 0.3%

Renter's median household income after tax is \$48,156

Renter's average annual rent is \$11,844

Homeowners:

- Average resale price in 2011 was \$235,665
- Average resale price in 2016 was \$350,430

Housing Help Branding

In an aim to refine our branding, Housing Help can now be recognized by a new logo. In order to give a more unique visual identity to Housing Help, the double "H" was used with the concept of intertwining lives, care, holistic services, and continuous support. The final logo becomes inviting, unified in its symmetry and dignified in its form. The solid curving forms of the letters also emulate stability, something every client is looking for when coming to Housing Help



Highlights

1201 households were on the waiting list for Financially Assisted Housing at December 31, 2016

13 households received Kawartha Haliburton Renovates assistance to help with major home repairs and accessibility modifications.

3 households received Homeownership down payment assistance.

800 households received various homelessness prevention supports in 2016 which are available to eligible low income households in both the City and County:

- 137 received electricity arrears assistance
- 9 received mortgage arrears assistance
- 177 received assistance with moving costs
- 331 received rent deposits
- 109 received assistance with rent arrears
- 26 received assistance with property tax arrears

Of the 1 in 10 households who responded to our follow up outreach after receiving these supports, 97% remained housed after 3 months.

Success Stories:

Kawartha Haliburton Renovates:

“With my husband and I being disabled not having water meant we had to haul water from the lake to flush the toilet, wash the dishes and we couldn’t bathe. It drastically affected our quality of life and day-to-day living. Thanks to the Renovates Program, we were able to get a well installed so that we could have running water in our house” – Family of two

Homeownership Program:

“The homeownership program allowed me to buy the house I was living in which allowed me to keep my home business. The whole process was amazing! Everyone was so friendly. No reason to complain, you guys went above and beyond to help me” – Single Parent Led Family

Homelessness Prevention Supports:

“We are very thankful for the help” – Senior couple with electricity arrears

“Thank you and I don’t know what I would have done without the help. Also I’ve since been able to make regular payments and everything is caught back up” – Single person with electricity arrears

“Your help has improved our housing situation very well. The application process was impressively fast” – Family of three with electricity arrears

Housing First Developments

During the week of August 22, 2016 the City completed a Registry Week to survey the homeless in our communities:

- 136 individuals were identified as homeless
- 111 completed our vulnerability index survey
- 24% were youth (16-24)
- 15% were seniors (60+)
- 24% identified as indigenous
- 20% were using a shelter bed
- 5% were sleeping outside
- 37% were couch surfing
- 38% were using a temporary stay accommodation
- 24 volunteers assisted along with 19 agencies allowing us to have 63 survey sites

The City made some investments through partnering agencies to help with providing support services for our Housing First approach including Intensive Case Managers, Housing Support Workers and Trustee positions.

A Homelessness Coordinated Response Team was organized made up of various community partners and agencies who meet on a regular basis to work together in a case conferencing type model to help individuals and families experiencing homelessness to find and keep permanent affordable housing.

The City is now tracking those entering homelessness and those leaving homelessness. In 2016 there were 21 permanent housing placements which included 15 who were acutely homelessness, 8 chronically homelessness and 8 episodically homeless.

2016 Progress toward the HHP Goals

Goal – Increase the Supply of Affordable Housing

- A Portable Housing Benefit was established for those being housed using a Housing First approach. This benefit follows the tenant if the individual moves
- Funding was allocated to support the construction of 24 one bedroom units, 4 of which are accessible in Lindsay and 12 one bedroom units, 2 of which are accessible in Minden
- \$62,990 in Investment in Affordable Housing (IAH) funding was allocated toward resale (2 in the City and 1 in the County).
- A new rental community on Bond Street East in Lindsay approved in 2015 is under development which includes 12 new 3-bedroom townhouses
- An addition to an existing building on St. Paul Street in Lindsay approved in 2015 is under development which includes 16 new 1 and 2 bedroom units

Goal – Integrate Homelessness Prevention Programs to Use Resources More Effectively and Ensure Person Centered Access to Services

- The City's Housing Help Centre commenced operations on January 1, 2015. In 2016 Housing Help services were accessed by 1,683 households, 78% of which resided in the City and 22% of which resided in the County
- The City provided established a Homelessness Coordinated Response Team to addresses some of the most vulnerable homeless and provided investments for housing assistance and support services

Goal – Ensure the Long Term Viability and Sustainability of the Existing Housing Stock

- The City participated in the Social Housing Electricity Efficiency Program and Social Housing Improvement Program investing \$792,095 through 13 projects including window, door, furnace and shingle replacements

Goal – Improve the Quality of Private Market Housing Including New Barrier Free Housing

- The City allocated \$112,451 to its Kawartha-Haliburton Renovates Program through the Investment in Affordable Housing funding for repairs and accessibility modifications assisting 8 in the City and 7 in the County and a further 8, 3 in the County and 5 in the City, with emergency home repairs through the Homeless Prevention Funding.

Other Alternatives Considered:

None.

Financial/Operation Impacts:

There are no financial considerations to this report

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The actions taken within the HHP contributes to the Council Adopted Strategic Plan namely:

- Goal 2 – An Exceptional Quality of Life

The work of the plan assists Council with their strategy priority to create more affordable housing.

Review of Accessibility Implications of Any Development or Policy:

Not applicable.

Servicing Implications:

Not applicable.

Consultations:

Program Supervisor, Housing Help

Kawartha Lakes & County of Haliburton Housing & Homelessness Steering Committee

Attachments:



HHP 2016 Annual
Reportv3.pdf

Attachment A

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Department Head: Rod Sutherland