



Renfrew County Housing Corporation

2024
Annual Report



Renfrew County of
Ontario . Canada

Renfrew County Housing Corporation respectfully acknowledges that we are on the unceded, unsurrendered traditional territory of the Algonquin Anishinaabeg. We are grateful to the Algonquin Anishinaabeg for their rich cultural history and teachings, care for the land, and many continued displays of friendship. We are committed to the ongoing cultivation of a strong collaborative relationship with Pikwàkanagàn First Nation and all Indigenous, Métis and Inuit peoples, honouring their stewardship from time immemorial of the beautiful land and water where we live across Renfrew County.

It is important for us to continue learning about the land and history of where our homes are built and where our community members live. With respect and honour, we continue to build and support affordable homes for all community members to live with dignity and safety.



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Executive Summary

Home is a place where a person needs to feel connected, safe, accepted, and loved; it deserves to be stable, secure, and affordable. These are essential parts of a person's health, well-being, and quality of life. A strong sense of connection and support at home empowers individuals to navigate life's challenges more effectively, reduces stress, and fosters resilience. It provides a sense of place, family and belonging where community means compassion and connection and where we can raise families and age with dignity.

Renfrew County Housing Corporation (RCHC), as a subsidiary of the County of Renfrew that operates under its governance and oversight, has been supporting access to affordable housing for 24 years. Founded in response to local need, RCHC believes everyone has the right to a safe place to call home. By managing infrastructure and support systems—including Rent-Geared-to-Income housing—RCHC contributes to creating homes for low- to moderate-income households across the region.

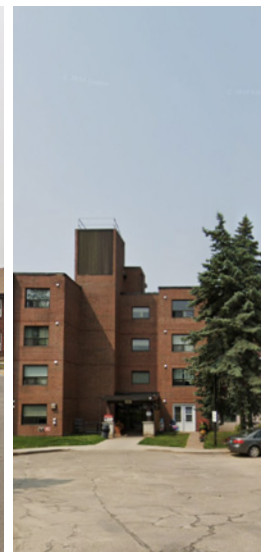
The County of Renfrew, as the designated Service Manager, delivers housing and homelessness prevention programs tailored to local needs. Supported by provincial and federal funding through initiatives such as the Homelessness Prevention Program, the Canada-Ontario Community Housing Initiative, and the Ontario Priorities Housing Initiative, the County contributes the largest share of funding, demonstrating strong local commitment to households with core housing needs.

The County of Renfrew: Framework for a 10 Year Homelessness and Housing Plan guides coordinated efforts across the housing continuum. As part of these local efforts, the County completed a comprehensive Building Condition Assessment of its community housing portfolio to address aging stock over time. This assessment informed a revitalization plan focused on replacing high-cost, aging units with new, energy-efficient homes. Together, these initiatives demonstrate how the County and RCHC combine strategic planning, investment, and innovation to maintain and expand safe, affordable housing while responding to evolving community needs.

Currently, RCHC is an important part of Mesa, Renfrew County's innovative, collaborative approach to addressing housing and homelessness. Building on operational shifts in 2023, RCHC continues to prioritize compassionate, evidence-based decision making that positively impacts the complex housing challenges faced locally. As a key contact for community members needing support to acquire and maintain stable homes, RCHC plays a vital role across the housing continuum throughout the County.



236 Hall Ave.



260 Elizabeth St.



400 Nelson St.



Vimy Blvd.
Family Units

Message from the Manager of Community Housing

Renfrew County Housing Corporation is about people, community, and safe, affordable housing. In 2024, our work continued to grow through collaboration—with tenants, internal teams, and community partners—all grounded in a shared commitment to wellness, dignity, and housing stability.

We strive to create an environment that is compassionate, inclusive, and solutions-focused. Our role goes beyond simply overseeing housing; it is about responding meaningfully to the complex realities people face—bringing together creativity, care, and practical support to help tenants feel safe, connected, and at home.

Together with my colleague, Real Estate Manager Kevin Raddatz, I am pleased to present the Renfrew County Housing Corporation (RCHC) Annual General Report for 2024. There is a close connection between maintaining safe, quality housing and providing person-centred supports. **These two pillars—physical infrastructure and human connection—are inseparable in community housing operations, and together they have a tremendous impact on individual and community health.**

Our work is deeply collaborative. Within the Community Services Department, the Community Housing Division works closely with internal partners including the Development and Property Department and Community Paramedics. This integrated approach allows us to support not just the structure of housing, but also the well-being of the people who live in it.

Through the Mesa approach, we've strengthened our partnerships with local health and social service organizations to offer coordinated, holistic support. This model puts wellness at the centre—recognizing that housing is deeply tied to income, health, relationships, mobility, and access to care.

We recognize that each person's needs are different. Some benefit most from financial supports like rent subsidies or emergency assistance, while others may require regular or more intensive engagement. The Mesa approach helps us respond to this full range of needs with flexibility, empathy, and collaboration.

Beyond our housing stock, we also deliver programs that strengthen housing outcomes across the private market—whether through rent supplements and allowances, support for affordable homeownership, emergency minor home repairs, or one-time financial help to prevent homelessness. Together, these initiatives offer meaningful options to help individuals and families stay housed, safe, and stable.

As we look ahead, we remain focused on maintaining and strengthening housing that is not only affordable, but also supportive and responsive. This means working with all partners to align services in ways that reach those with the greatest depth of need—whether by providing housing options for individuals connected to the Homelessness and Addiction Recovery Treatment (HART) Hub or creating pathways for people experiencing long-term or chronic homelessness. The partnerships we build—across departments, sectors, and communities—are key to ensuring that housing continues to serve as a solid foundation for well-being and opportunity.

Thank you to everyone who brings their commitment, expertise, and time to supporting residents across Renfrew County in accessing and maintaining safe, affordable housing. A special thank you to the County of Renfrew frontline staff who carry out this work each day. While there is still much to do at the local, provincial, and federal levels, meeting housing challenges—from preserving existing units to creating new ones—depends on strong collaboration across all levels of government. As always, our Community Services adage holds true: we are Stronger~Together.

Warm Regards,

Jennifer Dombroskie

Manager of Community Housing

Message from the Manager of Real Estate

2024 Milestones: Property and Development — RCHC Portfolio

In 2024, Renfrew County Housing Corporation (RCHC) made significant strides in expanding and modernizing its affordable housing portfolio. Key developments included the completion of a new 8-unit complex at Lea and Douglas Streets in Pembroke, providing accessible and supportive housing for individuals and families. The redevelopment of 202 Cecil Street added two modernized duplex units to the housing stock, while the supportive bridge housing project at 700 Mackay Street—delivered in partnership with Carefor—was completed to support vulnerable residents. A new emergency Warming Centre was also established in downtown Pembroke, offering a low-barrier emergency housing option during extreme winter weather.

To enable deep interior upgrades at the Lea Street complex, an entire row of units was vacated, allowing for a more efficient and uninterrupted renovation process. RCHC also advanced major renewal and repair initiatives across its portfolio. At 75 Stafford Street in Barry's Bay, roofing upgrades were completed alongside extensive bathroom refurbishments and balcony door replacements in both family and senior units. At 19 Smith Street in Beachburg, new exterior doors were installed to improve both security and energy efficiency. Ongoing balcony issues were addressed through targeted inspections and structural repairs.

Throughout the year, staff responded to multiple emergencies, including several fires that caused significant damage. The modernization of fire alarm monitoring and life safety systems, paired with rapid staff response, played a vital role in preventing injury and minimizing structural loss—contributing to reduced emergency response times. Other critical incidents included major plumbing failures that required after-hours shutdowns and increasingly frequent high-wind events that necessitated immediate site stabilization. These challenges demanded swift, coordinated action to ensure tenant safety and minimize disruption.

During and in the post-pandemic, RCHC's maintenance operations were forced into a reactive model, with resources focused primarily on emergency response and critical system failures.

This reality shaped both staffing and capital planning priorities. However, 2024 marked a turning point. Improved staffing, targeted inspections, and enhanced resource alignment allowed RCHC to begin shifting toward a proactive maintenance model. The organization is now identifying deficiencies before they lead to failure, implementing structured preventative maintenance programs, and reducing the frequency of unplanned emergencies. This transition is essential to restoring long-term stability and sustainability across the portfolio.

A significant milestone in capital planning was the completion of a full Building Condition Assessment (BCA) across all RCHC properties. Conducted by Roth IAMS Ltd., the BCA involved physical inspections of buildings, as well as detailed internal assessments of 10% of the 1,029 residential units. The results identified over \$142 million in renewal needs over the next decade, and more than \$300 million over 30 years. This comprehensive dataset provides RCHC with the insight required to prioritize capital investments, plan for infrastructure renewal, and assess opportunities for strategic divestment—forming the backbone of a long-term asset management strategy.

RCHC's field operations team delivered exceptional performance throughout the year. Two new full-time staff were added to meet increasing demands, contributing to a reduction in the number of vacant units—from the high sixties to the low forties. In total, 84 vacant units were fully repaired and made move-in ready, and 3,483 work orders were completed portfolio-wide. Staff participated in targeted training in WHMIS, fall protection, and hazard identification to ensure continued safety and operational efficiency.

A building inspection initiative was also expanded, building on last year's 11% sample (137 units). RCHC is now on track to complete inspections of 100% of the 1,029-unit portfolio by year-end. These inspections are instrumental in supporting proactive maintenance and allow critical issues to be resolved before escalating.

These achievements reflect the dedication, professionalism, and collaborative spirit of RCHC's front-line staff. Their tireless efforts are central to delivering safe, responsive, and well-maintained housing across Renfrew County.

