



Housing and Homelessness Annual Report - 2020

Safe, affordable, and attainable housing is the foundation for healthy communities. The stability of housing directly impacts quality of life indicators such as health and personal well-being. The County of Renfrew is a large municipality comprised of many diverse communities with ranging housing needs and household incomes. Our Community Services Department applies an integrated and collaborative approach in providing supports that are geared to the housing needs of Renfrew County residents who are homeless or at risk of losing their housing. We have a 'no wrong door' approach and connect people to other community services and partners to help with solutions that improve housing security.

In 2013, after considerable community consultation, the County of Renfrew adopted a ten-year Housing and Homelessness Plan. This plan, entitled "A Place to Call Home", helped to establish a clear picture of housing needs in the community as well as strategies and actions to address those needs. The plan was updated during 2019 and again during 2021. The 2021 plan references the County of Renfrew's Seniors' Housing Strategy along with housing pressures impacted by the COVID-19 pandemic.

The County of Renfrew provides a Housing and Homelessness Annual Report to document progress, highlight pressures, and identify key activities regarding the programs and assistance that we offer.

Our Vision

For all County of Renfrew residents to have a place to call home.

Our Goals and Objectives

1. Housing people who do not have a home
 - a. Take a housing first approach
 - b. Improve access to housing and support needs
2. Preventing homelessness and maintaining housing
 - a. Reinforce homelessness prevention
 - b. Improve access to support services and programs
 - c. Engage senior levels of government
 - d. Increase housing awareness and promote housing stability
3. Ensuring an adequate supply and choice of housing
 - a. Retain and increase supportive and affordable housing
 - b. Encourage development and investment in affordable, accessible, and supportive housing
 - c. Support affordable home ownership opportunities
4. Improving coordination and capacity within the system
 - a. Enhance effectiveness and coordination with housing partners
 - b. Improve awareness of housing services and programs



Inventory of Affordable Housing in Renfrew County



Renfrew County Housing Corporation (locations across Renfrew County) – Provides 1020 rent geared-to-income units and this includes 19 apartments, 57 single family homes, 150 duplexes, and 217 row homes.

Non-Profit Housing - The following non-profit housing units provide rent-geared-income or other affordable housing options:

- **Kinsmen Court Home (Pembroke)** – Offers independent affordable living in a 25-unit apartment building. All units are rent-geared-to-income.
- **St. Joseph’s Non-Profit Housing Corporation (Pembroke)** –Provides a mix of rent-geared-to-income and market rent housing from seniors and families. The senior building has 90 one-bedroom units and there are 36 family townhomes consist of 2, 3 or 4 bedrooms.
- **Baskin Place (Arnprior)** – Offers a mix of rent-geared-to-income and market rent units for seniors within a 24-unit apartment complex.
- **Petawawa Housing Corporation**– Offers a mix of rent-geared-to-income, market, and affordable market rate rental units for seniors within a 35-unit apartment building.
- **Killaloe and District Housing Inc. (Killaloe)** – Provides a mix of market and rent-geared-to-income for seniors within a 28-unit apartment.

Affordable Housing Projects – Five affordable housing complexes were developed through federal and provincial funding since 2006.

Central Station Lofts	West Station Lofts	Fairfields Senior Living	Petawawa Housing Corporation
Arnprior	Arnprior	Eganville	
19 Units	19 Units	2 developments 12 + 24 Units	14 Units

Rental Allowance Programs

Investment in Affordable Housing Shared Delivery Program (program ended March 2020)

- Monthly rental allowance of \$150/single or couple; \$250/family
- 24 households assisted

Investment in Affordable Housing Direct Delivery Program

- Rental allowance of \$250/month
- 25 households assisted

Consolidated Homelessness Prevention Initiative

- Rental allowance of \$275/single or couple; \$375/family
- 191 households assisted

Canada-Ontario Housing Benefit - COHB (2020-2021)

- Monthly rental subsidy geared to income
- 114 households assisted
- COHB replaced the Survivors of Domestic Violence Portable Housing Benefit (15 transferred to COHB)



