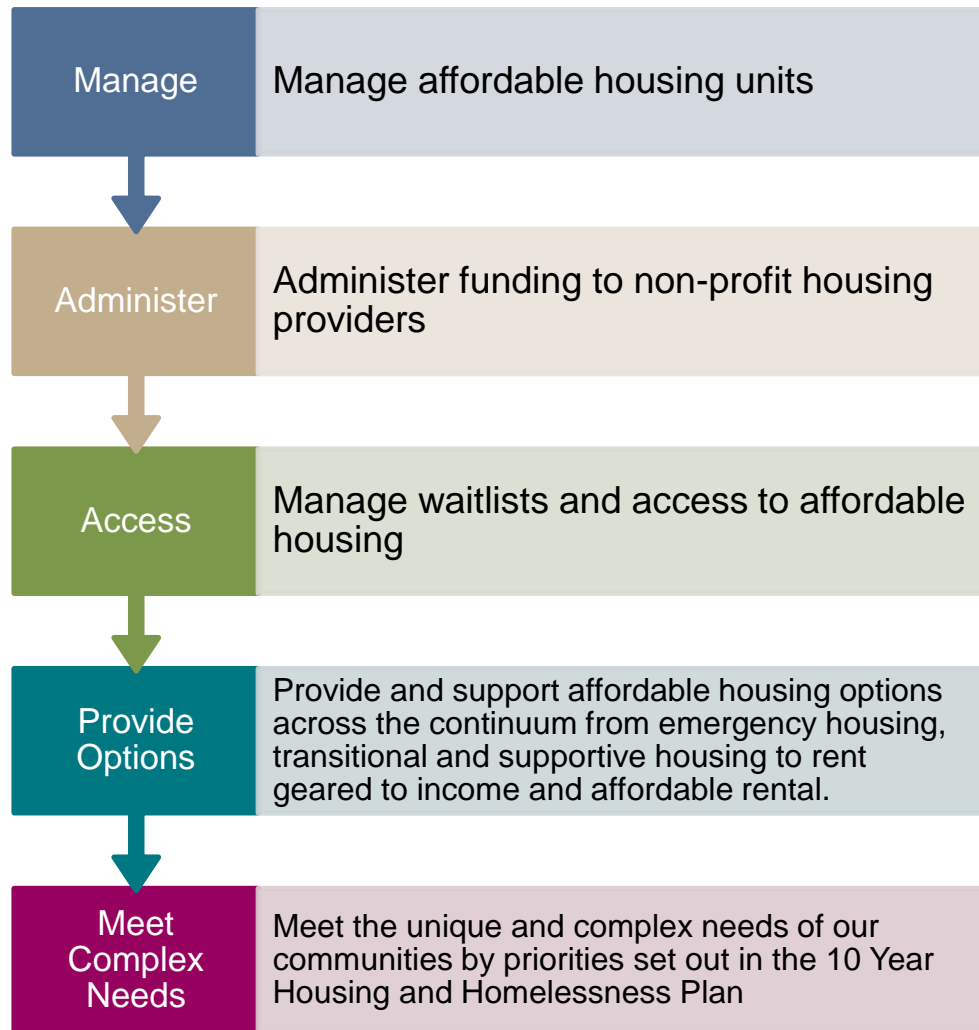


Grey County Housing Department



- Service System Manager Responsibilities
- Grey County Community Housing
- New Affordable Housing Units
- Short Term Shelter Program
- 14th Street Supportive Housing Project
- 10 Year Housing and Homelessness Plan
- Next Steps

Service Manager Responsibilities



Ontario is the only jurisdiction in Canada where municipal levels of government hold responsibility for housing. Ontario Municipalities are also the primary funder of affordable housing

Increasing costs

- Stock is aging and requires capital repairs
- Lack of local contractors, increase in prices, lag time for stock
- Operating agreements with non-profits are ending
- Homelessness need outweighs available resources