I extend my sincere appreciation to the entire team for their unwavering commitment to our mission. Their collective efforts have been vital to our progress and will continue to shape the future of affordable housing in our community.

Sincerely,

Kevin Raddatz

Manager of Real Estate



202 Cecil St.



8 Douglas St.



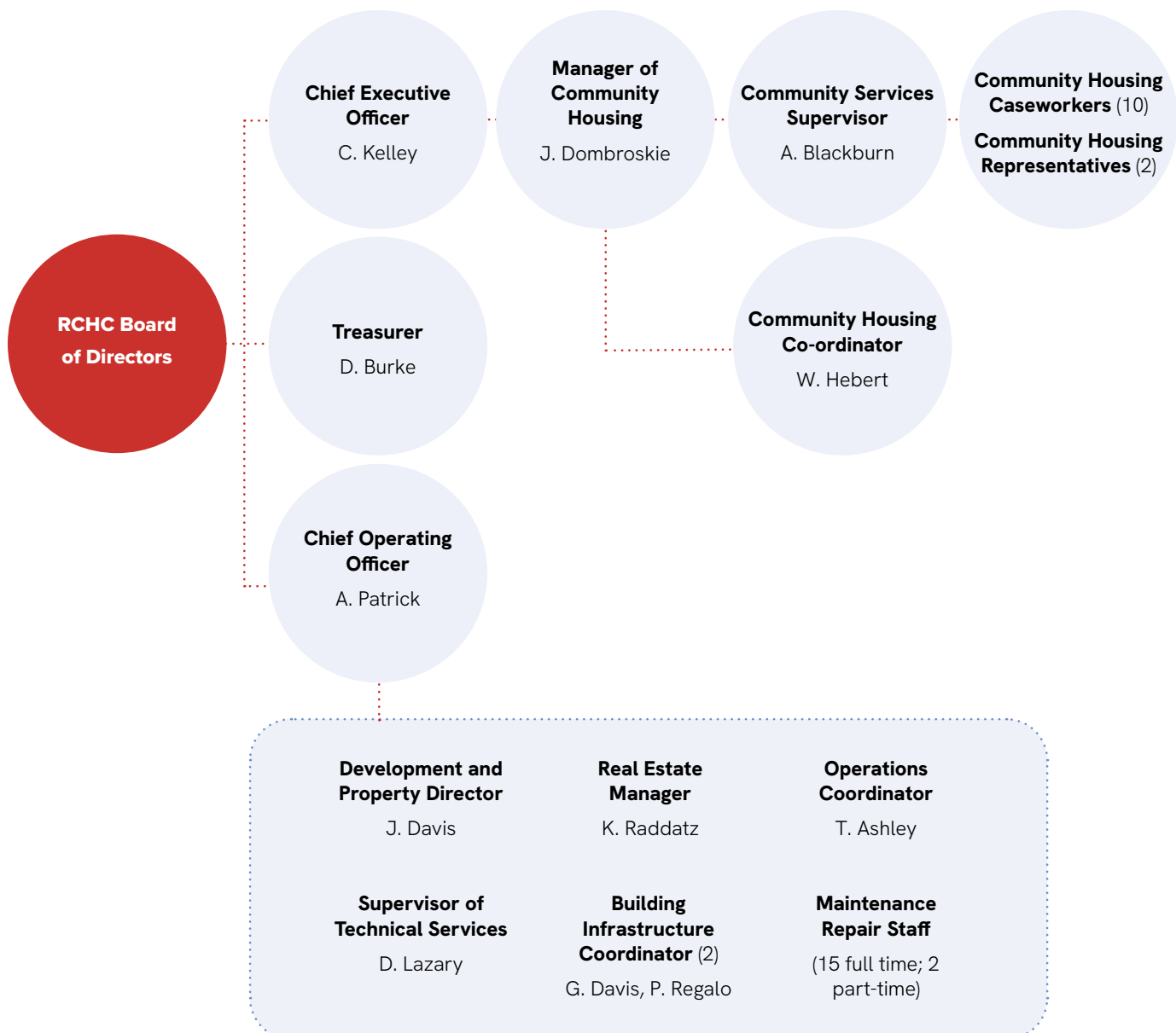
**700 Mackay St., Mesa HART Hub
Supportive Bridge Housing**

Who We Are

Renfrew County Housing Corporation is a community service organization that provides affordable, supportive housing and direct services to community members. We are a collective of elected officials, staff, partners, and community members working together to provide the right support and housing where and when they are needed. We work together to ensure the viability of our current housing stock while actively seeking opportunities to expand it. Our goal is to ensure affordable housing, benefits, and supports are available for those with the deepest need.

With the direction and support of our Board of Directors and a strong team of staff, the Renfrew County Housing Corporation team works collaboratively to provide safe, accessible, and inclusive housing with all the supports, programs, resources and services required to meet community members' needs.

Organizational Chart



Board of Directors

The RCHC Board of Directors are responsible for providing overall operational direction. In 2024, board members were appointed by the County Council and included members of the Community Services Committee, the Director of Community Services, the Director of Corporate Services, and the Chief Administrative Officer. Geographic representation provides a balanced and knowledgeable Board that understands the diverse and unique housing needs across the region.

In January, 2025 the format of committees shifted to a Committee of the Whole structure where all members of County Council operate in one committee setting. The new structure allows for open discussion where the entire council is more knowledgeable and can deliberate on important issues such as the complexity of housing and homelessness.



Anne Giardini

Chair, Town of
Laurentian Hills



Debbi Grills

Vice-Chair, Township of
Head, Clara & Maria



Ed Jacyno

City of Pembroke
Representative



David Mayville

Township of Killaloe,
Hagarty, Richards



Gary Serviss

Town of Petawawa



Neil Nicholson

Township of
Whitewater Region



Peter Emon

Town of Renfrew



Daniel Lynch

Town of Arnprior



Dave Bennett

Township of Horton



David Shulist

Township of
Madawaska Valley



Glenn Doncaster

Town of Deep River



James Brose

Township of North Algona
Wilberforce



Jennifer Murphy

Township of
Bonnechere Valley



Keith Watt

Township of
Laurentian Valley



Lori Hoddinott

Township of McNab
Braeside



Michael Donohue

Township of
Admaston Bromley



Rob Weir

Township of
Greater Madawaska



Valerie Jahn

Township of Brudenell,
Lyndoch and Raglan



Ron Gervais

Representative
City of Pembroke

Reflection on History

Renfrew County Housing Corporation (RCHC) was established in 2001 to support housing in the County of Renfrew for low to moderate-income households and to manage Rent-Geared-to-Income (RGI) housing programs. In addition to its inaugural properties, RCHC assumed sole shareholder responsibilities of the Ottawaska Housing Corporation in 2017. This included 57 units of one, two and three bedroom homes. In 2018 Opeongo Non-Profit Community Residential Inc. requested a transfer of their assets, liabilities and operations of units to RCHC. In addition, the ownership of “Vimy Family Units” was transferred to RCHC, adding 42 units of two and three bedroom homes to RCHC inventory in 2020.

In 2019, the 10-year Housing and Homelessness Plan was revised and in keeping with the Province of Ontario’s system planning approach, this plan is updated as required and guides the planning, design and delivery of services and infrastructure provision to community members in need of affordable housing.



February 2024

Mesa document shared to offer a vision for a collaborative and compassionate approach to the housing, mental health and substance use crisis

March 2024

Expansion of the Mesa Mobile Team (SUAP)

May 2024

Mesa Gathering



March 2024

Mesa Mobile Team launched

April 2024

Affordable Housing Summit



In 2021, County Council approved changes to the RCHC property management model and collaboration with the Development and Property department was designed to improve building maintenance and asset management. Recognizing that housing is a complex issue that required strong collaboration, in 2021 the County of Renfrew Community Services Department formed partnerships with Built for Zero Canada and the Canadian Alliance to End Homelessness, and community organizations such as The Grind, Safe Shelter for Youth, Community Mental Health Services of Renfrew County to better measure and end chronic homelessness and provide support for people experiencing housing instability.

Building on our commitment to effectively support RCHC work, a new staffing model was implemented in 2022 to transform service delivery for ongoing tenancies and new applicants. Organizational changes were designed to improve access to services, focus on clients' well-being and improve every community member's housing stability.

2023 emerged as a transformative year in the effort to address complex homelessness challenges. In June, 2023, Renfrew County Council passed a Housing and Homelessness Resolution highlighting the housing and homelessness crisis. The resolution calls on the Province of Ontario to acknowledge the housing affordability crisis, commit to ending homelessness and provide adequate, predictable and sustainable housing infrastructure renewal funding. RCHC has since played a critical role in Mesa, our regions' collaborative approach to compassionate care.

