



# Housing and Homelessness Services Overview

Town of Perth, Committee of the Whole  
Tuesday, April 4<sup>th</sup>, 2023

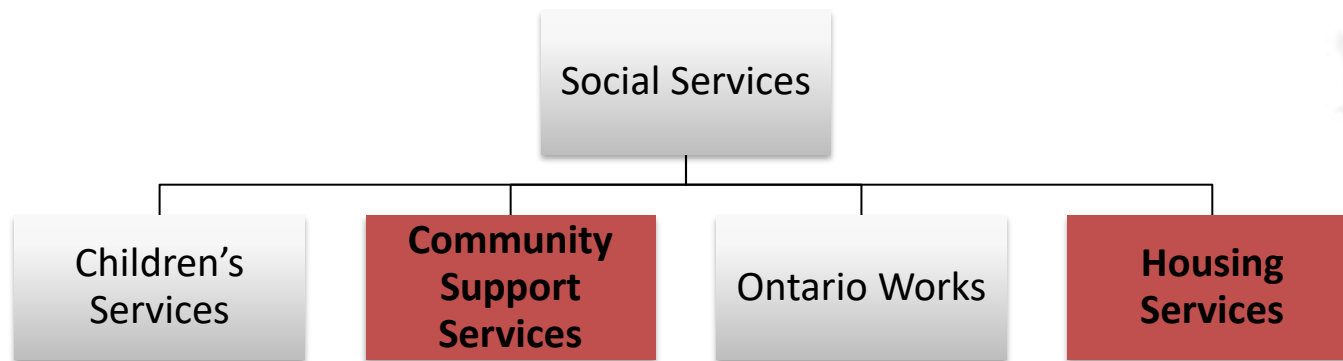
Emily Hollington, Director of Social Services

The Housing Affordability Continuum (Source: CMHC)



# Service Manager Role

- In Ontario, core social services are delivered and co-funded by 47 Consolidated Municipal Service Managers (CMSMs or Service Managers). Lanark County is the Service Manager for the County and the Town of Smiths Falls. Ontario is the only jurisdiction in Canada where municipal government holds responsibility for social services. Why are we set up this way?...
  - People can access a variety of services from one place
  - Municipalities know their communities and services are designed for specific community needs
  - Allows flexibility in service design (i.e. Lanark County vs. Toronto)
  - Service is planned and coordinated with local supports
  - Our clients remain at the centre of our design and delivery
- Services Managers are responsible to oversee systems planning and manage the delivery of human services including income and employment supports, community housing, homelessness services, child care, and early years services.
- 60 employees; offices in Perth, Smiths Falls, and Carleton Place; annual budget of \$51.5 million



**LANARK  
COUNTY**

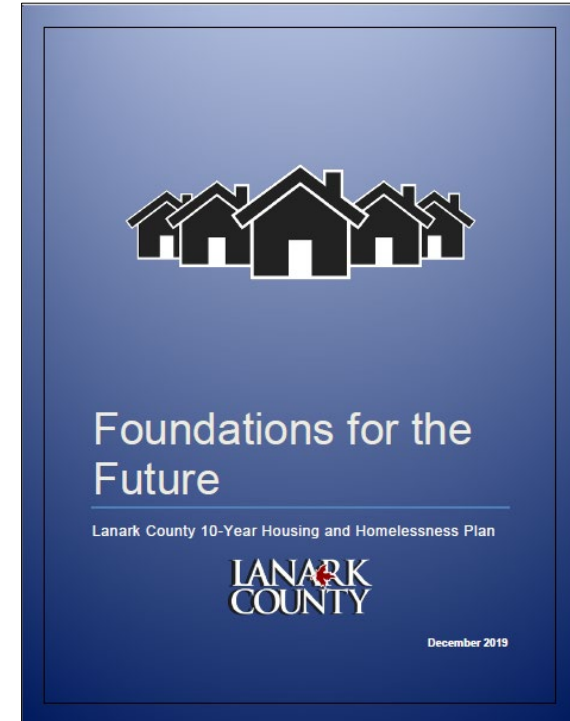
# Housing and Homelessness Planning

## Foundations for the Future

1. Increase the supply of affordable housing
2. Plan for a diverse range of housing choices
3. Stabilize and revitalize current social housing stock
4. Ensure an adequate supply of appropriate, supportive and universal housing
5. Educate the community on local housing needs and offer incentives to build affordable housing



The plans contain targets to increase housing stock; including RGI units, PHBs, rent supplements and affordable housing units.