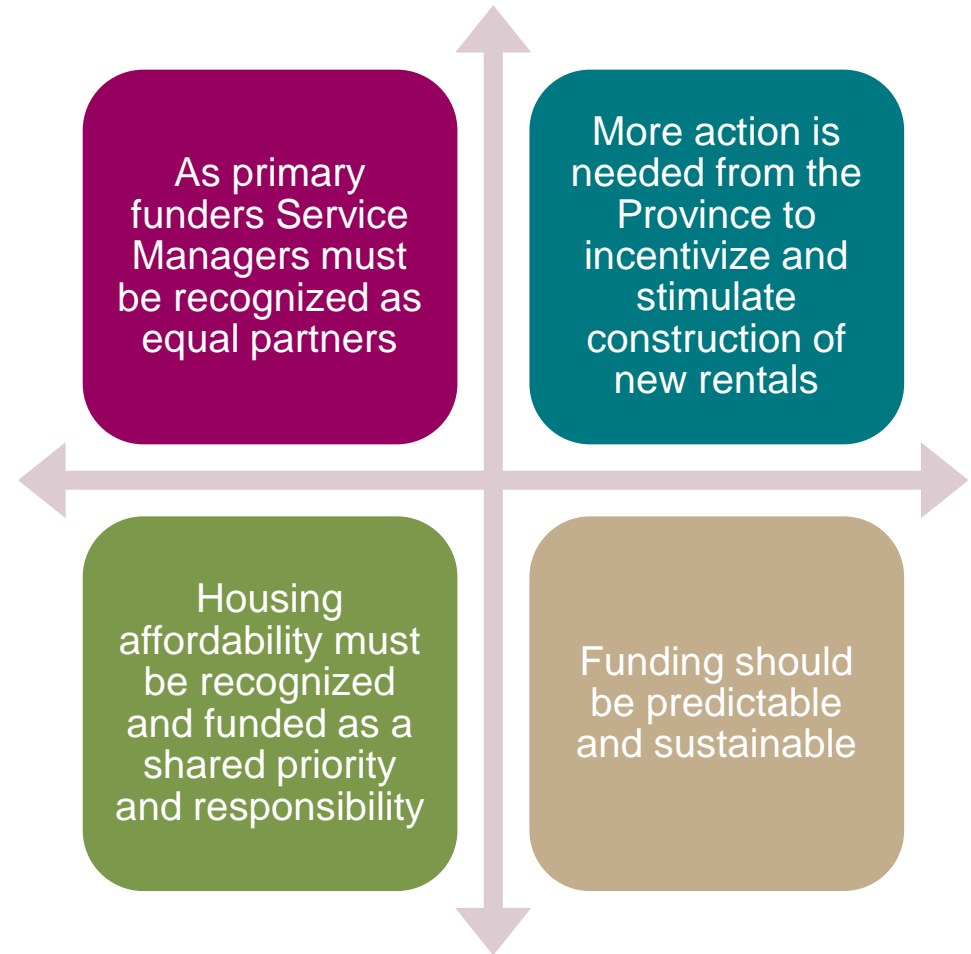
Affordability

- Waitlists are growing and acuity of need increasing
- Vacancy rates are extremely low
- Non-profits lack capital to build new housing units

Lack of funding stability

- All three levels of government need to fund housing
- Allocation based needed vs application based
- Time limited funding

Modernizing the Housing System



Grey County Community Housing

Rent geared to income housing is based on 30% of a person's income if they are employed or a senior

A person on OW or ODSP pays based on a scale set by the Province

RGI housing is heavily subsidized by the Service Manager

Grey County owns and manages 994 units of RGI housing

GREY COUNTY RESIDENTS ON WAITLIST

Waitlist as of February 2023

Total number on list 1824

- 1213 Grey County residents
- 211 Bruce County residents
- 400 residents outside Grey County

- 994 units Grey County Housing
- 550 units Non-Profit housing
- 27 rent supplements- \$68,000 annually
- 109 Provincial portable housing benefit approximately \$278 a unit, \$363,900 annually
- 73 Beds in Housing with related supports
- **Grey County subsidizes 1754 units of housing in 2023**

Developing Affordable Housing

Recent Affordable Housing Builds/Renovations

- 2019: 34 units housing
 - 6 units Community Living Owen Sound
 - 28 units Owen Sound Housing Company
- 2020
 - 14 units in Durham
- 2021
 - 11 Transitional Units Various Non-Profit
- 2022
 - 60 Units Owen Sound Housing Company
- 2023
 - 14 units of Supportive Housing Grey County





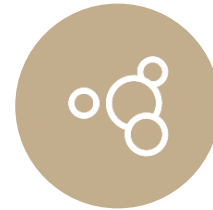
Rent Supplements



Co-invest with Non -
Profit Housing
Providers



Provide incentives
for Private
Developers



Grey County
Housing
Opportunities



Land Bank and or
Properties Requiring
Renovation

Options for Raising Investment Capital or Providing Incentives



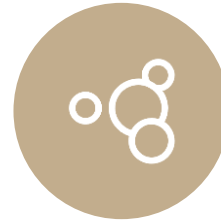
Upfront Capital
Funding



Land and
Incentives



On Going
Subsidy



Finding the Right
Mix of Rents



Rent Subsidy

- Divestment of Property
- Provincial and Federal Funds
- Surplus Funds
- Waiving of Fees and Permit Costs
- Annual Investment
- Mortgages and Borrowing
- End of Mortgages in Non-Profits



Currently the Affordable Housing Fund (AHF) has \$3,342,030 in total funds.