August 2024

County of Renfrew:
Framework for a 10-year
Homelessness and Housing
Plan released

December 2024

Board approved the
Mesa Community Housing
Prioritization



May 2024

MOU signed with
Community Living
Upper Ottawa Valley

October 2024

Mesa HART Hub
Application submitted



January 2025

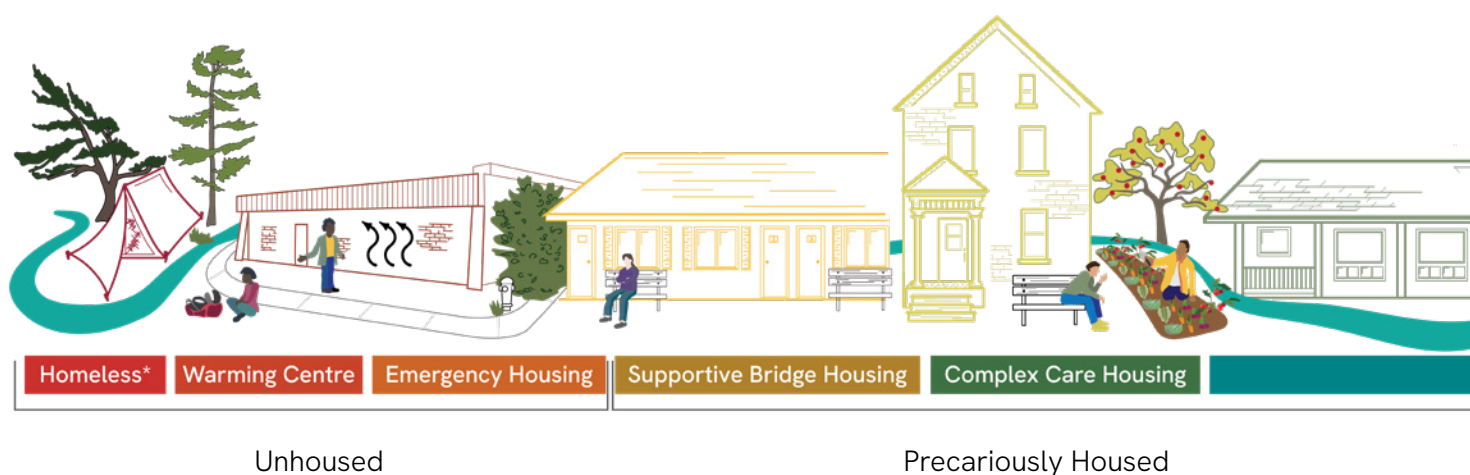
Mesa HART Hub
Approval

What We Do

The housing system as a whole is complex and connects with many other social, income, health, substance use, community, family systems and structural components. Each part has roles and responsibilities that require reciprocal understanding and open, transparent communication in order to acknowledge, honour and work within jurisdictional responsibilities. Coordinating the complexities of the housing and homelessness system is the challenging part of what Renfrew County Housing Corporation does well.

Within the larger system, RCHC is responsible for the maintenance and procurement of physical community housing properties and the provision of programs and resources that offer direct services to community members who are in need of housing support. Over the past few years, RCHC has aligned its operations with the Development and Property department, recognizing that service delivery and the maintenance of physical properties were intertwined and benefited from a collaborative approach.

In 2024, RCHC also cultivated stronger working relationships with Community Paramedics, Community Living Upper Ottawa Valley, Pembroke Regional Hospital Community Mental Health and other community partnerships in order to better understand community members' unique needs and integrate seamless services where and when people need them. We serve our community members better and navigate complex systems when we all work together.



Relationship Building

Renfrew County Housing Corporation has enhanced the way we are connecting with both tenants and partners. This person-centred and compassionate approach is supporting a collaborative effort to eliminate chronic homelessness, prevent homelessness and uncover hidden homelessness. The relationships that we build with tenants, partners and community members is a high priority and essential for effective program and service delivery as well as providing safe and secure housing. It is the mainstay for person-centred care and a collaborative approach.

Using compassionate interpersonal relationship building, a trauma-informed approach to client needs, community engagement, data analysis, data management platforms and online tracking systems, RCHC builds strong relationships to use qualitative evidence, real-time data and information systems to triage services, collaborate with partners, and address system changes in order to reduce barriers to safe and secure housing. Focused on the strength of good relationships, we are working together to provide safe homes, supportive policies and the resources necessary to end chronic homelessness across Renfrew County and support everyone to have a place to call home.

Local Knowledge and Data Collection

Accurate and current data collection is essential to develop and provide effective, person-centred services and determine local housing needs. The accuracy of information that is collected locally informs how we serve and support our community. This data both determines a fair process and provides RCHC with a complete and evidence-based understanding of needs, supply and demand for housing. Local knowledge is about understanding numbers and needs as well as people's stories and the root causes of homelessness.

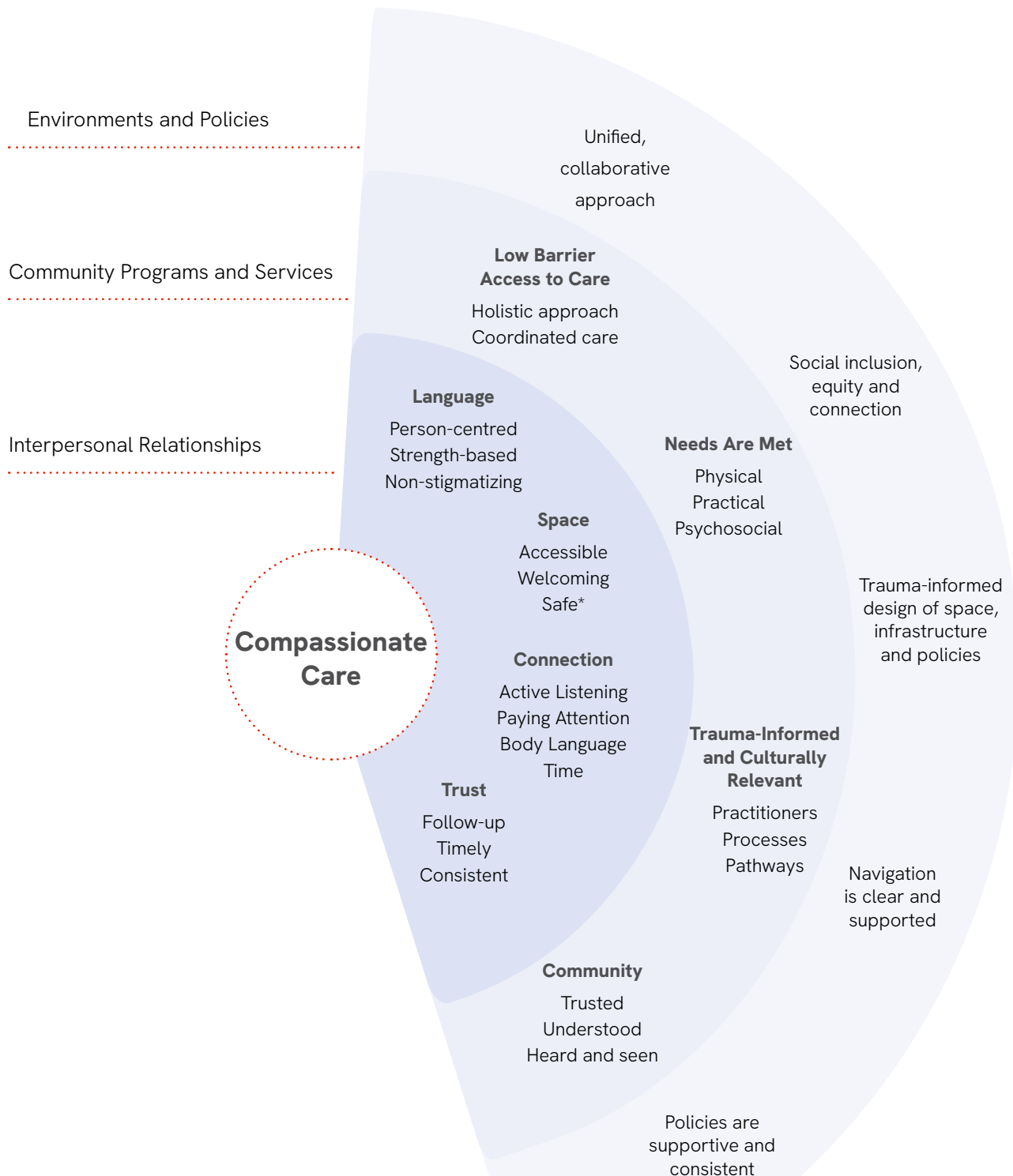


Precariously Housed

Securely Housed

Compassionate Care

Consistent and compassion focused visits from Community Housing Caseworkers have led to early identification of health or safety concerns—allowing teams to intervene before issues escalate. Through trusted relationships, tenants have felt safe to disclose challenges such as gender-based violence (GBV), hoarding, or a range of health-related issues including mental health, medical, and substance use challenges. This allows support teams to act quickly to link people with the required supports—reassuring them that they are not alone and that we care.



*Cultivating Safe Spaces Framework

Pfaff, K., Krohn, H., Crawley, J., Howard, M., Zadeh, P. M., Varacalli, F., Ravi, P., & Sattler, D. (2021). The little things are big: evaluation of a compassionate community approach for promoting the health of vulnerable persons. BMC public health, 21(1), 2253. [www.doi.org/10.1186/s12889-021-12256-9](https://doi.org/10.1186/s12889-021-12256-9)

Partnering with Community Paramedics and other service providers, we have been able to coordinate wraparound care on-site, improving outcomes for tenants who might otherwise fall through the cracks.

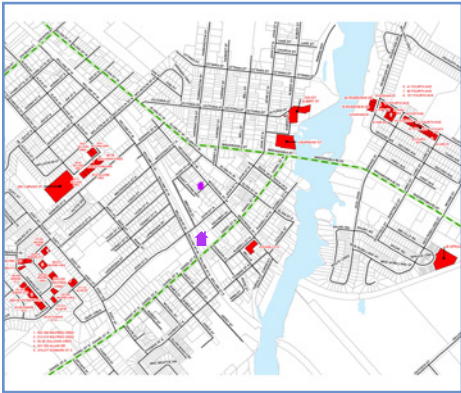
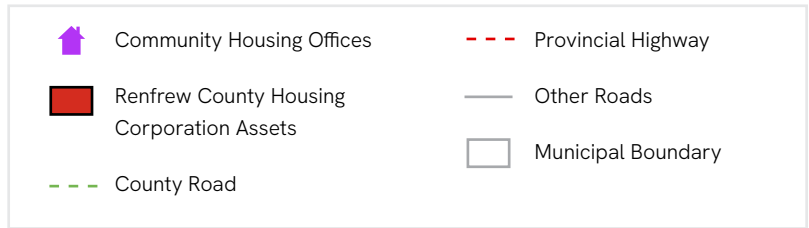
Program and Resource Supports

RCHC administers provincial and federal programs and offers support systems needed for tenants to improve their well-being and to secure them in the housing continuum with safe and secure homes. Coordinated access to financial support and both social and health services address community needs from a social determinants of health perspective. Housing instability and homelessness are a result of complex and layered contributing factors. In addition to community member supports, RCHC offers continuous training and a supportive work environment in order to build staff capacity to support clients. RCHC's trauma-informed practice weaves trust into the relationships that we build with each other and with clients.

