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| To: | Warden Hicks and Members of Grey County Council |
| Committee Date: | September 26, 2019 |
| Subject / Report No: | HDR-CW-11-19 |
| Title: | 10 Year Housing and Homelessness Plan Updated Plan |
| Prepared by: | Anne Marie Shaw, Director of Housing |
| Reviewed by: | Kim Wingrove, CAO |
| Lower Tier(s) Affected: | |
| Status: | Recommendation adopted by Committee as presented per Resolution CW185-19; Endorsed by Council October 10, 2019 per Resolution CC80-19; |

Recommendation

- 1. That report HDR-CW-11-19 regarding the updated Housing and Homelessness Plan be received; and**
- 2. That the updated Grey County Housing and Homelessness Plan be endorsed.**

Executive Summary

The Grey County's Housing and Homelessness Plan provides a vision for how housing services and supports should be delivered and what services should be in place to meet the diverse needs of the community.

The plan identifies objectives and targets over the life of the plan to support the vision of affordable housing for all. The review of the plan identifies the strategies and action plans for the next five years of the plan. It identifies local stakeholders, sets targets and outcomes providing a process to measure progress.

Background and Discussion

The Grey County 10 Year Housing and Homelessness Plan outlines the vision and direction that forms a strategy to improve the housing and homelessness system in Grey County. The funding for the plan is through the Canada Ontario Community Housing Initiative and the Community Homelessness Prevention Initiative through the province and Grey County. This plan coordinates Grey County and community agencies to provide services to Grey County's most vulnerable residents. Services are used by families, single parent families, seniors, youth, singles, people with disabilities and working families.

Vision and Guiding Principles of the Plan

The main vision of the plan is that everyone in Grey County has access to affordable housing and supports that are suited to their needs.

The key principles are early intervention, housing supports, strong community partnerships and innovative local housing solutions.

Consultation





The revised plan was developed with input from the community and service agencies through public consultations, focus groups, facilitated discussions, surveys and input from people with lived experience. Information and material was added from Grey County's Official Plan consultations, Homelessness Enumeration, Joint Strategic Planning with the Canadian Mental Health Association, Grey Bruce Health Services and Grey and Bruce Counties and on-going consultation with the Poverty Task Force.

What We Heard

- Need for more housing stock
- Maintain existing stock
- More mental health supports
- Diverse supports for people to remain housed
- A system for people experiencing chronic homelessness
- Rent supplements to make housing more affordable
- More awareness of poverty, food insecurity and unstable housing
- Incentives for private developers to build more types of affordable housing
- Culturally appropriate housing services

Housing and Homelessness Plan 2020-2024

4 Strategies to Achieve Our Outcomes

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|  Strategy 1: Create More Affordable Housing |  Strategy 2: Preserve Existing Stock |
|  Strategy 3: Reduce Chronic Homelessness |  Strategy 4: Increase Supportive Housing |

Strategy 1: Create More Affordable Housing

- Complete/fund phase three and four of current affordable housing build in Owen Sound of 54 units for a total of 90 units
- Complete 15 unit affordable housing build in Durham
- Provide additional rent supplements
- Continue to explore options for build opportunities in Grey County through regeneration of existing units
- Identify surplus of vacant lands for future housing builds
- Implement policy and planning tools to facilitate more affordable housing through Community Improvement Plans.
- Explore the possibility of dedicated amounts of County funding for affordable housing development.
- Build capacity and readiness within the non-profit sector group to increase affordable housing stock.
- Explore new approaches to creating affordable units such as innovative second units

Strategy 2: Preserve Existing Housing Stock

- Maintain existing community and affordable housing stock through capital planning and repair
- Provide updated building condition assessments and energy audits for all County owned buildings and non-profit housing providers
- Work with non-profit housing providers to establish a five-year capital plan
- Enter into end of operating or end of mortgage agreements with non-profit housing providers to ensure operating and capital sustainability preserving affordable and community housing.
- Explore Energy Saving initiatives and grants

Strategy 3: Reduce Chronic Homelessness

- Creation of a Homelessness Response Table (HRT) to respond to individual needs of those experiencing chronic homelessness consisting of housing, community services and health services
- Ensure individuals and households can connect with housing and community supports and services that are appropriate to their needs
- Develop a by-name list for people experiencing chronic homelessness
- Research and implement a common assessment tool
- Become a Built for Zero Community
- Provide community outreach supports for those experiencing homelessness
- Provide rent supplements and explore innovative solutions for immediate housing options for individuals involved in the HRT.
- Support local initiatives for indigenous outreach services
- Continue housing prevention services and focus on strategies for those most at risk of eviction
- Expand the existing Housing Outreach Worker Program within community housing which has proven success in preventing evictions within social housing and improving quality of life as well as community for tenants

- Develop partnerships to deliver temporary support services to tenants in their permanent housing
- Develop a collective impact framework to measure the progress towards ending homelessness

Strategy 4: Increase Supportive Housing

- Work with supportive housing providers to provide solutions to barriers and develop more supportive housing
- Explore strategies to increase access to supportive housing using existing housing units
- Support local initiatives for culturally appropriate indigenous supportive housing
- Increase access to permanent supportive housing by partnering with service provider agencies, to deliver supports in situ with housing and non-profit housing providers
- Increase rent supplement supports for service provider agencies

Targets

1. Complete 100+ units of Housing
2. Add 20+ Rent Supplement Units
3. Assist 30 Households with down payment assistance
4. Assist 30 Households with home repairs to remain suitably housed
5. Five-year capital plans completed for nine non profits
6. Non profit agreements signed
7. Building condition assessments completed
8. 50% decrease in chronic homelessness
9. Creation of a Homelessness Response Table (HRT) and a By-Name list
10. Provide 20+ rent supplements as part of supportive housing supply
11. Fund Outreach Worker with assistance from community partners

Outcomes

- **Increase availability of affordable housing for low income earners**
- **Increase availability of affordable housing for middle income earners**
- **Reduced Chronic Homelessness**
- **Increased availability to supportive housing**

- **Strong community partnerships and engagement**

Next Steps

Implementation of the plan will be 2020-2024. Staff will bring annual reports to Committee of the Whole on the progress towards the strategy

Legal and Legislated Requirements

Five year review of the Housing and Homelessness Plan as required under the Housing Services Act, 2011

Financial and Resource Implications

Program funding from the Community Homelessness Prevention Program and the Investment in Affordable Housing Program. Plan is based on continued funding from the Province

Relevant Consultation

- Internal: Various Departments
- External: Public consultations, surveys, focus groups, community agency discussions

Appendices and Attachments

[Housing and Homelessness Plan Update 2019](#)