

## Report HDR-SS-01-16

**To:** Chair Burley and Members of the Social Services Committee  
**From:** Anne Marie Shaw, Director of Housing  
Lisa Foss, Housing Programs Manager  
**Meeting Date:** February 25, 2016  
**Subject:** **Housing 2015 Year in Review**  
**Status:** Recommendation adopted by Committee as presented per Resolution SSC21-16; Endorsed by County Council April 5, 2016 per Resolution CC44-16;

### Recommendation(s)

**THAT Report HDR-SS-01-16 regarding Housing's 2015 Year in Review, be received for information.**

### Background

The following is a quick review of the services and programs provided by the housing department to the residents of Grey County in 2015

Grey County Housing (GCH) work with a number of stakeholders: singles, families, seniors, people with disabilities, working poor, nonprofit housing providers, social and health related services and organizations, church and volunteer groups, task forces and committees, private landlords and tenants, municipalities, provincial and federal governments.

Housing provides a number of services to the residents of Grey County:

- Property management and tenant services for County owned buildings
- Support, administration and funding for nonprofit housing providers
- Coordination of the wait list for social housing for Grey County
- Administration of the Investment in Affordable Housing Program
- Support for landlords and tenants in the private market
- Subsidies to maintain housing or find affordable housing through the sustainable housing benefit program
- Creation of affordable housing

- Participate on various task forces, committees and working groups
- Fund and support emergency housing, homeless prevention and small social ventures.
- 10 year housing and homelessness plan for Grey County
- Information and referral services for applicants, tenants and general public

## Building Services and Tenant Services

Simplified GCH provides two main services for 888 units of Grey County Housing; tenant services and maintenance of the units and buildings. 108 residents moved in to affordable housing in 2015; 69 single residents, 58 families and 22 seniors. Building services staff is responsible for cleaning, lawn maintenance, snow removal, elevators, fire safety, water regulations, contracted services for repairs, in house small repairs, preventative maintenance, supplies, capital projects, move in and move outs and compliance with various pieces of legislation and regulations.

Tenant services are responsible for leasing, calculation of rents, collection of rents, arrears, coordination of the waitlist, information and referrals, unit inspections, fire safety, tenant referrals to community services, assistance maintaining tenancies, community development, tenant education, mediation on social issues and providing on going supports and planned tenant programs. In 2015 community relations workers in collaboration with 20 community partners provided 900 hours of social programs to tenants of Grey County Housing. Programs include community gardens, meal preparation, financial literacy, health and well-being, positive parenting and youth engagement.

GHC also supports the administration of 10 nonprofit housing providers throughout Grey County. These housing providers provide another 603 units of affordable housing. The housing department assists with subsidy requests, annual information returns, capital planning, ensures legislation is met and provides tenant relations assistance.

## Administration of Provincial Programs

GCH oversees the Investment in Affordable Housing (IAH) Program and with the help of our partners in Social Services the Community Homelessness Prevention Initiative. In 2015 programs such as rent supplement, homeownership and Ontario renovates assisted 63 people to find or maintain affordable housing. The CHPI program assisted with 1,316 requests for funding to sustain or find affordable housing in Grey County.



*Summary of Program Funding and Service Level*

Program	2015 Funding	# Residents Served in 2015
Rent Supplement Program	\$200/mo. for 6 years	10 subsidies
Ontario Renovates	\$479,460	26 households
Homeownership	\$221,030	27 households
Sustainable Housing Benefit	\$647,173	1,136 requests
<b>Total</b>	<b>1,347,663</b>	<b>1,199 residents</b>

*Rent Supplement Program*

The Rent Supplement program provides households with a monthly subsidy of up to \$200 a month. The subsidy is the difference between what a household can afford and the actual market rent of a modest unit.

*Ontario Renovates Program*

Ontario Renovates assists low to moderate income home owner households to repair their home and increase the accessibility of their home through modifications and adaptations. Forgivable loans of up to \$15,000 are provided for repairs and secured with a promissory note.

