



## 10 Year Housing and Homelessness Plan

A long-term plan to address Housing and Homelessness issues in the County of Dufferin



# 2014 Update



COMMUNITY SERVICES

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### Executive Summary

The Housing Division at the County of Dufferin is responsible for a wide range of housing services, including...

- Administration of the Centralized Waitlist for social housing through Housing Access Dufferin.
- Delivery of the various Rent Supplement Programs offered in Dufferin.
- Management of the Homelessness Prevention Program.
- Delivery of the Homeownership Program and the Ontario Renovates Program.
- Management and operation of the County owned social housing properties.
- Working with Local Housing Providers with funding and administering of non-profit and co-operative housing programs in the County.

In 2013, the County of Dufferin created the 10 Year Housing and Homelessness Plan to improve access to housing that is suitable and affordable for all residents in Dufferin. Long-term planning for the provision of affordable housing will help both the County and local service providers identify goals and set priorities that reflect local needs.

This plan...

- Identified housing and homelessness issues currently facing our community.
- Assessed the current supply of affordable housing and housing programs.
- Established a plan to address affordable housing issues over the next 10 years.
- Identified actions and progress measures to ensure the plan is successful.

The 2014 Update is the County's first opportunity to publicly present a review of the plan, state progress against the plan, and acknowledge the efforts of those contributing to our successes.

Highlights from 2014 include:

- The creation of twenty-four new affordable housing units, including two units modified for accessibility, at 301 First Avenue East., Shelburne, on the former hospital site.
- Increased dialogue and partnering with local agencies, lower-tier governments and the broader community.
- The 2014 Housing Forum, "Housing Solutions for Dufferin County," presented in partnership with Canada Mortgage and Housing Corporation.

In this Update, we present new requirements from the Ministry of Municipal Affairs and Housing (MMAH) regarding housing and homelessness plans, we share a summary of progress to date as well as feedback from the 2014 Housing Forum, and we take the opportunity to thank those who have helped us make progress towards our goals.

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### New Information from MMAH

In December 2013, Assistant Deputy Minister Janet Hope informed Consolidated Municipal Service Managers of new reporting requirements for 10 year Housing and Homelessness Plans. The new requirements expanded on existing reporting requirements, and made clear the information that Service Managers must present to both MMAH and to the public.

To comply with MMAH requirements, we have included details in this report on the progress made against our 10 year plan, and the measures we use to evaluate our success in meeting our objective and targets. Additionally, we report on the community's awareness of and feedback on the 10 year plan, based on the results of a survey conducted during the 2014 housing forum, and we acknowledge the work of our community partners in the successes achieved so far.



### Progress in 2014

Within the Housing and Homelessness Plan, we stated various progress measures, established to ensure that the goals identified were addressed over the 10 year life of the plan. Specifically, we track our efforts related to assisting low-income households, increasing the supply of affordable housing and assisted living, maintaining operating agreements, and expanding community collaboration over short, medium and long term intervals.

On page 4, we present the results of efforts in 2014 to make progress against our measures, on Table 1. The results pertain to the actionable sections of the Plan, regarding specific housing issues, supply and demand analyses, strategic directions, and collaboration and engagement opportunities.

Highlights of our progress in 2014 include:

- The creation of twenty-four new affordable housing units in Shelburne, including two units modified for accessibility, at 301 First Avenue East.
- Increased dialogue and partnering with local agencies, lower-tier governments and the broader community.
- The 2014 Housing Forum, "Housing Solutions for Dufferin County," presented in partnership with Canada Mortgage and Housing Corporation.



