



Council Report

Report Number: HS2025-008

Meeting Date: October 21, 2025

Title: **Supportive and Transitional Housing - Community Housing Waiting List Priority**

Description: Creation of a new Community Housing waiting list priority that supports a pathway for clients of supportive or transitional housing programs to progress to rent-gear-to-income housing with the Kawartha Lakes Haliburton Housing Corporation

Author and Title: Aaron Mulcaster, Program Supervisor – Community and Affordable Housing

Recommendation(s):

That Report HS2025-008, Supportive and Transitional Housing - Community Housing Waiting List Priority, be received.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

This report has been brought forward for Council's consideration for several key reasons. Homelessness is an unacceptable reality for members of our community, and addressing it is a priority. The Province has emphasized the importance of supporting individuals as they move along the housing continuum—from homelessness to stable housing. In alignment with this priority, the City is exploring initiatives to support those experiencing homelessness, recognizing that effective solutions are needed to improve outcomes and facilitate movement through the housing system. Establishing a formalized process to transition individuals from homelessness to supportive housing and, ultimately, to rent-geared-to-income (RGI) housing will enhance system flow and increase the availability of supportive housing for those in greatest need.

Rationale:

We are committed to providing housing options and pathways to permanent, affordable housing for households experiencing homelessness. One way that this can be done is through the creation of a new local priority that is applied to our Community Housing waiting list.

The purpose of this proposed new waiting list priority is to outline the standard practice for households in City-funded supportive and transitional housing programs to move from transitional, intensive supportive housing to permanent, lightly supported rent-geared-to-income (RGI) housing.

Presently, Special Priority Program (SPP) households, victims of domestic violence or human trafficking, receive priority over all other households on the centralized waiting list, followed by those on the chronological list. SPP is a Provincially-prescribed priority.

Under the *Housing Services Act, 2011* (HSA), the City of Kawartha Lakes, as the Consolidated Municipal Service Manager (CMSM), has the ability to establish local priorities to the selection of households from the community housing waiting list. Local priority rules are made according to section 48 of the HSA in addition to the priority rules in section 53 of O. Reg. 367/11.

The City is proposing to add a new local priority rule for access to rent-geared-to-income (RGI) housing specifically within Kawartha Lakes Haliburton Housing Corporation (KLH) managed units. This new rule would give priority for those who are ready to move on from supportive housing over other households on the chronological waiting list.

This new local priority will create a defined pathway for households moving from homelessness to supportive housing to permanent and affordable RGI housing.

Presently, households selected from the homelessness By-Name List (BNL) for spaces at 11 West Street or 68 Lindsay Street North for supportive housing programs, access City administered rent supplements for financial assistance when market rent units are available. These households do not have a path to RGI housing except waiting chronologically on the centralized community housing waiting list.

The lack of a defined pathway creates a backlog for households within the system that prevents spaces from opening up for other households on the BNL to benefit from supportive housing. Households who are ready to move on to RGI housing requiring reduced supports are taking up spaces in supportive and transitional housing units.

Implementing this new waiting list priority would provide a clear path to RGI housing for households who have experienced homelessness, have improved their housing stability through supportive or transitional housing and are now ready for permanent, RGI housing.

When an RGI unit at a KLH operated building becomes vacant, the household will be selected from the Community Housing waiting list based on this updated priority list in table 1 below.

Table 1: Proposed updated Community Housing waiting list priority list

Priority Selection	Household Status
First	Special Priority Program (SPP)
Second	Supportive and Transitional to RGI Housing
Third	Chronological

This new priority access pathway aligns with the following provincial priorities:

- Developing strategies aimed at preventing homelessness, including providing vulnerable people in Ontario with access to appropriate short and long-term housing options as alternatives for encampments.
- Using By-Name Lists to help connect people experiencing homelessness to the services and supports they need.
- Integrating supportive housing initiatives across service systems to address a broad range of community needs and promote coordination with other relevant

community services, including Homelessness and Addiction Recovery Treatment hubs.

- Advancing strategic approaches that support the movement of people along the housing continuum and promote long-term housing stability, including collecting, sharing, and reporting on data to monitor progress.

Other Alternatives Considered:

There are three alternatives that could be considered:

1. Continue with the ad hoc process that exists now where additional City funded rent supplements are provided to households moving from supportive housing to KLH units.
 - This alternative increases rent supplement expenses for the City and creates challenges for KLH to balance the number of market to RGI units within their portfolio.
2. Wait for the household to naturally come to the top of the community housing waiting list before being offered an RGI unit.
 - Households are staying on the community housing waiting list for up to 10 years or more before being offered a unit.
3. The household would be required to find market accommodations in the private market.
 - Households transitioning from homelessness are at a greater risk of eviction without some level of financial and social support.

Alignment to Strategic Priorities

The supportive and transitional to RGI housing priority encourages the development of a homelessness to supportive housing to stable RGI pathway that aligns with the strategic priorities for “An Exceptional Quality of Life” identified in the City’s 2024-2027 Strategic Plan.

Financial/Operation Impacts:

There are no negative financial impacts. This plan will not increase or decrease the number of rent-geared-to-income (RGI) spaces. The supportive to RGI housing plan will only update the priority list of those selected for RGI housing from the Community Housing waiting list.

Rather than increase the number of rent supplement units over time as households move from supportive or transitional housing into market rent KLH units, the income needed for KLH operations from market rent units will be borne by market rent tenants rather than a portion of the rent being supplemented by the City.

There is an anticipation that some transitional support for those moving from supportive housing to RGI housing will be required. The Housing Services team has an Outreach and Housing Assistance Worker (OHAW) assigned to assist households who may require additional support to move and stabilize in community housing. This position is in place now and was accounted for in the 2025 budget.

Consultations:

Manager, Tenant Services – KLH Housing Corp.
Human Services Manager, Housing
John Howard Society, ReSet Supportive Housing Program Director
Program Supervisor, Homelessness

Attachments:

None

Department Head email: cfaber@kawarthalakes.ca

Department Head: Cheryl Faber, Director of Human Services