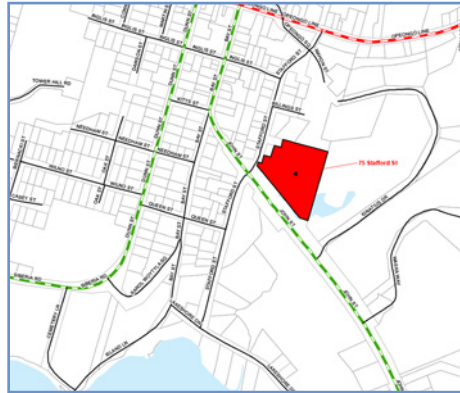


Mesa Initiative

Renfrew County Community Housing Sites



Arnprior



Barry's Bay



Beachburg



Cobden



Deep River



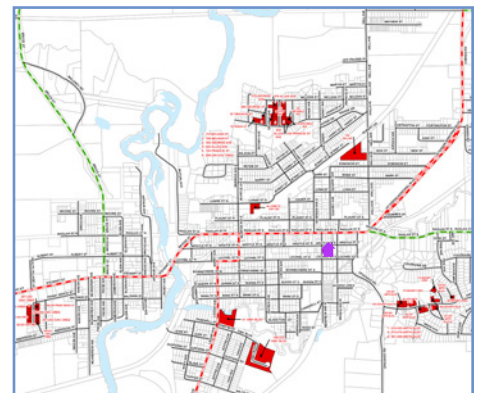
Eganville



Palmer Rapids



Pembroke



Renfrew

Property Development and Management

The bricks and mortar are the physical housing units that make up the RCHC portfolio. In 2024, there were a total of 1029 units across Renfrew County. How we support tenants and maintain our housing assets are intertwined. Maintenance of housing units and the quality of relationships that we build with tenants contributes to a supportive and safe, secure space that community members can call home. In collaboration with the Development and Property department, we are working to build adequate affordable and well-maintained homes to both end the chronic homelessness crisis across Renfrew County and to move people towards housing stability and security. The number of properties, distribution of units and both function and form of units have a direct correlation to how well community members and tenants are doing. The design, maintenance and social environment of our properties are contributing factors to the housing system and the well-being of tenants.

Current Property Inventory

1029

Total units

594

units in 19 apartment buildings

(Pembroke, Renfrew, Arnprior, Cobden, Beachburg, Eganville, Barry's Bay, Palmer Rapids, Deep River)

60

single family units

(Pembroke, Renfrew, Arnprior)

154

family duplex units

(Pembroke, Renfrew, Arnprior)

221

family row housing units

(Pembroke, Renfrew, Arnprior)

How We Work

Compassion and Evidence-Based Approach

Compassion is woven intricately into how we work, and evidence informs what we do. In 2024, RCHC honed in on a more health and well-being focused and social determinants of health (SDoH) approach to assessments. The methods of determining what supports were needed are customized with a unique person-centred approach. This focus on SDoH provides equity informed health referrals, linking tenants to supports such as housing and financial, medical, mental health, substance use, food insecurity and education. Every pathway and referral includes a compassionate inquiry into community member needs.

Understanding Community Needs

In 2024, RCHC worked closely with Community Paramedics to improve our understanding of tenant needs. Door knocks by a Community Paramedic provided a way to connect with supportive housing tenants, building rapport and strengthening relationships. In collaboration, we reached more than 300 residents. 99% of these in person connections are now enrolled in a database tracked program. Through this process of observation and relationship building, we mitigated risk factors and identified needs.

These programs support positive health outcomes such as tenant well-being and aging in place. By building relationships and connecting with tenants we assess dementia indicators, access to healthy food, falls hazards, hygiene issues, clutter indicators etc. This local data driven approach provides highly intensive supports for tenants to navigate medical, clinical or mental health needs and for some residents, provides them with an easier pathway to long term care. Each interaction is unique and honours confidentiality and privacy.

In the community, Community Services caseworkers and outreach workers, part of the Mesa network, work together to assess emergency housing needs. With assistance through Ontario Works, funding is available for motel stays on an emergency basis. Caseworkers have matured a tool to hone in on very specific community member needs and provide immediate interventions. (See stories section)

As well, appropriate RCHC team members focus on eviction mitigation by connecting with supportive housing residents who may be at risk. They identify what challenges they are facing, and connect them to services so that both behaviour and health are improved.

RCHC teams take a health, dignity and compassionate approach to suffering and uphold the role that housing plays in every person's well-being.¹

¹ Draper EC, Burgess HJ, Chisholm C, Mazerolle EL, Barker C. Front-Line Insights Into the Social Determinants of Health in Housing Instability: A Multi-Province Study. *Journal of Primary Care & Community Health*. 2024;15. doi:10.1177/21501319241292131

Why RCHC is Important

Housing is essential for every person's health and well-being and every person has the right to safe and secure housing. Renfrew County Housing Corporation plays an invaluable role in our region's approach to the social and physical infrastructure that supports access to affordable homes for community members.

Aligned with the County of Renfrew's strategy and purpose, community housing work is intricately intertwined with improved quality of life. RCHC is responsible for many components of intersecting department strategies and the implementation of the 10-year Homelessness and Housing Plan. We play a strong role working towards innovative solutions and approaches to improved service delivery that meets community needs.

RCHC recognizes that poor housing conditions and housing instability are fundamental social and structural determinants of a community member's health and housing profoundly impacts health outcomes. RCHC supports the Mesa approach to compassionate care and emphasizes that stable, safe and affordable housing is essential for a person's well-being and therefore our communities' well-being.

Assessing and supporting factors such as income, education, social support networks contribute to a person's capacity to remain housed. RCHC is the connecting body and flow-through pathway for these health drivers by providing equitable access to services and supports.



Housing, Homelessness Enumeration and Waitlist Data

Accurate local data and information technology (IT) helps Renfrew County Housing Corporation, and its partners effectively coordinate the processes, programs and supports to address local need for housing services. How we collect and store data and deliver the available services relies on systems that are secure and consistent. We value our collaborative and trusted relationships to exchange information as a critical component to meeting community needs and maintaining privacy protection measures. These systems provide the essential information required to better understand how RCHC can most effectively invest in affordable housing efforts where and when community members need support. Important measures that inform local investments and integrate a compassionate approach to secure housing are By-Name Data (By-Name List) and a unique locally developed data collection.

In collaboration with partners, the Community Services department compiles and uses By-Name Data to identify and register community members who are experiencing housing insecurity. This real-time data is tracked and shared with Built for Zero Canada, a national effort to end chronic homelessness—[Renfrew County: Community Progress Indicators](#). Personal information is attached to a unique identifier to support confidentiality and in keeping with privacy laws.

To better understand community needs and to capture a full picture of homelessness, we rely on the Community Supports Division (Ontario Works) of Community Services. Through this division, we capture actionable data that helps to support a coordinated access system, getting the right services to community members at the right time.

In addition to the collection of By-Name Data, RCHC is working closely with Community Paramedics to conduct door knocks as a needs measurement system. Door knocks were an innovative and highly effective approach to do more than simply determining community needs. This provided an essential method to mitigate the risk of homelessness, coordinate referrals and collect accurate and live data to inform RCHC work.

Supportive Community at 75 Stafford St.

Barry's Bay and Area Senior Citizens Home Support Service (BBASCHSS) continues to be a key partner at RCHC's 75 Stafford Street building, home to 35 units primarily occupied by seniors aged 65 to 80+. BBASCHSS uses onsite office and lounge space to offer health-related supports and community services (including a meal program) that help tenants maintain independence and age safely at home. Over the past year, they led the Life Legacies project—funded by a Community Seniors Grant—to share seniors' stories and promote intergenerational understanding. RCHC contributed space for sessions and project development, aligning efforts to foster safe, inclusive housing and build partnerships that support aging in place.

