



Council Report

Report Number: HS2024-003
Meeting Date: June 25, 2024
Title: 2023 Housing and Homelessness Plan (HHP)
Annual Progress Report
Description: Progress update of HHP activities during 2023
Author and Title: Michelle Corley, Human Services Manager, Housing

Recommendation(s):

That Report HS2024-003, **2023 Housing and Homelessness Plan (HHP) Annual Progress Report**, be received for information.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

As the legislated Consolidated Municipal Service Manager (CMSM) under the Ministry of Municipal Affairs and Housing (MMAH), the City of Kawartha Lakes (the City) is required through legislation to develop a Housing and Homelessness Plan (HHP) for Kawartha Lakes and the County of Haliburton.

On November 19, 2019 City Council endorsed the ["Building Stronger Communities – 10 Year Housing and Homelessness Plan"](#) for 2020-2029.

The HHP is consistent with legislation, Ontario Regulations and the Provincial Housing Policy Statement, and at that time:

- Identified current and future housing needs;
- Set out objectives and targets (goals) relating to housing needs;
- Proposed actions to meet the goals; and
- Established a process to measure and report progress towards meeting the goals.

In addition to the above parameters, the City was required to have the plan establish program objectives aligned to the following policy areas:

1. Accountability and outcomes
2. The goal of ending homelessness
3. Coordination with other community services
4. Indigenous peoples
5. Community needs
6. Community Housing providers
7. The private market
8. Climate change and environmental sustainability

The Housing and Homelessness Plan is to outline and address eight provincial areas of focus across the full continuum of housing. The City is accountable to deliver and manage the range of these programs and services within the continuum under our legislated role and aligned with the adopted strategies and objectives in the plan.

For comparison purposes, Kawartha Lakes and County official growth, planning and development plans consider all household types within community. The HHP and the work of the CMSM focuses in on low to moderate income households and to address the varying housing needs across the continuum.

Approaching the half waypoint of the 10-year plan in 2024, the plan will be reviewed and refreshed based on the changed environment, increased societal needs, the demand locally for affordable housing, while aligning with new provincial legislation, the

City's Housing Pledge and other priority directions. The development and submission of this will occur in 2024 and early 2025 with implementation to commence in 2025.

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

Rationale:

This is the fourth annual report of the refreshed HHP, highlighting 2023 progress, and is included as Attachment A. This attached report satisfies the Province's reporting requirements.

2023 action highlights:

- Kawartha Lakes Surplus Land Distribution Policy amendment to allow affordable housing to be the first-considered use of any surplus municipal land
- Homelessness services expanded to include outreach supports
- Coordination of community agencies to offer multidisciplinary wellness supports offered through the new community outreach support initiative in Lindsay, Minden and Haliburton
- Significant Federal and Provincial funding received to achieve various upgrades and repairs to Community Housing stock in the region
- Kawartha Lakes Council supporting new Provincial investments towards an integrated care hub in Lindsay, aimed to be fully operational by the end of 2024
- Completion of a homelessness and housing needs survey and [report](#)
- A strong commitment of affordable housing within the [Municipal Housing Pledge](#)
- Approval of municipal incentives and rent supplement funding for 33 new affordable units in Lindsay, to be occupied in 2026

In addition to the above as well as the attached report, the rationale below helps build some greater context of the progress to-date of the various targets and objectives within the HHP.

A significant aspect of the current HHP involved the establishment of Affordable Housing Targets. These targets reflected local needs as determined through the analysis of over 24 different data points. The current HHP included affordable housing rental targets of 1,280 units, to be created by 2029. About two thirds of these targeted units are for those with low incomes.

As of December 31, 2023, eight units have been achieved towards the Affordable Housing Targets in Kawartha Lakes, and one in the County of Haliburton. Another 27 units are currently being developed in Kawartha Lakes, while another 102 are anticipated to be achieved in Kawartha Lakes by 2029. We anticipate another 36 units in the County of Haliburton by the end of the current HHP. These anticipated units have yet to start the development phase, and still run the risk of not being realized due to project costs, funding limitations or other decisions made by the developers.

Area	2020 – 2022 Units Developed	2023 – 2029 Projected	Target
Kawartha Lakes	35	102	1280
Haliburton	1	36	750

The HHP did not come with a specific financing plan to support the various objectives, aside from modest consideration within the City’s 10-year financial plan. Cost increases within the Housing Services budget since 2020 have been largely to support marginal annual operating cost increases for existing programs and services, not to support the Affordable Housing Targets or other objectives in the HHP. However, within the 2024 Kawartha Lakes budget, a \$500,000 contribution was made for the first time towards an affordable housing reserve fund.

As part of the HHP mid-plan refresh strategy, an extensive housing needs analysis will be conducted in the last two quarters of 2024. This analysis will dive deeper into the specific affordable housing needs that low to middle income households require, including identifying how much affordable housing stock is required to be created in each town, as well as the financial options needed to support the updated affordable housing targets, including operating and capital costing projections.

Alignment to Strategic Priorities

This report aligns with the Strategic Priority of an Exceptional Quality of Life, and specifically the goal of Improving the health and well-being of residents.

Attachments:

Attachment A: 2023 Annual Report



2023 HHP Annual
Report

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