

To: Warden and Members of County Council

From: Director of Human Services

2020 Annual Progress Report - 10 Year Shelter Plan

RECOMMENDATION

1. That Council approve the 2020 Annual Progress Report of the 10 Year Shelter Plan as illustrated in Attachment 1 and as outlined in Report No. HS 2021-05.

REPORT HIGHLIGHTS

- The 2020 Annual Progress Report of the County 10 Year Shelter Plan includes measures and progress that has been achieved to meet the objectives and targets of the Plan.
- Under a variety of different housing programs, 75 additional households received a rent subsidy, while 4 ownership households received financial assistance to purchase their first home. One affordable housing project is nearing completion (24 units), one project was initiated (48 affordable units) and three projects are scheduled to commence construction (totaling 80 affordable units).
- Housing crisis looms in Oxford County as the demand for housing greatly exceeds the current supply.

Implementation Points

Following Council's review of the Annual Report, a copy will be provided to the Ministry of Municipal Affairs and Housing (MMAH) and be made available to the public, in accordance with the *Housing Services Act, 2011*.







Financial Impact

There is no financial impact associated with the approval of the 2020 Annual Progress Report of the 10 Year Shelter Plan.

Communications

This report provides details with respect to the Annual Progress Report that is required in accordance with the *Housing Services Act, 2011*. In light of this, details of this report have been shared with the Ministry of Municipal Affairs and Housing (MMAH) and will be made available to the public, local municipalities and the Canadian Mortgage Housing Corporation (CMHC) upon approval.

Strategic Plan (2015-2018)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
1.i. 1.ii.		3.iii.			

DISCUSSION

Background

In 2010, the Ministry of Municipal Affairs and Housing (formerly Ontario Ministry of Housing), released the Long-Term Affordable Housing Strategy (LTAHS) and sequentially the Housing Services Act, 2011, replacing the former Social Housing Reform Act, 2000. In accordance with the Housing Services Act, 2011, Municipal Service Managers are required to develop a 10 Year Housing and Homelessness Plan to identify objectives and targets related to housing and homelessness, as well as actions proposed to meet those objectives. To ensure targets and objectives are being met, Service Managers are required to complete annual progress reports, as well as a five-year review.

Housing and Homelessness (Shelter) Plans play a critical function in setting out how Service Managers are addressing housing and homelessness locally, including housing affordability, coordination of homelessness and related support services, preventing homelessness and ending chronic homelessness. As such, the Housing and Homelessness (Shelter) Plan is an important tool to support poverty reduction.

By way of background, on June 10, 2015, County Council approved the 10 Year Shelter Plan presented in [Report No. HS 2015-07](#). This Plan sets a long-term vision, targets and strategies to promote housing stability across the shelter continuum. As required under the Housing Services Act, 2011, a five year review of the Shelter Plan was also completed in December, 2019. The five year review highlighted changes in local demographics, needs associated with housing and homelessness, as well as the progress that has been achieved to date. This review also identified

5 projected outcomes and strategies for 2020 to 2024, as follows:

1. Increase affordable rental housing supply
2. Preserve and optimise existing housing stock
3. Reduce chronic homelessness
4. Increase housing with related supports
5. Increase rent supplement units in the community

Details regarding the progress of each strategy are included in Attachment 1.

Comments

The 2020 Annual Progress Report provides a summary of the County's achievements as of December 31, 2020. The progress of the 10 Year Shelter Plan is regularly monitored by staff, to ensure ongoing review of recommendations, relevance to community needs and alignment with the County's strategic priorities. The Plan is a living document that ensures the County is growing stronger together by creating "vibrant communities where residents have access to affordable, appropriate and stable housing and a good quality of life".

The 2020 Annual Progress Report shows that there was activity in most of the actions areas, as planned. The key accomplishments are summarized below:

- 75 additional households received a rent subsidy.
- Approval of a 98 unit apartment building, including 62 affordable units, at 1231 Nellis Street, Woodstock.
- Approval of 2 Habitat for Humanity dwellings in Drumbo, Township of Blandford-Blenheim.
- Approval of a 30 unit apartment building, including 16 affordable units, in the Village Plattsville, Township of Blandford-Blenheim.
- Initiation of a 48 unit affordable housing project at 785 Southwood Way, Woodstock.
- Approval of 4 Homeownership Assistance (down payment) Loans.

In April 2016, Council approved [HS Report 2016-01](#) which established an annual target of 50 new affordable units per year. While no newly build rental units were added to the affordable housing stock in 2020, one project is nearing completion (24 units), one project was initiated (48 affordable units) and three projects are scheduled to commence construction by May 2021 (totaling 80 affordable units). In total, 152 affordable units are proposed to be added to County's affordable housing stock.

While the 2020 annual target has been met, the County continues to face a housing crisis, where the housing demand greatly outweighs supply. Housing is essential to the wellbeing and economic viability of our community. Without adequate housing, it is difficult for individuals to have employment, food security, social and educational opportunities, or even good health. With low rental vacancies, unaffordable rents, and the lack of the "missing middle" housing options, finding suitable and affordable housing is a crisis for many members of the public. Attachment 2 includes statistics that identify the need to increase housing supply across the housing continuum.

In February, 2019, the County hosted an information session for senior leaders, planners, builders, employers and surrounding municipalities to learn more about the housing crisis across the Province. The objective of the information session was to bring new and innovative ideas together to build a solutions toolbox that complements the existing housing plan. For Council's information, Attachment 3 includes a summary report of the information session, prepared by SHS Consulting Inc.

Conclusions

The 2020 Annual Progress Report on the Oxford County 10-Year Shelter Plan includes details with respect to the measures that have been taken and the progress that has been achieved to meet the County's goals and objectives with respect to affordable housing.

In the year 2020, a total of 75 rent supplements were offered to low income households; 4 households received financial assistance to purchase their first home; one affordable housing project is nearing completion (24 units); and a total of 128 affordable units were approved.

The Annual Progress Report regarding the County's 10 Year Shelter Plan is required by the Ministry of Municipal Affairs and Housing and demonstrates the success of our efforts in 2020 to address the ongoing affordable housing crisis in our community.

SIGNATURES

Report Author:

Original signed by

Rebecca Smith, MCIP, RPP
Manager of Housing Development

Departmental Approval:

Original signed by

Paul Beaton
Director of Human Services

Approved for submission:

Original signed by _____

Michael Duben, B.A., LL.B.
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – 2020 Annual Progress Report on the 10 Year Shelter Plan, February 24, 2021
Attachment 2 – Info graphic – Housing Continuum in Oxford County
Attachment 3 – Summary Report – Solution Development Workshop, March 2019