

To: Warden and Members of County Council

From: Chief Administrative Officer

2021 Annual Progress Report - 10 Year Shelter Plan

RECOMMENDATION

1. That Council approve the 2021 Annual Progress Report of the 10 Year Shelter Plan, as illustrated in Attachment 1 and as outlined in Report No. CAO 2022-02.

REPORT HIGHLIGHTS

- The 2021 Annual Progress Report for 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 housing programs, 54 additional households received a rent subsidy, two affordable housing projects are nearing completion (84 units) and two housing projects were initiated (26 affordable units).
- The demand for housing throughout the County continues to greatly exceed 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 will 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 2021 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 and local municipalities upon approval.

Strategic Plan (2020-2022)

					
<i>WORKS WELL TOGETHER</i>	<i>WELL CONNECTED</i>	<i>SHAPES THE FUTURE</i>	<i>INFORMS & ENGAGES</i>	<i>PERFORMS & DELIVERS</i>	<i>POSITIVE IMPACT</i>
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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 2021 Annual Progress Report provides a summary of the County's achievements as of December 31, 2021. The progress of the 10 Year Shelter Plan is regularly monitored by staff, to ensure the 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 2021 Annual Progress Report shows that there was activity in most of the actions areas, as planned. The key accomplishments are summarized below:

- 54 additional households received a rent subsidy.
- Two affordable rental projects are nearing completion, being a 98 unit apartment building, including 62 affordable units, at 1231 Nellis Street, Woodstock, and a 30 unit apartment building, including 22 affordable units, in the Township of Blandford-Blenheim.
- The initiation of 2 Habitat for Humanity dwellings in Drumbo, Township of Blandford-Blenheim.
- Approval of an 8 unit affordable housing project on the County owned housing site located at 738 Parkinson Road, Woodstock.
- Approval of an 18 unit affordable housing project at 31 Victoria Street in Tillsonburg.
- Approval of 1 Homeownership Assistance (down payment) Loan.

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 were added to the affordable housing stock in 2021, the projects at 1231 Nellis Street, Woodstock and 98 Mill Street East in Plattsville are both nearing completion, adding a total of 84 affordable units to the County's existing inventory (with 6 of these units being added in 2021). In addition, two new projects were approved in 2021, being an 8-unit project at 738 Parkinson in Woodstock and an 18-unit project in Tillsonburg. As a result of Covid-19, there were many delays and additional costs associated with each of the projects that commenced in 2021.

In addition to the above, the County also purchased a property in Woodstock to support a future affordable housing project with approximately 30 units. Furthermore, it is important to note that staff have initiated the completion of a Master Housing Strategy, to provide Council and staff with a better understanding of the County's current housing needs, including gaps along the housing continuum, as well as a list of priority housing projects that can assist to address the identified gaps.

Notwithstanding the above, the County continues to face a housing crisis, where the housing demand greatly outweighs the 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 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.

Conclusions

The 2021 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.

The annual progress report on the 10 Year Shelter Plan is required by the Ministry of Municipal Affairs and Housing (MMAH), and will be posted to the County's website following Council's consideration.

SIGNATURES

Report Author:

Original signed by

Rebecca Smith, MCIP, RPP
Manager of Housing Development

Approved for submission:

Original signed by

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

ATTACHMENT

Attachment 1 – 2021 Annual Progress Report on the 10 Year Shelter Plan, February 9, 2022