Homelessness Prevention Programs (HPP) By-Name List (BNL) Summary Table

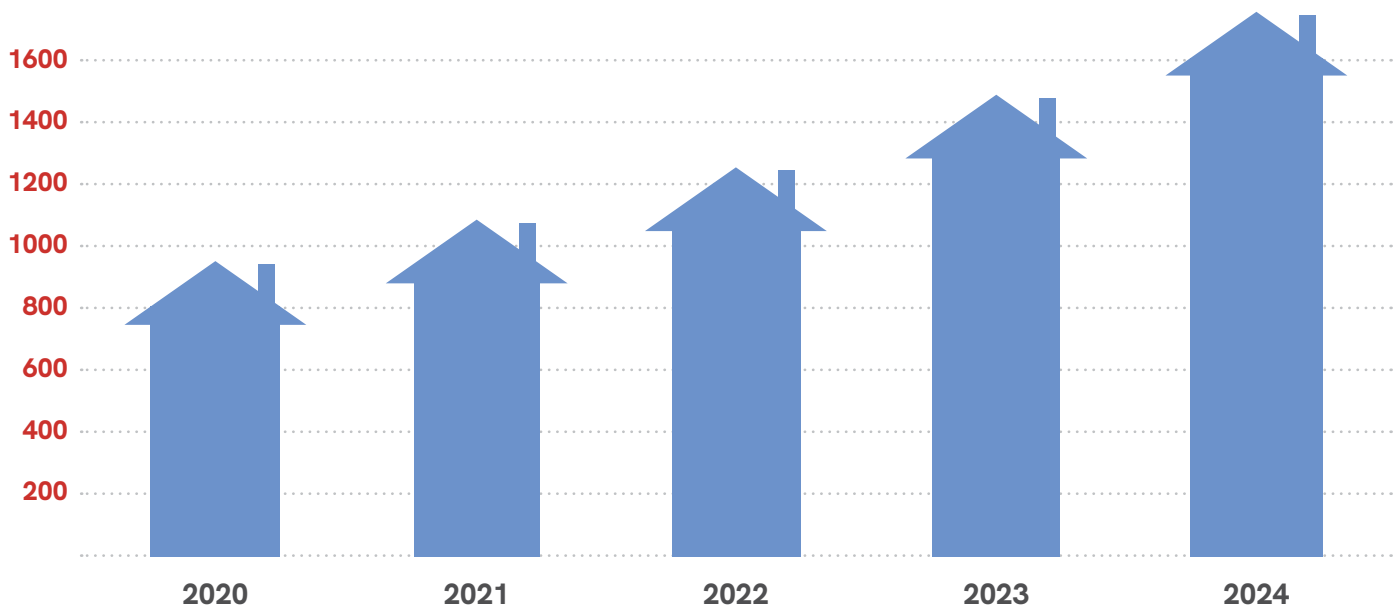
Apr 1, 2024-Mar 31, 2025

Individual Data Elements	Overall	Chronically homeless	Youth (aged 16-25)	Indigenous	Transitioned from provincial institution
Number of people active on BNL in the year	108	67	10	22	1
Number of households active on BNL in the year	107				
Number of new people on BNL (Inflow)	67	30	5	10	0
Number of people returned to active status on BNL (Inflow) from any inactive status (excludes from housing)	19	17	2	5	1
Number of people that return to homelessness on BNL from housing, 1 or more times (Inflow)	23	17	3	2	0
Number of people become inactive on BNL (outflow)	26	19	4	8	0
Number of actively homeless people on BNL moved to housing (any type) (outflow)	42	18	5	7	0
Number of actively homeless households on BNL moved to housing (any type) (outflow)	40				
Number of households on BNL assisted through HPP to be housed in Supportive Housing or Long-term Housing (rent supplements or housing allowances)	2	2	0	1	0

Number of Households Waiting for Rent-Geared-to-Income Housing

RCHC 2023–2024 Waitlist Statistics	2023	2024
Number of Households on the Chronological Waitlist	1,465	1,763
Number of Households with Special Priority Status	87	108
Total Number of Households on the Centralized Waitlist	1,552	1,811
Chronological Waitlist Households moved into an RGI unit	76	95
Special Priority Status Households moved into an RGI unit	37	58
Total Number of Households moved into an RGI unit	76	95
Average Wait-Time to be Housed Special Priority Status	24 months	24 months
Average Wait-Time to be Housed Chronological Waitlist	7–10 years approx.	7–10 years approx.
Households that moved out of RCHC units	76	65
Internal transfers (current tenants that have moved to another unit)	18	29

Number of Applicants Waiting for Housing with RCHC





Community Housing Unit Garden



Supportive Bridge Housing Unit with
Moses Amik Beaver Mural

Total Number of Applications – Bedroom Size Requested

Bedroom Size Requested	Senior	Adult	Family
1	77	1015	0
2	6	56	253
3	0	8	190
4	0	6	93
5	0	0	59
Total	83	1,085	595

The number of move outs has been relatively stable over the past four years and provides clarity on movement with our existing units. In 2024, the move outs were 65. Knowledge and analysis of this data, hand in hand with regional demographic and social determinants of health information, provides RCHC with the evidence to make informed decisions on community needs. Move outs provide us with a clear understanding of movement on our existing units. This information contributes to planning and better understanding what supports are required for stabilization of housing for community members.



135 Francis St.

Housing Registry and IT Support

Equitable access to Rent-Geared-to-Income opportunities across the region is a RCHC priority. The Housing Registry is a digitized process that accepts applications for RCHC housing, private market RGI (rent supplement), and RGI housing through local non-profit housing providers such as Killaloe and District Housing, Petawawa Housing Corporation, St. Joseph's Housing Corporation, Kinsmen Court, and Baskin Place.

Housing Registry Objectives

Housing Registry Objectives are to:

- Provide a centralized wait list database and chronological record of applications
- Manage records and document refusals, request and arrears, vacancies and offers
- Provide transparency and consistency for rules and policies
- Ensure confidentiality
- Collect data around housing needs and requests

RENTCafé, is the waitlist database management platform that supports the housing registry. The online portal provides applicants and housing providers with the ability to update their applications and provide RCHC with a current dashboard of housing providers and housing applications. Priority status is documented in this secure database for survivors of domestic violence or human trafficking. These priority populations are determined by the Housing Services Act. Community members experiencing domestic violence as well as those vulnerable to or victims of human trafficking are both provincial and local priorities.

Tenancy and rent supplement data is documented and maintained by RCHC in Yardi, the technical support system software that houses legal documentation and records. Yardi is an efficient and confidential record keeper for leases, letters, notices and rent calculations, tenant ledgers, payment information, work order tracking and case management records.

Interdepartmental Approach

RCHC requires a strong interdepartmental approach to coordinate and collaborate the infrastructure, technical registry systems, asset management and social and health needs of our community members. Our history of an integrated approach to housing and homelessness is continuing to develop and shift in order to better coordinate efforts to solve the complexity of the housing crisis. We work closely with the County of Renfrew Development and Property department and Emergency Services department to align housing needs with supply and address the health needs of tenants. Continuous assessment of tenant needs, risks and the condition of properties ensures that their homes are safe, secure and in good condition to contribute to well-being.

In collaboration with the Emergency Services department's Community Paramedics RCHC focuses on person-centred care, supporting wellness clinics, door knocks and clinical care where and when community members need support.

Homelessness Prevention Program (HPP)

The Province of Ontario provides annual funds to RCHC for the prevention and mitigation of homelessness. The Homelessness Prevention Program (HPP) is required to follow provincial guidelines and address local needs. HPP is responsive and relies on a collaborative approach to addressing the needs of community members at specific and often urgent moments in their lives. In 2024, RCHC continued to build on our collaborative approach to compassionate care by implementing the HPP stream of funding to meet local needs.

The allocated amount of HPP funds, \$3,569,200, supported the following programs:

Program	2023–2024 Investment	2024–2025 Investment
Rent Supplement Program	\$200,000	\$200,000
Rent Allowance Program	\$845,000	\$822,000
Emergency Minor Home Repair Program	\$150,000	\$150,000
Emergency Housing Assistance Program (delivered by Ontario Works)	\$845,740	\$1,598,640
She C.A.N.	\$100,000	\$100,000
Hoarding and High Content Supports Pilot	—	\$105,000
Homelessness Coordinator Contract	—	\$90,100
Food Security and Winter Warmth Programs	\$250,000	\$250,000
Supportive Bridge Housing	—	\$75,000
Capital investments (affordable housing units—Douglas St.)	\$1,000,000	—
Administrative Fee (maximum 5% allowed)	\$178,460	\$178,460

The Emergency Minor Home Repair Program

The Emergency Minor Home Repair program provides up to \$7,500 in a one-time grant to help low-income homeowners with essential repairs (e.g.: roof repair, furnace replacement, accessibility). In the 2023–2024 fiscal year, 23 households benefited from the program.

The Emergency Housing Assistance Program

The Emergency Housing Assistance program operates through Ontario Works. It provides up to \$1,500 for households without children and \$2,500 for households with children once every 12 months to cover urgent expenses necessary to prevent homelessness. Eligible expenses include temporary motel stays, rent and/or utility arrears and extraordinary expenses.

Rent Programs and Services

Rent-Geared-to-Income (RGI)

Access to the Rent-Geared-to-Income program is available for units located at properties owned by RCHC, and properties managed by Renfrew County based non-profit corporations including, St. Joseph's Housing Corporation, Petawawa Housing Corporation, Kinsmen Court Home, Killaloe and District Housing Incorporated, and Baskin Place Senior Residence. Applications to qualify for RGI are completed online through the Housing Registry and eligible applicants are placed on the Housing Registry waitlist where there is a chronological multi-year wait. (see table on pg. 21) To qualify for RGI, applicants need to have a household income that is less than the Household Income Limits (HILs). These income levels are determined by the province according to the Housing Services Act. The rate of rent subsidy is calculated by using line 236 of the Income Tax Notice of Assessment (most recent year) and in most cases, RGI rent is 30% of a household's monthly Adjusted Family Net Income. Separate RGI rates are determined for households that receive Ontario Works (OW) or Ontario Disability Support Program (ODSP) benefits. If a household income rises above the Household Income Limit prior to (precluding) RGI eligibility, tenants are charged a maximum rent rate based on the unit's number of bedrooms. On average, approximately 10–15% of RCHC tenants pay the maximum rent rate.