Year	County Levy	Divestment	Sub Total	Total
	1,110,500	347,330	1,457,830	1,457,830
2022	622,700	638,800	1,261,500	2,719,330
	622,700		622,700	3,342,030

Short Term Shelter Program

- Launched September 21, 2022
- Aims to provide Short Term Motel stays for individuals and families experiencing homelessness
- Program focuses on diversion with an understanding that the least amount of time in motel is better for overall wellbeing
- Outreach at motel by our Housing Case Coordinators
- After Hours service delivered by 211
- 300% increase in people accessing motel from 2021
- High acuity and high intensity
- Need larger than resources available, lack of 24/7 supportive housing options

Accessing the Program

- Individuals/Families in need can reach us in the following ways;
 - **211 – Anytime, 24/7 for the most up to date information**
 - During County business hours;
 - Call: 519-376-5744
 - Text: 226-407-4996
 - Email: stsp@grey.ca
 - Visit: Grey County Administration Building (Owen Sound)



EARLY DATA

Short Term Shelter Program

130 people experiencing homelessness

45 Rooms currently occupied and supported by Housing Case Coordinators

30 Households moved into more appropriate housing from motel

Established a Housing Response Table in 2020 for all of Grey County.

By Name List is a real time list of prioritized individuals experiencing chronic homelessness

By Name List Coordinator and Outreach Worker funded by Grey County. Program started February 2021

Staff assist with finding housing and wrap around supports

Short Term Shelter Program September 2022

14th Street Supportive Housing Project

- Coming Soon in 2023
- 14th Street, Owen Sound - Supportive Transitional Housing
 - Will serve the more vulnerable individuals who need more intensive support than a self-contained apartment
 - Partner with Canadian Mental Health Association to provide supports
 - Grey County Housing to provide property management of building and tenants

- Purchased Building in 2022 with Social Services Relief Funds
- Renovations with mix of funding
- Rent supplements for on going operating funds
- 12 self contained studio apartments
- Staff offices, common room, programming room, primary care room
- 24/7 staff on site
- Mental health and addictions counselling, group services, peer support, primary care, wellness, life skills
- Transition to permanent housing

14th Street Supportive Housing



Ground Floor Plan 
 AAA Project No.: 2025.00
 Schematic Design
 April 8, 2022

INTERIOR RENOVATIONS FOR:
Grey County Supportive Housing

396 14th Street West, Owen Sound

Allan Avis architects inc.
 60 West Street, Goderich, Ontario, N7A 2K3
www.allanavisarchitects.com

Housing and Homelessness Plan 2014-2024

Housing and Homelessness Plan 2014-2024 Outcomes

Outcome	Progress
200 affordable units over 10 years:	412 affordable units since 2014
• Rent supplement	72 (2014-16) 109 housing benefits 2020-22
• Homeownership	108 down payments
• New affordable rental	111 units complete, 12 units in 2023
• Affordable Housing Action Plan	1% annual funds towards creating units
100 renovations and repairs for homeowners with limited incomes	140 renovations complete
Preserve 1380 social housing units	
• 5-year capital plans with non -profits	Completed
• Complete Building Condition Assessments	Completed
• Enter into new agreements with Non-Profits	On going as agreements expire 2022-27
Preserve 110 transitional units (Housing with Supports)	Annual funding secured for housing with related supports

Housing and Homelessness Report Card

<p>Increase number of successful tenancies and prevent evictions in social housing</p>	
<ul style="list-style-type: none"> • Create a Tenant Services Team 	<p>Tenant Services Coordinator hired 2017 Community Relations Worker hired 2021</p>
<ul style="list-style-type: none"> • Increase community agency involvement 	<p>Increased services at Family Resource Centres Increased partnerships with community supports Community gardens</p>
<p>Interagency system for those experiencing homelessness</p>	
<ul style="list-style-type: none"> • Create a Homelessness Response Table (HRT) and By Names List 	<p>HRT established in 2019 By Names List started February 2021</p>
<ul style="list-style-type: none"> • 50% decrease in Chronic Homelessness 	<p>300% increase in chronic homelessness</p>
<ul style="list-style-type: none"> • Increase number of individuals successfully housing for a period of at least 6 months 	<p>Short Term Shelter Program September 2022</p>
<ul style="list-style-type: none"> • Create Fund to support maintaining housing 	<p>Sustainable Housing Benefit created</p>
<p>Increase Supportive Housing</p>	
<ul style="list-style-type: none"> • Provide 20 rent supplements for transitional housing 	<p>40 + rent supplements provided to CMHA and Y Housing, various non profits and 14th Street in 2023</p>
<ul style="list-style-type: none"> • Fund Outreach Worker through community partner 	<p>Two Outreach Workers funded at CMHA and one at Y Housing through Community Homelessness Prevention Initiative and Social Services Relief Funds. Working with CMHA for permanent support funds for 14th Street</p>
<ul style="list-style-type: none"> • Create Transitional Housing Units 	<p>11 complete, 12 units in 2023</p>

- Sustainable Funding for Housing Development
- Sustainable Capital Funding
- Resources for Short Term Shelter Program
- Resources for Warming Centre
- Resources for Supportive Housing Project