**Table 1: Progress Measures for the 10 Year Housing and Homelessness Plan, 2014 Results**

Plan Section Ref.	Goals	Desired Outcomes as stated in Plan	Short Term (1 to 2 years)	2014 Actual Results
2.1 2.2	Assist Low to Moderate Income Households	<ul style="list-style-type: none"> <li>Better housing outcomes for low/moderate income households by helping to address affordability/ income disparity</li> </ul>	<ul style="list-style-type: none"> <li>Continue to offer current subsidised housing program</li> <li>Continue to offer Investment in Affordable Housing (IAH) components: <ul style="list-style-type: none"> <li>Homeownership Program</li> <li>Ontario Renovates Program</li> <li>Rent supplement Program</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>New affordable rental housing for seniors at 301 First Avenue East. 24 unit building opened in August 2014</li> <li>Provided 9 households with loans to assist with Homeownership</li> </ul>
2.1 2.2	Increase supply of affordable housing in Dufferin	<ul style="list-style-type: none"> <li>Ability to house more people</li> <li>Pursue goal of 40 additional units by 2024</li> <li>More providers on board</li> </ul>	<ul style="list-style-type: none"> <li>Explore opportunities for social housing projects in Grand Valley</li> <li>Fill all units (Affordable and Market rent) at 301 First Ave East in Shelburne</li> <li>Establish plan/business model for men's transitional housing in Orangeville with help of the community Task Force</li> <li>Evaluate suitability of land available in Orangeville for social housing projects and assess funding opportunities</li> </ul>	<ul style="list-style-type: none"> <li>New affordable rental housing for seniors at 301 First Avenue East. 24 unit building opened in August 2014</li> <li>Provided 9 households with loans to assist with Homeownership</li> </ul>
2.3	Create more affordable seniors housing	<ul style="list-style-type: none"> <li>Overall decline in the seniors portion of the Housing Access Dufferin (HAD) waitlist</li> </ul>	<ul style="list-style-type: none"> <li>Explore in greater detail the need for social housing projects targeted at seniors and what type of housing is best suited and where</li> </ul>	<ul style="list-style-type: none"> <li>New affordable rental housing for seniors at 301 First Avenue East. 24 unit building opened in August 2014</li> </ul>
2.3	Assisted Living for Seniors in Central/North Dufferin	<ul style="list-style-type: none"> <li>More seniors in Central and North Dufferin able to age in place</li> </ul>	<ul style="list-style-type: none"> <li>New project to be run out of Shelburne to provide assisted living to various seniors housing projects</li> </ul>	<ul style="list-style-type: none"> <li>Supportive Housing In Peel (SHIP) negotiated service agreement in 2014 to operate from 301 First Avenue East. Service to start in 2015</li> </ul>
2.4	Maintain Operating Agreements	<ul style="list-style-type: none"> <li>Operating agreements with non-profit/co-operative housing providers to ensure adequate provision social housing</li> </ul>	<ul style="list-style-type: none"> <li>Meet with providers to discuss end of operating agreements and importance of continued partnership</li> <li>Establish a funding plan that best meets provider needs while adhering to provincial requirements</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing meetings with Boards to discuss implications and actions for end of operating agreements</li> </ul>
2.6	Collaboration with lower-tier governments on addressing future social housing needs	<ul style="list-style-type: none"> <li>Affordable Housing component present in the forthcoming Upper tier Official Plan (2015)</li> </ul>	<ul style="list-style-type: none"> <li>Open dialogue with representatives from local governments on direction and goals of the plan</li> <li>County-hosted workshop where planners from local Towns and Townships discuss challenges and opportunities with Affordable Housing in their areas</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing – County working on its overall strategic plan</li> </ul>

**Table 1 cont'd: Progress Measures for the 10 Year Housing and Homelessness Plan, 2014 Results**

Plan Section Ref.	Goals	Desired Outcomes as stated in Plan	Short Term (1 to 2 years)	2014 Actual Results
2.6	Partnerships/ Collaboration with local agencies	<ul style="list-style-type: none"> <li>• Collaboration on housing and support services to help those most at risk before they are in full crisis</li> <li>• Memoranda of Understanding (MOU's) in place with local agencies for collaborative services</li> </ul>	<ul style="list-style-type: none"> <li>• Increased dialogue between County and supporting agencies to spread awareness of existing programs</li> <li>• Review and Renewal of existing Memoranda of Understanding</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing – the County continues to work with several local agencies and have several MOU's in place for support services</li> <li>• County continues to act as the Community Entity (CE) for the local Community Advisory Board (CAB) funded by the Homelessness Partnering Strategy</li> </ul>
3.3	Homelessness Services	<ul style="list-style-type: none"> <li>• Provision of the Homelessness Prevention Program (HPP) to help people maintain or obtain housing</li> </ul>	<ul style="list-style-type: none"> <li>• Continued collaboration with Low Income Energy Program (LEAP) agencies to deliver financial aid</li> <li>• Continued program delivery for "UrHome" program</li> </ul>	<ul style="list-style-type: none"> <li>• The County continues to offer HPP using CHPI and LEAP funds</li> </ul>
4.4	Accessible and Modified Housing Units	<ul style="list-style-type: none"> <li>• New/converted Social Housing units where possible will be accessible under Ontario Building Code, modified units will be added where funding permits</li> </ul>	<ul style="list-style-type: none"> <li>• Create statement for accessible units for departmental use/ reference</li> <li>• 2 modified units built as part of 301 First Ave East project</li> </ul>	<ul style="list-style-type: none"> <li>• 2 modified units in 301 First Avenue East project were completed in 2014</li> </ul>
4.5	Services for Aboriginal Peoples	<ul style="list-style-type: none"> <li>• If demand exists, a review of the need for specific policy for Aboriginal Peoples living off-reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Review need for specific policy for Aboriginal Peoples living off-reserve</li> </ul>	<ul style="list-style-type: none"> <li>• No requests for service from residents identifying as aboriginal peoples</li> </ul>
5.2	Dufferin Initiatives	<ul style="list-style-type: none"> <li>• Homelessness Task Force</li> </ul>	<ul style="list-style-type: none"> <li>• Continued facilitation of the Homelessness Task Force</li> </ul>	<ul style="list-style-type: none"> <li>• County working with the John Howard Society of Peel Halton Dufferin to research possible options</li> </ul>
5.2	Consultations and Engagement (also see Ref. 2.6)	<ul style="list-style-type: none"> <li>• Working with Towns and Townships</li> <li>• Forums</li> <li>• Community Consultations</li> <li>• Committee Work</li> <li>• Surveys</li> </ul>	<ul style="list-style-type: none"> <li>• Continued work with lower tiers towns and townships, local agencies and the general community to share information and gain valuable feedback on Housing and Homelessness issues.</li> </ul>	<ul style="list-style-type: none"> <li>• Ongoing – County working on its overall strategic plan (Various consultation exercises)</li> <li>• Housing Forum held on 27th November 2014 to share and collect feedback on 10 Year Plan</li> <li>• Tenant Surveys conducted October 2014</li> </ul>