Homelessness Prevention Program

- Funded by the Consolidated Homelessness Prevention Initiative
- 793 households assisted with utility arrears, rent arrears, last month's rent, moving expenses, and emergency shelter
- Supports to help with housing stabilization and emergencies; keeping existing housing and securing new housing

Community Housing Renewal Strategy

Ontario Priorities Housing Initiative (OPHI)

- \$423,500 was allocated to Renfrew County Housing Corporation for capital repairs
- Projects included installation of notifier and relays, infrared testing and main subs, primus locks, and front porch roof repairs

Canada-Ontario Community Housing Initiative (COCHI)

- \$259,624 was allocated to RCHC for capital repairs
- Projects included replacing HVAC systems and the installation of fall protection on roofs

Forgiveable Grants and Loans for Low-Income Homeowners

Ontario Renovates

- Originally funded through the Investment in Affordable Housing (IAH) initiative that spanned 8 years between 2011 and 2019.
- Service managers were required to set up a revolving loan account and recover loan amounts if recipients sold their home prior to the end of the loan agreement term.
- Program not offered during 2020 due to the end of annual IAH funding, a low reserve in the revolving loan account, and operational impacts due to the COVID pandemic

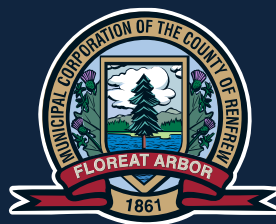
Emergency Minor Home Repair

- Funded annually through the Consolidated Homelessness Prevention Initiative (CHPI)
- \$5,000 for emergency home repairs and accessibility upgrades to assist low income homeowners to stay in their home
- 25 households assisted during 2020



Population and Income Data

	2014	2015	2016	2017	2018	2019	2020
Population	106,306 ²⁰	107,169 ²⁰	102,394 ²⁰	*	*	*	*
Population Growth (%)	1.01% ²⁰	1.00% ²⁰	1.1% ²⁰	*	*	*	*
Households	No data ¹⁸	45,300 ¹⁸	42,780 ²⁰	*	*	*	*
Household Growth (%)	No data ¹⁸	1.02% ¹⁸	2.44% ²⁰	*	*	*	*
Growth in Seniors (%)	No data ¹⁸	No data ¹⁸	56.72% ²⁰	*	*	*	*
Non-Couple Households Growth (%) ²	No data ¹⁸	No data ¹⁸	26.18% ²⁰	*	*	*	*
Unemployment Rate	8.1% ²²	8.7% ²²	7.8% ²²	7.4% ²²	5.7% ²²	5.2% ²²	9.6% ²²
Ontario Works Maximum Shelter Allowance for One Person	\$376	\$376	\$376	\$376	\$390	\$390	\$390
Ontario Works Maximum Shelter Allowance for Two People	\$602	\$609	\$609	\$609	\$642	\$642	\$642
ODSP Maximum Shelter Allowance for One Person	\$474	\$474	\$474	\$474	\$497	\$497	\$497
ODSP Maximum Shelter Allowance for Two People	\$753	\$753	\$753	\$753	\$781	\$781	\$781
General Minimum Wage	\$11.00	\$11.25	\$11.40	\$14.00	\$14.00	\$14.00	\$14.00 (Oct/20) \$14.25
Average Household Income	\$76,510	\$81,962	\$84,830	\$84,830	\$84,830	\$84,830	\$86,600
Median Household Income	\$64,383	\$66,503	\$68,542	\$68,542	\$68,542	\$68,542	\$73,700