In 2015 under the IAH program Domiciliary Hostels were provided funds up to \$50,000 to install sprinkler systems to meet new legislation for 2017.

*Homeownership Program*

The Homeownership Program provides a 5% down payment in the form of a forgivable loan over 20 years.

*Sustainable Housing Program*

The Sustainable Housing Benefit (SHB) provides assistance to individuals at risk of homelessness or currently homeless with needs related to obtaining or sustaining affordable housing. The benefit can be used for items such as last month's rent, utility costs and moving expenses

For more information please refer to the attached infographic: 2015 Housing Highlights

## Task Forces, Committees and Working Groups

GCH participate on a number of committees and task forces in the community to create partnerships and collaborate resources. Poverty Task Force, Hope GB Advisory Group, Health Links, Southwest Service Managers Network, Alpha Family Resource Centre working group, healthy communities and many other groups.

## Financial / Staffing / Legal / Information Technology

### Considerations

\$1,347,663 in federal/provincial funding provided to the County of Grey for 2015 through the IAH and CHPI program.

This program will have a neutral impact on the County as no levy funds will be required.

## Link to Strategic Goals / Priorities

The Investment in Affordable Housing 2014 Extension Program funds will assist in the implementation of the County of Grey Housing and Homelessness 10 Year Plan 2014-2024.



# 2015 Housing Highlights

Grey County Housing is excited to share highlights and achievements for 2015.

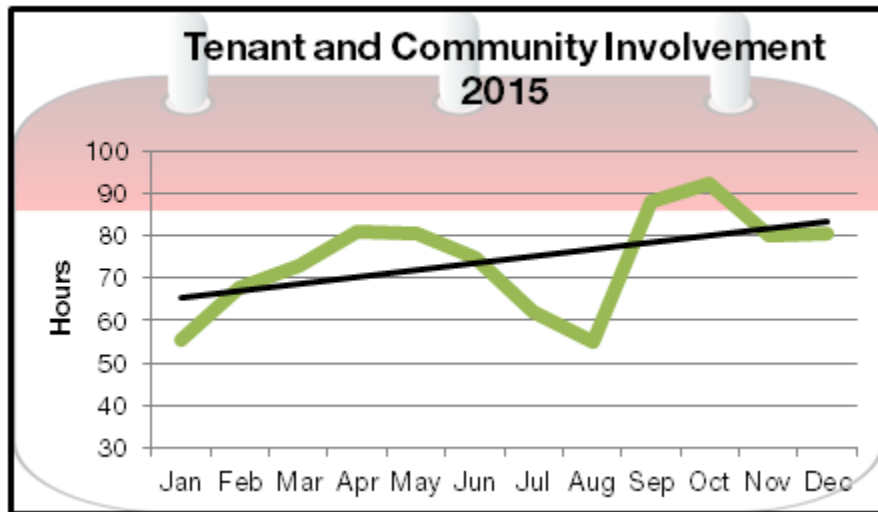


Figure 1

**Community and Tenant Relations:** Over 20 community partners helped build a stronger community for our tenants through programs such as, community gardens & meals, financial literacy, health and well-being, positive parenting, and youth engagement.

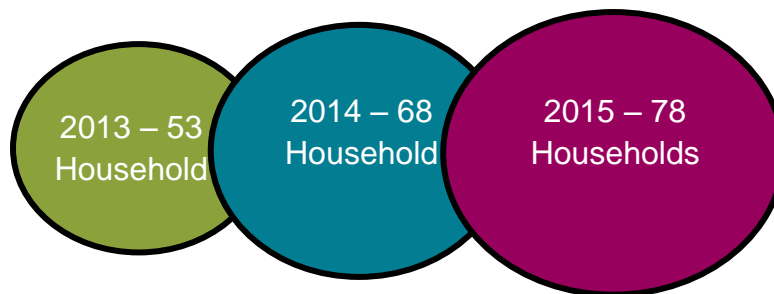


Figure 2 Rent Supplement

The **Investment in Affordable Housing (IAH) Rent Supplement program** provides up to \$200 a month in subsidy to a renting household in Grey County. The program has seen a growth of 47% in 3 years.