## 2014 Housing Forum — “Housing Solutions for Dufferin County”

On Thursday, November 27, 2014, Community Services’ Housing Department, in collaboration with Canada Mortgage and Housing Corporation, held the “Housing Solutions for Dufferin County” forum. Presentation made for this forum gave attendees the opportunity to hear about the progress being made against the 10 Year Housing and Homelessness Plan, and to provide feedback on that progress. A survey was conducted with forum attendees to determine their awareness of the Plan, obtain their perspective on progress to date, and hear what steps should be taken in future. Table 2 summarizes the results of the survey.

**Table 2: Forum Survey results regarding the 10 Year Housing and Homelessness Plan, 2014**

Questions - Awareness		Yes	No		
Did you know – before the forum – about the County’s 10 Year Housing and Homelessness Plan?		55%	45%		
Have you read the County’s 10 Year Housing and Homelessness Plan?		32%	68%		
Did you know – before the forum – about the Community Advisory Board report on Homelessness?		62%	38%		
Have you read the Community Advisory Board report on Homelessness?		48%	52%		
Questions – Service Delivery		Only County of Dufferin	County of Dufferin AND Local Agencies		
Who do you believe should be responsible for Housing Services?		9%	91%		
Who do you believe should be responsible for Homelessness Services?		0%	100%		
Questions – Funding	Municipal Government	Provincial Government	Federal Government	Local Agencies	Combination of All
Who do you believe should pay for Housing Services?	5%	0%	9%	0%	86%
Is there a body you believe should NOT pay for Housing Services?	0%	0%	0%	0%	100%
Who do you believe should pay for Homelessness Services?	0%	0%	5%	0%	95%
Is there a body you believe should NOT pay for Homelessness Services?	0%	0%	0%	0%	100%

**Table 2 cont'd: Forum Survey results regarding the 10 Year Housing and Homelessness Plan, 2014**

Question - Are We meeting our goals?	Exceeds Goal	Meets Goal	Does Not Meet Goal	Not Sure
Assist Low to Moderate Income Households	6%	33%	28%	33%
Increase supply of affordable housing in Dufferin	5%	45%	40%	10%
Create more affordable seniors housing	10%	71%	14%	5%
Assisted Living for Seniors in Central/North Dufferin	0%	38%	14%	48%
Maintain Operating Agreements	15%	30%	5%	50%
Enhance Asset Management	0%	35%	10%	55%
Collaboration with lower-tier governments on addressing future social housing needs	10%	57%	0%	33%
Partnerships/Collaboration with local agencies	52%	38%	5%	5%
Special Priority Policy (SPP)	15%	40%	5%	40%
Homelessness Services	21%	47%	16%	16%
Accessible and Modified Housing Units	10%	53%	16%	21%
Services for Aboriginal Peoples	0%	0%	24%	76%
Dufferin Initiatives	10%	74%	0%	16%

### Acknowledgements

The Housing Division at the County of Dufferin gratefully acknowledges the efforts of the following people in helping us make progress on the goals of the 10 Year Housing and Homelessness Plan in 2014:

- Housing Services staff, for your persistent and conscientious efforts in helping clients in our community to obtain and maintain affordable housing for themselves and their families.
- Community partner agencies, for your willingness to collaborate with us, and your desire to find solutions to the problems of affordable housing and homelessness in our community.
- Dufferin County Council, for your passionate leadership and your desire to see plans turn into positive outcomes that make a difference in the lives of people in our community.

**Thank you for supporting our 10 Year Housing and Homelessness Plan!**