Rent Supplement Program (Private-Market RGI)

Rent Supplements are Rent-Geared-to-Income subsidies that are approved within private market rentals and the eligibility is consistent with Rent-Geared-to-Income at RCHC properties. Eligible tenants are determined by the chronological housing registry waitlist and units are selected. Building conditions need to be good and adherence to the Residential Tenancies Act needs to be followed. In 2024 there were 72 household Rent Supplements with an average monthly expenditure of \$609. The range of subsidy is based on household income, unit size and agreed rent amount. This program is funded in part by the RCHC budget (provincial transfers) and the Homelessness Prevention Program (HPP).

Rent Allowance Program

The Rent Allowance Program is funded by the HPP and provides a monthly amount of \$300 per month for households without children and \$400 per month for households with children. To qualify, applicants need to be registered with the housing registry and intake is based on one of the following:

- Chronic homelessness, validated through By-Name Data or;
- Waiting on the housing registry for more than four years. Offers are based on chronological waiting time and the program is offered to the applicants waiting the longest first.

Canada-Ontario Housing Benefit (COHB)

The Canada-Ontario Housing Benefit provides a direct monthly payment to eligible households to help with the expense of rent. The benefit is transferable (moveable) and is based on household income and local average market rent rates. To qualify, households need to be on the RGI housing registry waitlist. Funding is based on predetermined annual allocations set by the province for each service manager area. For the 2024–2025 fiscal year, the County of Renfrew was allocated \$193,300. The previous fiscal year allocation was \$287,600 (2023–2024). This initially supported the allocated 40 households with a monthly rent subsidy. These spots were filled and following a request to the Ministry of Municipal Affairs and Housing (MMAH), 5 additional spots were allocated for a total of 45 COHB households added during 2024. As of March 31, 2025 the cumulative count of Renfrew County Households receiving COHB is now 370.

Local, Responsive Initiative

In collaboration with partners, RCHC took the initiative to implement innovative approaches to mitigating risks of homelessness and improving the quality of life for residents. Connecting with residents where they live, building strong relationships and assessing needs in place are a core part of RCHC's work.

"Individuals experiencing housing instability face significant health inequities. Addressing housing instability requires an understanding of the factors that contribute to these inequities—a responsibility that has been assumed by community-based organizations...Individuals from front-line services described that an SDoH-informed approach is necessary to both validate the experiences of clients, and help them achieve their housing and health needs." ²

Wellness Clinics and Door Knocks

Starting in January 2024, Community Housing Caseworkers began conducting annual tenant wellness checks, focusing on environmental observations and tenant feedback to assess support needs for housing stability and safety. Referrals to health and social services are made as needed, and in some cases, follow-up visits are coordinated to provide direct community services supports. While the primary focus is on tenant health and wellness, these checks also assess unit conditions to ensure safety standards, identify repairs, and prevent further damage where necessary.

In 2024, Community Housing Caseworkers conducted wellness checks at 489 unique households. Of these, 287 did not require follow-up. The remaining 202 households required two or more follow-ups, with most involving intensive support related to personal health, social services, safety concerns, and unit condition issues such as excessive contents, poor cleanliness, or damage to the unit.

² Draper, E. C., Burgess, H. J., Chisholm, C., Mazerolle, E. L., & Barker, C. (2024). Front-Line Insights Into the Social Determinants of Health in Housing Instability: A Multi-Province Study. *Journal of primary care & community health*, 15, 21501319241292131. www.doi.org/10.1177/21501319241292131

Starting in May 2024, Community Paramedics teamed up with RCHC staff as part of the Mesa collaborative approach to introduce bi-weekly health and wellness clinics at several apartment complexes in Pembroke. This initiative has since expanded to include a paramedic door-to-door outreach effort across all RCHC tenancies. This door-knock approach aims to proactively identify tenants who may benefit from health or social service support, ensuring that individuals in need have accessible pathways to essential care.

As a proactive and compassionate tool, RCHC recognizes that there are many invisible indicators of homelessness and insecure housing. This unique partnership with Community Paramedics to map and conduct door knocks is an innovative and highly effective approach to improving our knowledge of community member needs.

Environmental Scans

Through door knocks, relationships with community services and maintenance staff, RCHC is able to conduct environmental scans that help to inform the level of support that tenants need. These non-judgemental approaches to assessment mitigate the potential for more challenging health and safety challenges.



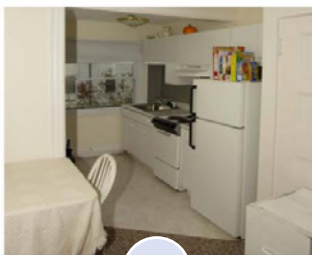
236 Hall Ave. Units

Clutter Management

In 2024, RCHC staff worked closely with Community Mental Health to adopt a compassionate approach to high content and clutter as an indicator of mental health struggle. Assessment requires neutral perspective and relies on the relationship between a tenant and support worker to assess from completely clutter-free to significantly cluttered based on a photo scale of examples of clutter in a living room, kitchen, and bedroom. With a therapeutic lens, RCHC and partner staff build trust and work with clients to address complex indicators.

Clutter Image Rating Tool

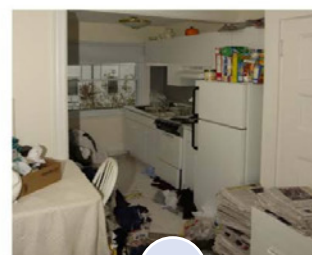
A compassionate approach to supporting safe and healthy homes created by the International OCD Foundation, at [helpforhoarding.org](https://www.helpforhoarding.org)



1



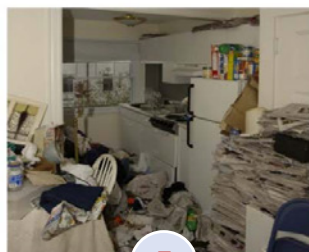
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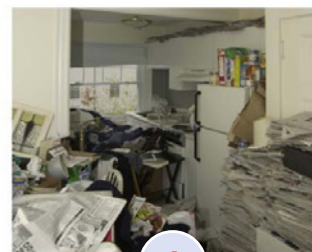
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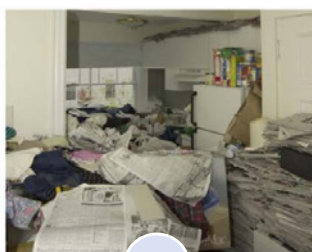
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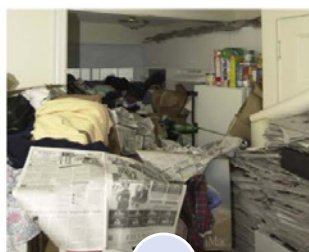
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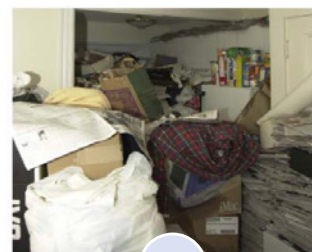
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9

Secure and Affordable Home Ownership

Evidence indicates that home ownership does not mean secure housing for low-income households. RCHC invests time and collaborative partnerships to better understand where the gaps are and how we can work upstream to support community members to be more securely housed. Secure home ownership is supported through home improvement and emergency fund programs that provide stability. Investments and collaborative funding programs with both the provincial and federal governments support this component of the housing continuum. The Emergency Minor Home Repair program supports home owners and is detailed as a part of our Homelessness Prevention Program.

Infrastructure Investments

Housing Improvement Funds

New builds, renovation and design of RCHC infrastructure assets are supported by multi-level investments. In 2018, Ontario and the Canada Mortgage and Housing Corporation (CMHC) signed a bilateral agreement around the National Housing Strategy. In the past year, Housing, Infrastructure and Communities Canada (HICC) became responsible for reporting on the National Housing Strategy (NHS). This strategy aligns federal and provincial funds with joint housing renewal strategy priorities, based on a human rights approach to housing. The Canada-Ontario Community Housing initiative (COCHI) and the Ontario Priorities Housing Initiative (OPHI) are parts of the National Housing Strategy with funding allocations committed between 2019-2028. An update to the bilateral agreement extending the agreement to 2025 is available here: [Extension Canada — Ontario Funding for 2022-23 to 2024-25 Action Plan \(PDF\)](#) Provincially, these initiatives are designed to support affordable home ownership and/or rental, based on the agreement.

1. Canada-Ontario Community Housing Initiative (COCHI)
2. Ontario Priorities Housing Initiative (OPHI)
3. Canada-Ontario Housing Benefit (COHB)