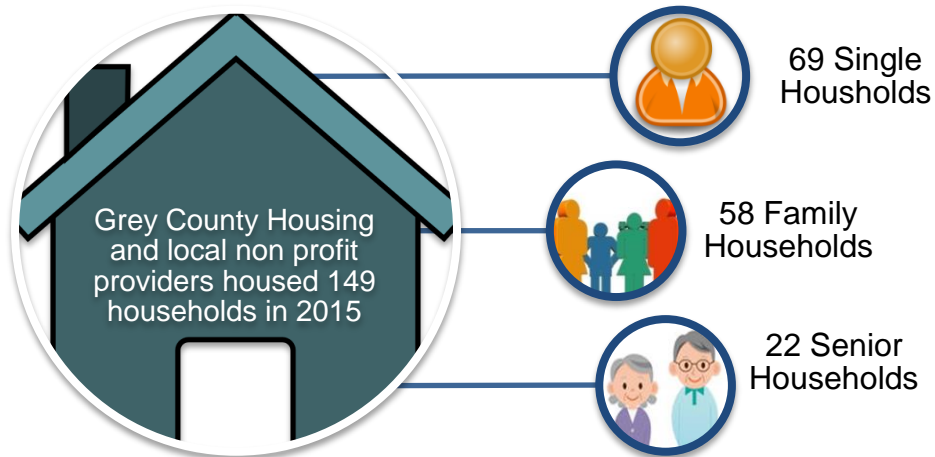


Figure 3

In Grey County there are 888 units operated by the Housing Department; in addition, the department also supports an additional 603 non profit housing units. Figure 3 represents the households housed into affordable housing this year in the County.