LANARK COUNTY AND THE TOWN OF SMITHS FALLS

## Municipal Tools to Support Affordable Housing

FINAL REPORT

March 2022



## Municipal Tools to Support Affordable Housing

The report examines the need for housing which is affordable to low and moderate income households, identifies opportunities and barriers, and is a toolkit of municipal and planning tools that encourage the development of affordable rental and ownership housing by private and not-for-profit developers.

# Housing Programs

Program	Description	Funding Source
<b>Portable Housing Benefit (PHB)</b>  <b>Canada Ontario Housing Benefit (COHB)</b>	A portable housing benefit is a monthly subsidy (housing allowance) provided to a low-income household to assist with housing costs. Unlike other forms of housing assistance, the benefit is tied to the household and not a physical housing unit allowing the benefit to move with the household.	PHB – Municipally Funded  COHB – Provincial / Federal Funding from National Housing Strategy
<b>Rent Support</b>	Helps low-income households offset high shelter costs by contributing a portion of the rent directly to the landlord. The maximum monthly payment available is \$200 for a set term (maximum 5 years). Changing in April 2023 to a PHB collection.	Provincial Funding – Investment in Affordable Housing Extension (ending, replacing with OPHI)
<b>Homeownership</b>	This program offers one-time down payment assistance of up to 5% of the purchase price for eligible renters.	Provincial Funding – Ontario Priorities Housing Initiative
<b>Renovate Lanark</b>	This program offers one-time assistance of up to \$10,000 per household for eligible homeowners to assist in financing major home repairs and/or accessibility renovations.	Provincial Funding – Ontario Priorities Housing Initiative
<b>Homemakers</b>	This program supplements home care services to qualified applicants, usually in the form of light housekeeping or other household tasks that the applicant is unable to undertake on their own. Typically, an applicant can receive a maximum of 4 hours per month in assistance.	Provincial Funding – Homemakers Program
<b>Affordable Housing Capital Grant</b>	\$25,000 offered in the form a forgivable loan up to help cover the capital costs of creating one new affordable housing unit. Unit must remain affordable for 10 years. Can be used in an apartment building, secondary suite, exterior tiny home dwelling, etc.	Municipally Funded

# Community Housing Portfolio

## Community Housing (RGI)

There are three types of rent-geared-to-income housing in Lanark County; it is 100% municipally funded. In 2021, households waiting for RGI housing in Perth waited an average of 5.11 years.

- Lanark County Housing Corporation (517 units)
- Rent supplement agreements with non-profit and private landlords (~70 units)
  - Partnership with Lanark County Interval House for second stage housing and beyond second stage housing
  - Partnership with Cornerstone Landing Youth Services for their property
- Operating agreements with non-profit housing providers (182 units)
  - Elizabeth Court, Carleton Place
  - Carebridge Community Support, Almonte & Pakenham
  - Clayton Seniors, Clayton
  - Tay Gardens, Perth
  - Tayside Community Options, Perth

## Affordable Housing (20% below AMR)

Rents are 20% below average market rent for a specified time period. Lanark County has facilitated the development of five affordable housing projects:

- LCHC Arthur Street, Carleton Place (5 units)
- Rogers Road, Perth (20 units)
- Carebridge Country Street Phase 2 and 3, Almonte (31 units)
- Garden Court Residence, Perth (2 units)

## Caseworker Support

- Social supports and referrals to community agencies
- Mediation between tenant disputes
- Property standards, unit conditions, hoarding supports, maintenance issues