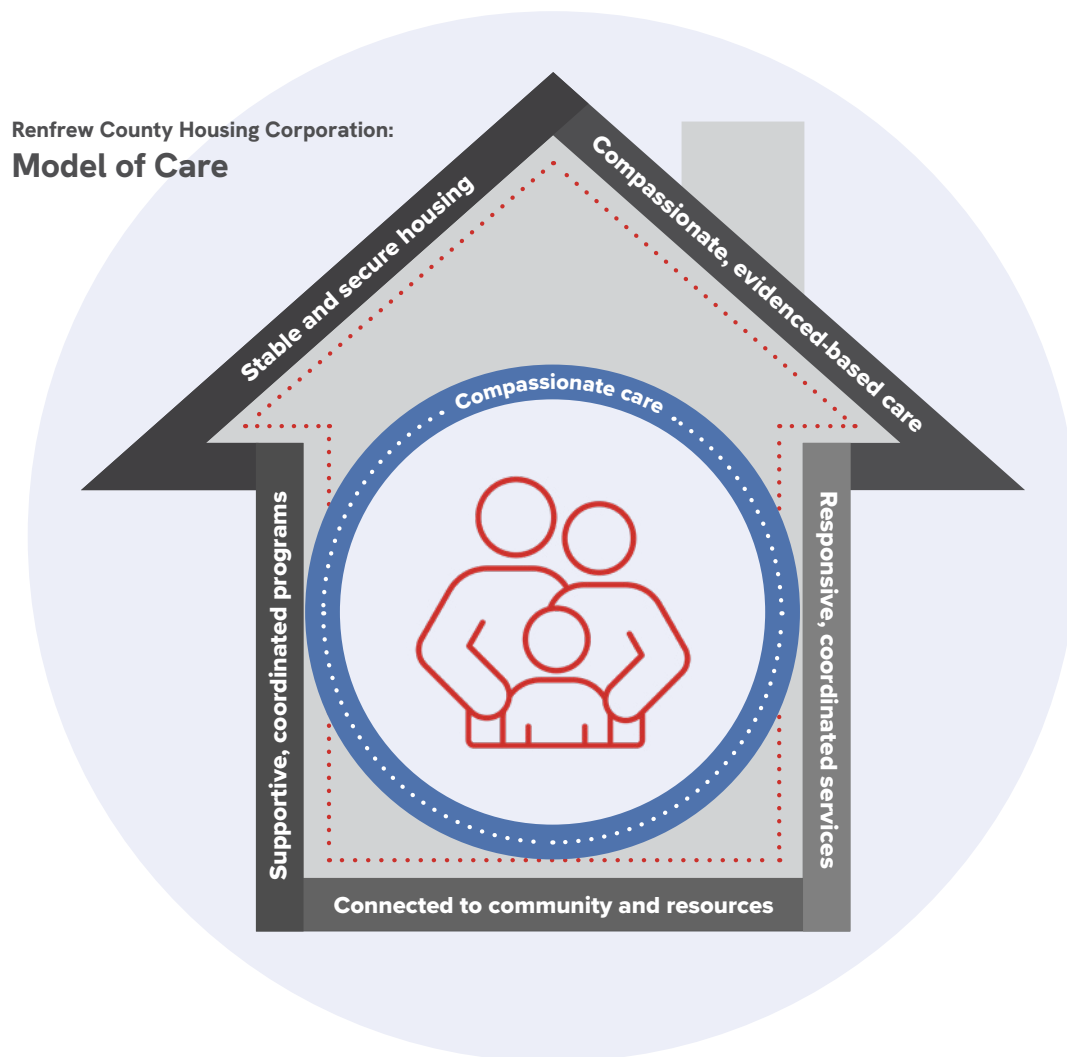
RCHC administers and manages these provincial and federal programs. Financial contributions to improving housing in our region are essential parts of maintaining and enhancing aging housing assets.

Provincially, in order to support homeowners to maintain secure home ownership, RCHC administers additional programs. Ontario Renovates is a program that provides financial assistance to homeowners by way of a forgivable loan to help pay for necessary repairs. This program is funded by the Investment in Affordable Housing for Ontario Revolving Loan Fund. Included in the HPP section, the Emergency Minor Home Repair Assistance Program is open to low-income homeowners who require minor home repairs that will keep them in their home, addressing precarious housing situations.

The Affordable Housing Fund is a revision and renaming of the National Housing Co-Investment Fund (NHCF). This program includes an additional one billion in funding over three years, starting in 2025-26, to build more affordable housing. It has two streams of funding for new construction and renovation.

Collaborative Model of Care

Renfrew County Housing Corporation values their team approach and prioritizes staff development, knowledge, skills and competencies so they feel supported to respond to local needs with compassion. We work hard to continuously improve our understanding of the complexities people face when there are housing challenges and behaviour indicators. Our model of care includes recognizing that RCHC staff are an important part of how community members in need of stable housing connect with available programs, services and resources. We are committed to building a trauma-informed practice that responds quickly and collaboratively to our communities' needs. The goal is to find stability for community members, with no time stamp or conditions to be met. We promote and practice a culture of responsiveness and caring and are shifting from a role of 'landlords' to a 'circle of care' that is represented in this model as a wrap-around support system.



Collaborative Approach

Cultivating relationships, trust and awareness are building blocks to cultivating a compassionate and safe space for clients. We are committed to providing staff and community members with educational opportunities and training that support trauma-informed approaches, cultural safety knowledge, innovations in housing and homelessness and collective, compassionate care.



Renfrew/Arnprior RCHC Team



Renfrew/Arnprior RCHC Team



Pembroke and Area RCHC Team



Pembroke and Area RCHC Team



Pembroke Regional Hospital, and RCHC
Hoarding and High Content Pilot Team



RCHC Maintenance Group

Stories and Impact

Our region is unique and requires innovative approaches to solve housing and related social and health challenges. These are some of the bright spots that help to tell our stories of innovation and positive community impact.



135 Francis Street, Renfrew

The single-family home at 135 Francis Street in Renfrew, previously part of the RCHC portfolio, was purchased and moved off its foundation by the buyer. This allowed RCHC to retain the lot for redevelopment. Construction of a new triplex is now underway, featuring three single-bedroom units with accessible features and a slab-on-grade design. The project supports the expansion of affordable housing and makes better use of existing assets. By the end of 2025, RCHC's total unit count will reach at least 1,031 homes.

700 Mackay Street, Pembroke

Development of 700 Mackay Street in Pembroke is a collaborative project with Carefor supportive bridge housing project in partnership with Carefor Health and Community Services. This project was initiated to support community members 'bridge' the gap from homelessness to safe and secure housing. This housing option is a part of the Mesa HART Hub and offers support for complex care and navigation to receive the services required for stability and a pathway to permanent housing.



Model of Care—Helping Seniors, Elders Age in Place

The Seniors' Housing Strategy confirms that many seniors face a gap in care and the necessary support services are difficult to access, unavailable or financially prohibitive. This reality highlights an urgent need for housing based innovative solutions to address unmet needs. A collaborative housing, health and municipal services model helps community members age in place.

Accomplishments and Strengths

Renfrew County Housing Corporation is demonstrating what doing things differently looks and feels like. It is emerging as an innovative leader in collaborative operations and changing the region's housing landscape. Collaboration and compassion are changing how we work and shifting relationships such as the perceived relationship between a landlord and tenant.

RCHC is doing transformative work in the process of integrating the County of Renfrew's local approach to the housing, mental health and substance use crisis. Mesa, as a collaborative approach to compassionate care, has been a part of shifting how all RCHC staff connect with people and coordinate with partners. As a result, many of the key recommendations in the 10-year Homelessness and Housing Plan have been addressed and we are making a measurable impact in our communities.

The landscape of affordable housing structures and the social systems that help community members to have safe and secure homes has been enhanced throughout 2024. The optimal combination of providing and maintaining the structural components of community housing assets and ensuring the programs and supports are in place for every community member to feel a sense of belonging is changing how our systems work.

For RCHC to accomplish everything we have in 2024, we have leaned on the importance of our relationships. They are our strength and we value our ongoing and developing partnerships with organizations and community members. We all learn from our clients and from each other, in every interaction. Introducing intensive case management and enhancing how our staff connect and support community members are notable accomplishments for 2024.

Challenges and Learning

Renfrew County Housing Corporation is responsible for a critical role in the complex housing and homelessness challenges in our communities. Coordination, collaboration and compassion take time and self awareness. This approach is both a challenge and strength. There are many intersecting operational components and supportive programs and resources required to meet community member needs. Building a seamless process and communicating how the system needs to adapt to meet increasingly complex needs is a significant challenge. RCHC is well positioned to continue addressing it in a clear and transparent way.

In 2024, building and property management and maintenance were supported with the completion of the Building Condition Assessment (BCA). This provided RCHC with a comprehensive evaluation of building stock, helping to plan for future and anticipated maintenance, repairs and renewals. This knowledge helps to determine the amount of work and type of work needed to optimize the housing supply. Coordinating with Community Services department staff and our partners helps to match capacity with specific needs. It is both a challenge and continuous learning curve as our teams focus on building trust with community members and each other. Together, we are working to provide the right support at the right time to ensure everyone has stable housing.

Reflection Moving Forward

Alignment and Innovation

- Mesa HART Hub, Mesa Mobile teams, Warming Centre, 12 supportive housing units and other HART Hub funding, and integrated pathways alignment
- County of Renfrew is continually seeking opportunities/partnerships to help support expansion of affordable housing

Data and Evidence

- Strategically RCHC recognizes that in order to modernize the type of data we are collecting, moving forward we will be looking into procuring new technology to better align with our data requirements
- Data management and system improvement—implement a data management tool to inform coordinated systems and further support evidence-informed decision making

Collaboration and Co-ordination

- Coordinated housing pathways, integrated care and referral pathway
- Practices, processes and policies are forged under a shared and well communicated service delivery model

Compassion and Capacity

- Coordinating funding streams
- Intensive Case Management Services
- Staff support

We are moving forward with compassion and in collaboration with all our community members. The path ahead is perfectly articulated by the recently defined, purpose-inspired County of Renfrew 'Why' statement "to cultivate a compassionate, collaborative, creative and inclusive environment, providing our community with meaningful support and innovative solutions."

RCHC embodies this 'why' statement and will continue to play an important and essential role that positively impacts our region's affordable housing and homelessness crisis and ensures everyone has a safe place to call home.