Affordable Housing Data

	2014	2015	2016	2017	2018	2019	2020
Private Rental and Ownership Housing							
Average Market Rent for One-Bedroom Unit	\$618 ⁵	\$622 ⁵	\$635 ⁵	\$635 ⁵	\$711 ⁵	\$744 ⁵	718 ⁵
Average Vacancy Rate (private rental market)	2.6%	2.6%	2.8%	2.9%	2.4%	2.9%	3.4%
Average Resale House Price ⁷	\$222,000	\$216,007	\$216,752	\$227,097	\$242,704	\$289,838	\$283,704
Social and Affordable Housing							
Number of Social Housing Units	1340 ²¹	1339 ²¹	1334 ²¹	1328 ²¹	1326 ²¹	1329 ²¹	1331 ²¹
Number of Households on Social Housing Waiting List as of December 31 st	814	958	996	1002	1068	1539	822
Number of Households Housed from the Social Housing Waiting List (incl.SPP)	125	161	142	134	114	121	103
Number of New Applications for the Social Housing Waiting List	180	293	375	479	598	361	672
Total Number of New Affordable Units Created this Year	0	0	0	14	19	0	0
Emergency, Transitional and Supportive Housing Units							
Number of Emergency and Transitional Housing Units	39 ⁸	39 ⁸	39 ⁸	42 ⁸	42 ⁸	42 ⁸	42 ⁸
Average Length of Stay in Emergency/Transitional Housing (weeks)	3 ⁹	3 ⁹	3 ⁹	3 ⁹	3 ⁹	3 ⁹	3 ⁹
Shelter Occupancy Rates (%)	50 ¹⁰	50 ¹⁰	50 ¹⁰	50 ¹⁰	50 ¹⁰	50 ¹⁰	25 ¹⁰
Number of Designated Units for Victims of Domestic Violence	16 ¹¹	16 ¹¹	16 ¹¹	16 ¹¹	16 ¹¹	16 ¹¹	16 ¹¹
Number of Persons Moving from Shelter to Permanent Housing							
Number of Households Supportive Housing Units (outside social housing)	93 ¹²	93 ¹²	93 ¹²	93 ¹²	93 ¹²	93 ¹²	93 ¹²



	2014	2015	2016	2017	2018	2019	2020
Number of Alternative Housing Units	25 ¹³	25 ¹³	25 ¹³	25 ¹³	25 ¹³	25 ¹³	25 ¹³
Number of Households Assisted through Homelessness Prevention Program ¹⁴	733	949	621	804	567	508	793
Number of Households Assisted through County of Renfrew Homeownership Program	n/a ¹⁹	n/a ¹⁹	n/a ¹⁹	14	11	0	0
Number of Households Assisted through the Survivors of Domestic Violence-Portable Housing Benefit	n/a	n/a	26	47	47	21	99 (Now COHB)
Number of Households Assisted through Ontario Renovates	44 ¹⁷	0	17	50	109	35	0
Number of OW Caseloads	1186	1257	1277	1357	1323	1240	1163
Number of ODSP Caseloads	3251	3362	3511	3503	3705	3835	3630

¹ All data provided as of December 2016 unless otherwise stated. Growth (%) is the percent change from 2015 to 2016 unless otherwise stated

² Households that are not a couple with or without children

³ Average and median household incomes for 2016 are sourced from Ottawa Valley Economic Development Services and Manifold Data Mining Inc.

⁴ All data provided as of December 2016 unless otherwise stated

⁵ Canada Mortgage and Housing Corporation Rental Market December 2020. \$718 one-bedroom

⁶ October 2011

⁷ Canadian Real Estate Association Sales Data

⁸ Bernadette McCann House (16), Columbus House (11), MacKay Manor (12) The Grind (3)

⁹ Bernadette McCann House and Columbus House

¹⁰ Bernadette McCann House

¹¹ Bernadette McCann House

¹² Madawaska Valley and Barry's Bay (34), Community Living Upper Ottawa Valley (24), Community Living Upper Ottawa Valley (35)

¹³ Kinsmen Court

¹⁴ Previously CSUB funding in 2011, now CHPI

¹⁵ Year 1 Breakdown (2009)

¹⁶ 1st pot of funding (2012)

¹⁷ 2014 additional IAH funding

¹⁸ No data prior to 2015. 2015 data from Ottawa Valley Economic Development and Manifold Data Mining Inc.

²⁰ Statistics Canada, 2016 Census Data (census completed every 5 years)

²¹ Total Social Housing Units include: RCHC + Rent Supplement + Non-Profit units

²² Service Canada, Unemployment Rates by Economic Region, 12-month average

* The most recent Census Data from Statistics Canada was for 2016. There will not be an update until the 2021 Census is published.