# Community Housing Portfolio (Perth)



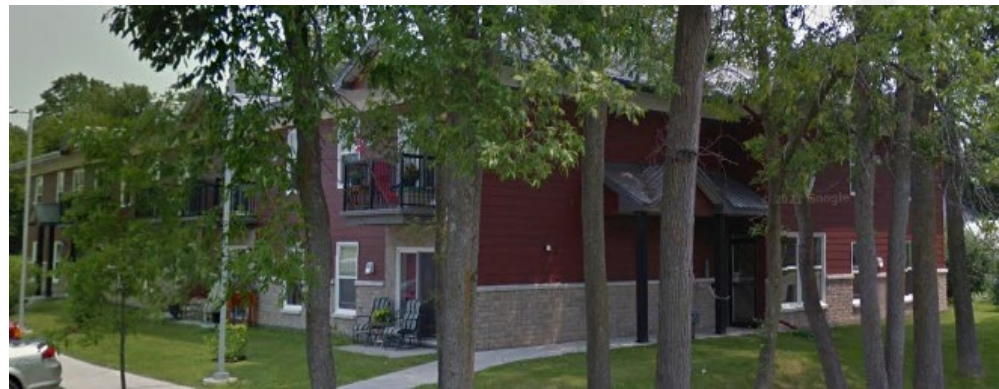
LCHC: 75 & 77 Harvey Street, Perth

LCHC: 16 Herriott Street, Perth



Tay Gardens Non Profit: 20 Haggart Street, Perth

Private Affordable Housing: 1830 Rogers Road, Perth





# Community Housing Portfolio (Perth)



Tayside: 31 Rogers Road, Perth

The County funds community housing, including LCHC and non-profits providers with municipal dollars. The County administers Canada-Ontario Community Housing Initiative (COCHI) funding to assist with capital repairs; in 2023 COCHI was \$482K.



LCHC: Robinson Street, Perth



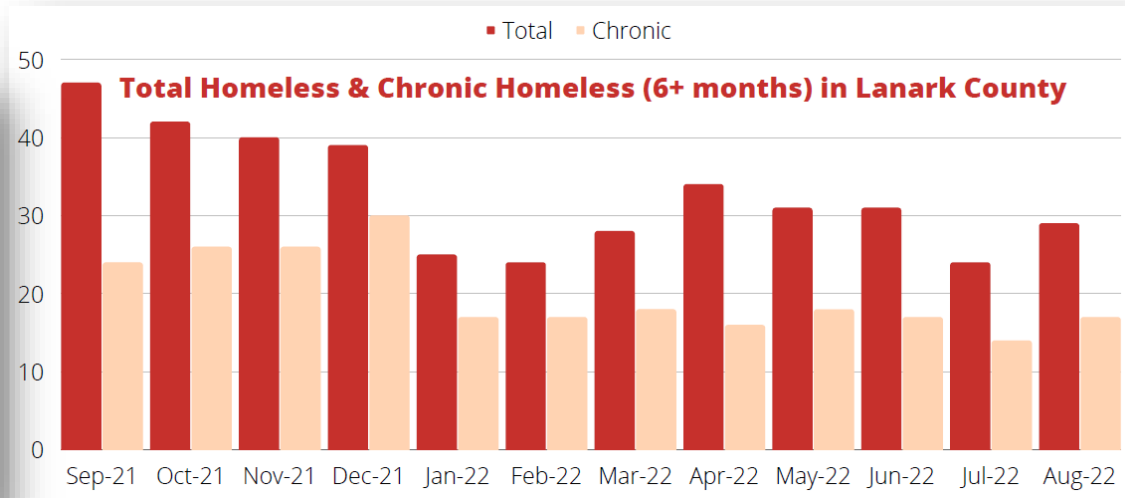
LCHC: Railway & Welland, Perth



# Homelessness Prevention

Program	Description	Funding Source
<b>Housing Assistance Program (HAP)</b>	This program provides financial and non-financial assistance to eligible residents of Lanark County to attain or keep affordable housing. Applicants are eligible for up to \$1,000 per calendar year for assistance with rent and utility arrears, rent deposits, emergency hotel stays, transportation, food cards, etc.	Provincial Funding – Homelessness Prevention Program
<b>Supportive Housing</b>	Provides residence and supports with daily living activities for people with special needs. The County subsidizes the providers costs and administers a Personal Needs Allowance.  Contracts with four providers - Paradise Valley, Shardon Manor, Rideau Ferry Country Home, Victoria House	Provincial Funding – Homelessness Prevention Program