"This statement represents the heart of who we are. It's the foundation of our service, our teamwork, and the positive impact we create every day. Welcome to the next step in our journey as a purpose-driven team." — Craig Kelley, CAO

Appendix A:

Population Health Snapshot

Data sourced from the Population Health Snapshot by the Ottawa Valley Ontario Health Team

General Characteristics by Sub-Area (2021 Census)

	Renfrew, Eganville & area	Pembroke, Petawawa & Area	Deep River & area	Barry's Bay & area	RCDHU	Ontario
Population	24,240	49,199	7,327	8,944	106,930	14,223,942
Population density (people per sq. km)	9.1	39.3	5.2	3.4	13.0	15.9
Population weighted remoteness index (higher = more remote)	0.23	0.25	0.28	0.27	0.24	0.10
Percent of the population under 20 years of age	18.2%	22.8%	21.0%	15.5%	20.6%	21.5%
Percent of the population 65+ years	28.3%	18.6%	23.9%	32.9%	23.4%	18.6%
Percent of the population 75+ years	11.1%	8.2%	10.2%	13.2%	9.7%	8.0%

Identity and Immigration by Sub-Area (2021 Census)

Percentage	Renfrew, Eganville & area	Pembroke, Petawawa & Area	Deep River & area	Barry's Bay & area	RCDHU	Ontario
French Speakers	2.7%	7.1%	5.3%	1.8%	5.0%	3.4%
Indigenous identity	7.5%	9.6%	8.6%	8.7%	8.5%	2.9%
Visible minorities (racialized)	1.2%	4.0%	7.8%	2.4%	3.3%	34.3%
Immigrants	4.0%	5.0%	10.5%	7.0%	5.5%	30.0%
Recent immigrants (previous 10 years)	0.2%	1.0%	1.2%	0.4%	0.8%	7.5%

Socioeconomic Status and Living Arrangements by Sub-Area (2021 Census)

	Renfrew, Eganville & area	Pembroke, Petawawa & Area	Deep River & area	Barry's Bay & area	RCDHU	Ontario
No certificate, degree or diploma	18.0%	15.5%	13.3%	24.1%	16.5%	15.3%
Percent of people in labour force	53.3%	61.7%	53.7%	48.2%	57.5%	62.8%
Unemployment rate	9.4%	8.7%	6.0%	14.2%	9.2%	12.2%
Household spends 30+% of income on shelter	15.7%	13.9%	10.5%	13.3%	14.3%	24.2%
Percent lone parent families of all families	13.6%	15.3%	13.6%	12.8%	14.4%	17.1%
Percent of people living alone	14.0%	11.6%	13.5%	15.4%	12.7%	10.4%
Moved in last year	9.8%	13.0%	12.9%	7.7%	11.5%	11.6%

Risk Factors by Health Unit

	RCDHU	Ottawa	Ontario
Adult daily smoking rate,	13.7%	6.7%	10.1%
Adult obesity rate, 2019-20	41.3%	26.0%	28.3%
5+ servings of veg & fruit per day, 2022	22.6%	21.6%	21.3%
Food insecure, 2021-22	14.5%	13.8%	17.7%
Adult physical activity levels below Canadian guidelines, 2020	26.9%	27.9	24.2

General Health by Health Unit

	RCDHU	Ottawa	Ontario
Very good or excellent health, self-perceived, 2019	55.4%	65.3%	62.2%
Very good or excellent mental health, 2019	60.5%	60.4%	64.7%
Rate of mortality from preventable causes -rate, 2021*	135.1	93.7	123.9
Rate of mortality from treatable causes, 2021*	68.3	55.4	63.3

Alcohol Use and Harms, Mental Health Disorders and Injuries by Health Unit

	RCDHU	Ottawa	Ontario
Self-reported heavy drinking rate (age 12+) 2019-20	19.1%	15.2%	16%
Hospitalization rate for conditions entirely attributable to alcohol, 2023*	227.1	179	215.5
Self-report prevalence of mood disorders, 2019-20	13.4%	10.0%	9.7%
Self-reported prevalence of anxiety disorders, 2019-20	13.7%	10.6%	10.5%
Rate of hospitalization for all injuries (2022) *	762	456	549
Rate of hospitalizations for self-harm, 2022*	93.7	51.4	66.8

*Age standardized rates per 100,000 population. Deaths from preventable causes are those that might have been avoided through efforts such as vaccinations, lifestyle changes and injury prevention. Deaths from treatable causes are those that could potentially have been avoided through effective screening and treatment of disease. Full details are available in the PHO technical notes. Source for all indicators: Public Health Ontario (PHO) Snapshots which include data derived from other sources. Note that some estimates have wide confidence levels.

Appendix B: Maximum Rent Comparisons

Arnprior

Arnprior			2025 Maximum Rent 2.5% Increase	2024 Maximum Rent 2.5% increase	2023 Maximum Rent 2.5% increase	2022 Maximum Rent 1.2% increase	2021 Maximum No Increase	2020 Maximum Rent 2.2% increase
Duplexes, Townhouses, Single Detached Homes								
	13 Units	2 BDR	\$902	\$871	\$840	\$820	\$811	\$811
Fourth Ave., Laird St., Bridge St., Wilfred Cres., Allan Dr., Sullivan Cres., Wilfred Cres., Edward St.	50 Units	3 BDR	\$939	\$907	\$876	\$855	\$845	\$845
	18 Units	4 BDR	\$1,012	\$978	\$945	\$922	\$912	\$912
	2 Units	5 BDR	\$1,064	\$1,029	\$995	\$971	\$960	\$960
With the exception of 228 Edward St.	1 Unit	3 BDR	\$1,012	\$978	\$945	\$922	\$912	\$912
Caruso St. & Spruce St.	27 Units	2 BDR	\$935	\$903	\$872	\$851	\$841	\$841
Caruso St. & Spruce St.	14 Units	3 BDR	\$976	\$943	\$911	\$889	\$879	\$879
Apartments								
Albert St., Burwash St., Russell St.	118 Units	1 BDR	\$840	\$810	\$791	\$772	\$763	\$763
	1 Unit	2 BDR	\$877	\$846	\$826	\$806	\$797	\$797
Spruce Cres.	16 Units	1 BDR	\$832	\$802	\$773	\$755	\$747	\$747
Total Arnprior Units			260 Units					

Pembroke

Pembroke			2025 Maximum Rent 2.5% Increase	2024 Maximum Rent 2.5% increase	2023 Maximum Rent 2.5% increase	2022 Maximum Rent 1.2% increase	2021 Maximum No Increase	2020 Maximum Rent 2.2% increase
Duplexes, Townhouses, Single Detached Homes								
Nelson St., Cecil St., Lea St., Frasers Ln., Arnolds Ln., Bronx St., Reynolds Ave.	53 Units	2 BDR	\$874	\$843	\$813	\$794	\$785	\$785
	63 Units	3 BDR	\$938	\$906	\$875	\$854	\$844	\$844
	14 Units	4 BDR	\$1,000	\$966	\$933	\$911	\$901	\$901
	7 Units	5 BDR	\$1,059	\$1,024	\$990	\$966	\$955	\$955
204 to 242 Cecil	36 Units	2 BDR	\$871	\$840	\$810	\$791	\$782	\$782
		3 BDR	\$936	\$904	\$873	\$852	\$842	\$842
		4 BDR	\$997	\$963	\$930	\$908	\$898	\$898
		5 BDR	\$1,057	\$1,022	\$988	\$964	\$953	\$953
Apartments								
Nelson St., River Rd., MacKay St., Elizabeth St.	177 Units	1 BDR	\$774	\$746	\$719	\$702	\$694	\$694
	1 Unit	2 BDR	\$874	\$843	\$813	\$794	\$785	\$785
Total Pembroke Units			351 Units					

Renfrew

Renfrew Site			2025 Maximum Rent 2.5% Increase	2024 Maximum Rent 2.5% Increase	2023 Maximum Rent 2.5% Increase	2022 Maximum Rent 1.2% Increase	2020 Maximum No Increase	2020 Maximum Rent 2.2% Increase
Duplexes, Townhouses, Single Detached Homes								
Moran Heights	31 Units	2 BDR	\$974	\$941	\$919	\$897	\$887	\$887
		3 BDR	\$974	\$941	\$919	\$897	\$887	\$887
		4 BDR	\$1,010	\$976	\$953	\$930	\$919	\$919
Airth Blvd.	29 Units	2 BDR	\$869	\$839	\$809	\$790	\$781	\$781
		3 BDR	\$917	\$885	\$854	\$834	\$825	\$825
		4 BDR	\$984	\$951	\$919	\$897	\$887	\$887
		5 BDR	\$984	\$951	\$919	\$897	\$887	\$887
Oak Crescent	26 Units	2 BDR	\$869	\$839	\$809	\$790	\$781	\$781
		3 BDR	\$907	\$876	\$845	\$825	\$816	\$816
		4 BDR	\$984	\$951	\$919	\$897	\$887	\$887
		5 BDR	\$984	\$951	\$919	\$897	\$887	\$887
Vimy Blvd.	42 Units	2 BDR	\$855	\$825	\$796	\$777	\$768	\$768
		3 BDR	\$945	\$913	\$881	\$860	\$850	\$850
Apartments								
Lorne St., Vimy Blvd., Hall Ave.,	143 Units	1 BDR	\$800	\$771	\$743	\$725	\$717	\$717
		2 BDR	\$833	\$803	\$774	\$756	\$748	\$748
Total Renfrew Units		271 Units						

Housing Income Limits (HLs)

Maximum Rent by Year	1 Bedroom	2 Bedrooms	3 Bedrooms	4–5 Bedrooms
	\$38,500	\$46,500	\$52,500	\$61,000
2019	\$775	\$950	\$1,088	\$1,350
202	\$792	\$970	\$1,111	\$1,379
2021	\$792	\$970	\$1,111	\$1,379
2022	\$801	\$981	\$1,124	\$1,395
2023	\$821	\$1,005	\$1,152	\$1,429
2024	\$842	\$1,030	\$1,181	\$1,465
2025	\$863	\$1,056	\$1,211	\$1,502



**County of
Renfrew**
Ontario . Canada