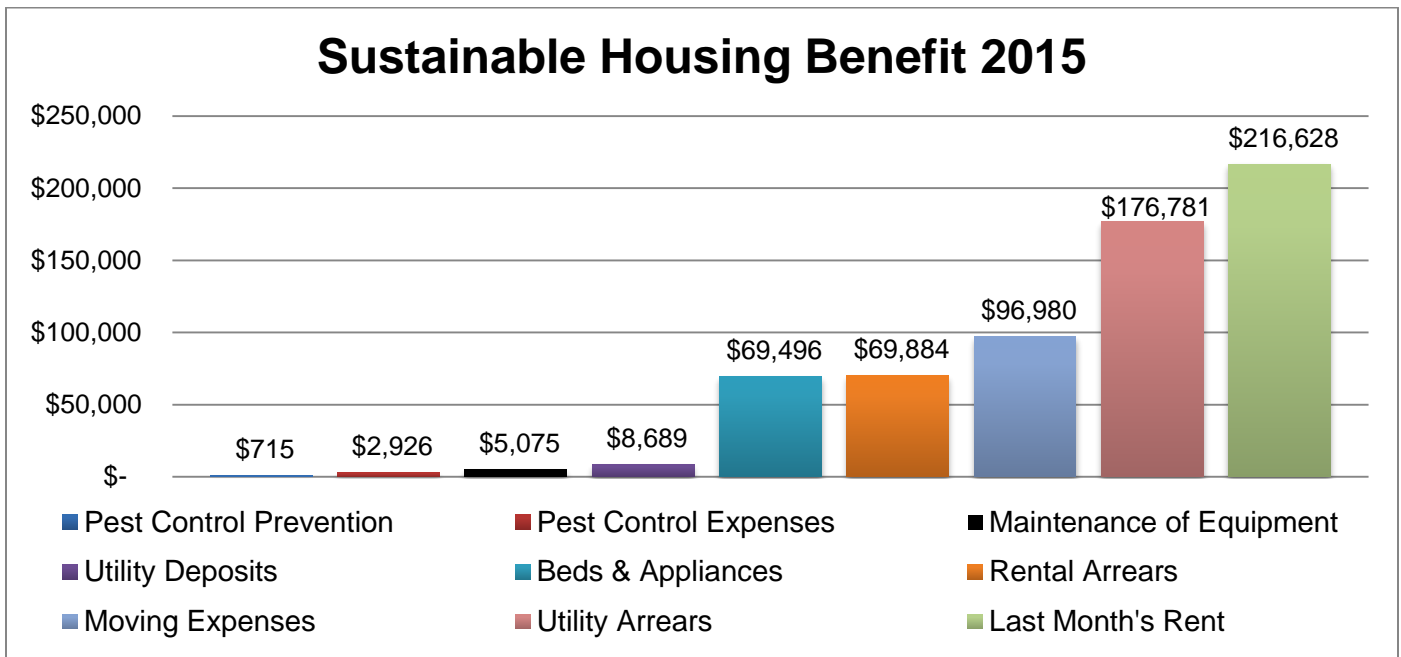


Figure 4

#### Community Homelessness Prevention Initiative – Sustainable Housing Benefit (Figure 4)

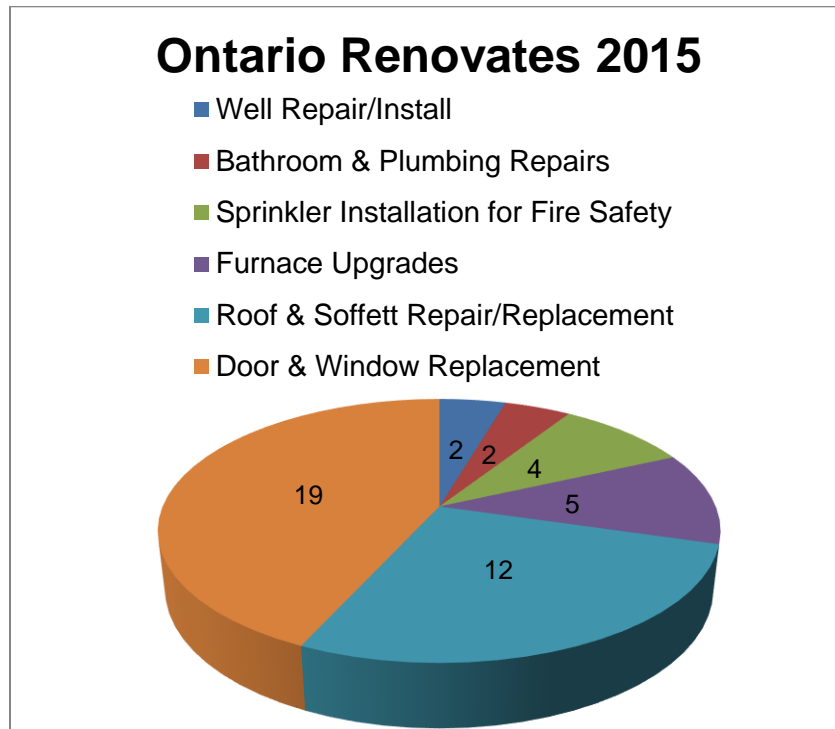
- \$647,173 total amount distributed across 1,316 requests for funding
- 377 households assisted with a move from homelessness or to more affordable accommodations
- 224 households assisted with utility arrears to prevent disconnection of services

### IAH Homeownership Program



27 households were assisted with down payment assistance in 2015. \$221,030 was distributed on behalf of the applicants to secure a home. The average purchase price of a home was \$163,726.

### IAH Ontario Renovates Program



26 Households received funds through the Ontario Renovates program in 2015 to assist with repairs to increase energy efficiency and allow residents to maintain their accommodations. \$479,460 was distributed in total across the categories shown in figure 5.

For additional information please contact Grey County Housing general inquiries 519-376-5744.

Respectfully submitted by,

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