Paradise Valley, Carleton Place





# Homelessness Response

## By-Name List

- A BNL is a real-time list of people experiencing homelessness in Lanark County. It helps identify those that are most vulnerable while tracking their progress toward permanent, sustainable housing.
- As Service Manager, the County is required to maintain and manage a BNL and coordinate access and service for people experiencing homelessness. The BNL Committee consists of agencies that actively help to support individuals to find and sustain housing through a coordinated approach. The committee is able to share information between service providers to reduce duplication of work and individuals repeatedly providing the same information.
- The BNL will measure progress toward the goal of homelessness reduction and collects concrete evidence for the services required in the community.
- In 2022, the By-Name List received 64 new referrals; 71% were single adults, 17% were families, 5% were youth

## Homeless Response

- In January 2023, 32 people in Lanark County were actively experiencing homelessness
- In 2022, 289 people experiencing homelessness were served by the Homeless Response team; 82 of these individuals accessed emergency shelter (motel voucher) for approximately 1-3 nights; 51% identified as male and 49% as female
- In 2022 254 individuals experiencing homelessness accessed after-hours supports through Victim Services
- Partnership with LCMH through Community Safety and Well Being for mental health outreach and case management services for people experiencing homelessness

# Additional Housing Initiatives

- Municipal Tools to Support Affordable Housing study being updated with 2021 census data; a toolkit of planning and municipal opportunities to encourage development of affordable housing
- Renovations at three Adult Supportive Housing providers; including 9 new beds at Shardon Manor
- Construction of 5 unit RGI building in Smiths Falls; completion expected in spring 2023
- Construction of 20 unit RGI and Affordable Housing building completed in Carleton Place, approximately \$1M provincial funding and \$4M municipal funding
- 2 carbon sink tiny homes planned for construction in Perth; occupancy by end of 2023 and intended for transitional housing for people experiencing homelessness; funded by FCM grant and approximately \$120K municipal
- Supporting construction of 28 RGI units in Smiths Falls with Carebridge; approximately \$725K provincial and \$2.9M municipal and 40-year operating agreement to keep rents at RGI rate

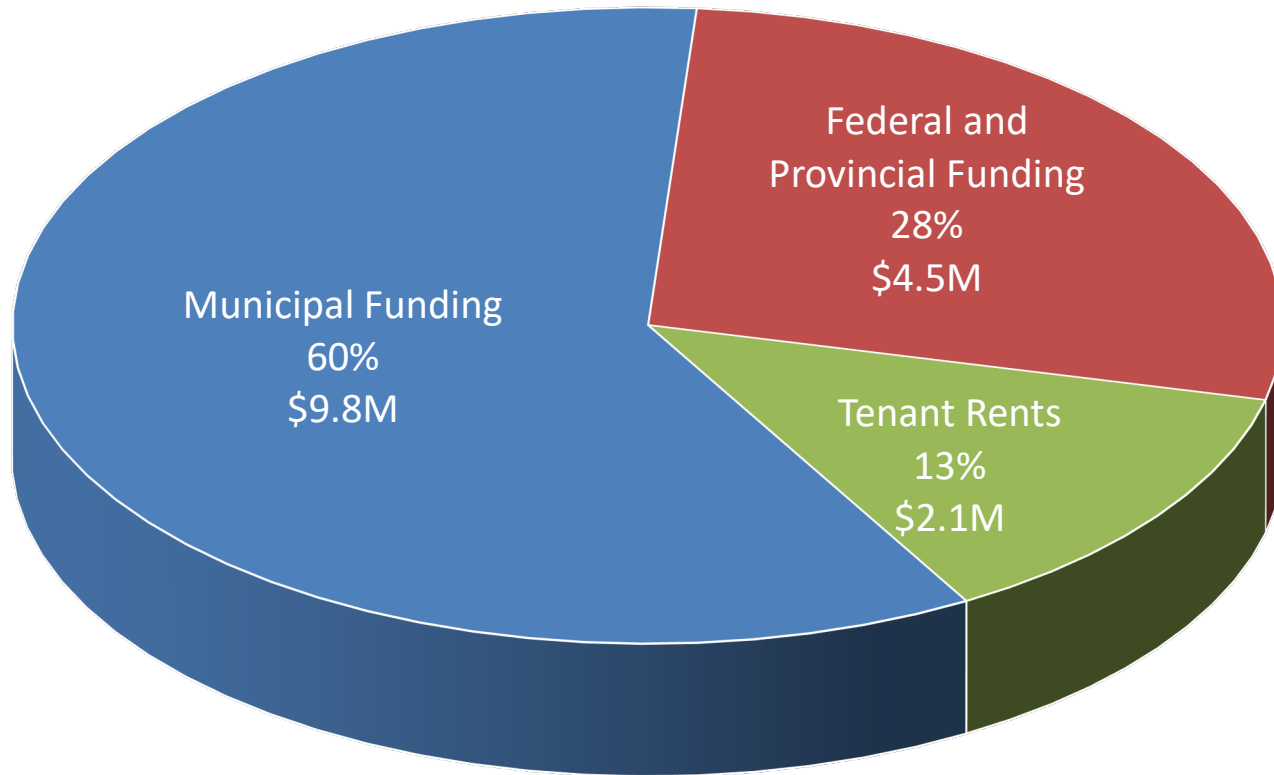


Arthur Street, Carleton Place

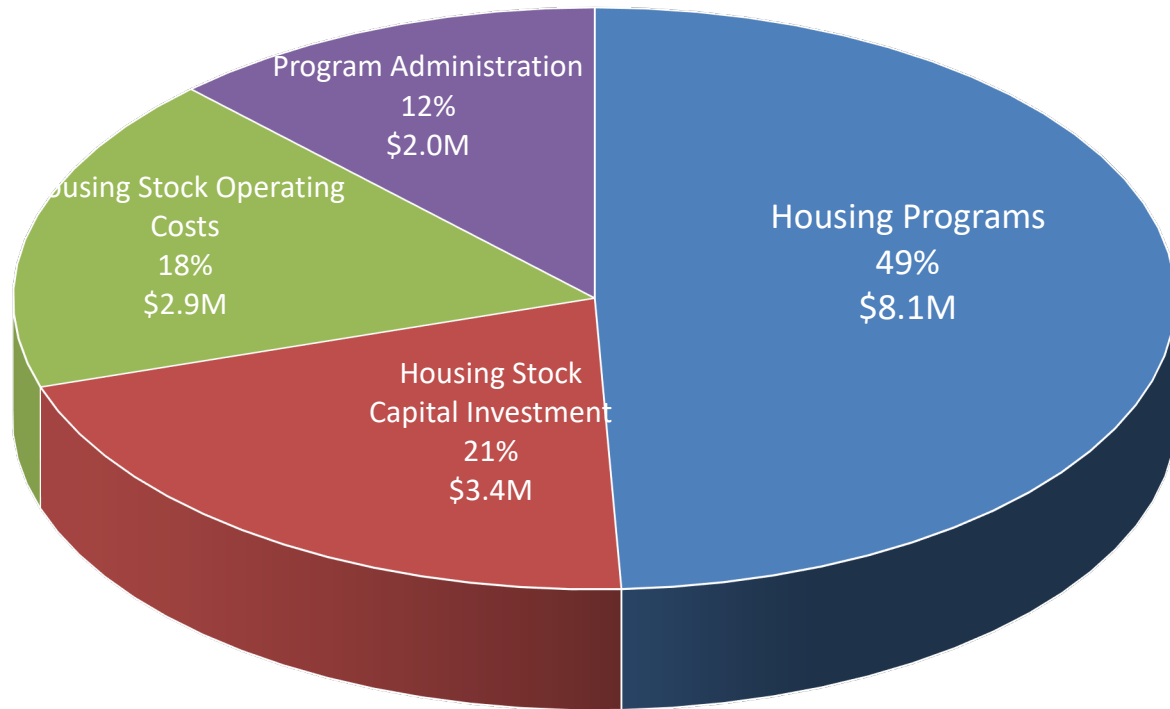
Tiny Home Concept, Perth



# 2023 Housing Services Funding Sources \$16.4 Million



# 2023 Housing Services Expenditures \$16.4 Million





# Social Services Contact Information

**Phone:** 613-267-4200 ext. 2140  
1-888-952-6275 ext. 2140

**Email:** [ss@lanarkcounty.ca](mailto:ss@lanarkcounty.ca)

**Office:** 99 Christie Lake Road, Perth, ON K7H 3C6

**Website:** [www.lanarkcounty.ca](http://www.lanarkcounty.ca)

