

**To:** Warden and Members of County Council

**From:** Director of Human Services

## 2022 Annual Progress Report – 10 Year Shelter Plan

### RECOMMENDATION

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1. That Council approve the 2022 Annual Progress Report of the 10 Year Shelter Plan, as illustrated in Attachment 1 and as outlined in Report No. HS 2023-03.

### REPORT HIGHLIGHTS

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- The 2022 Annual Progress Report for the County 10 Year Shelter Plan includes action taken and progress that has been achieved to meet the objectives and targets of the Plan, including the following:
  - 68 households received a rent subsidy
  - three rental housing projects were completed (for a total of 92 new affordable units)
  - two new housing developments were initiated and another was allocated funding
  - a second unit funding program was implemented
  - down payment assistance loans were provided in support of two Habitat for Humanity units
  - Master Housing Strategy was adopted to address housing demand that continues to outpace supply throughout the County

### 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 are no financial impacts associated with the approval of the 2022 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 contained in 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)

					
<b>WORKS WELL TOGETHER</b>	<b>WELL CONNECTED</b>	<b>SHAPES THE FUTURE</b>	<b>INFORMS &amp; ENGAGES</b>	<b>PERFORMS &amp; DELIVERS</b>	<b>POSITIVE IMPACT</b>
1.i. 1.ii.		3.iii.			

## DISCUSSION

### Background

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 demonstrate how well 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.

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

1. Increase affordable rental housing supply
2. Preserve and optimize 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 of these strategic directives are included in Attachment 1.

## Comments

The 2022 Annual Progress Report provides a summary of the County's achievements as of December 31, 2022. Progress of the 10 Year Shelter Plan is regularly monitored by staff to ensure recommendations remain relevant to community needs and align with the County's strategic priorities.

The 2022 Annual Progress Report demonstrates action in the five strategic directives, summarized as follows:

- 68 households received a rent subsidy.
- Three affordable rental projects were completed or approaching completion
  - 98 unit apartment building, including 62 affordable units, at 1231 Nellis Street, Woodstock;
  - 30 unit apartment building, including 22 affordable units, in Blandford-Blenheim; and,
  - 8 unit affordable housing project on the County owned housing site located at 738 Parkinson Road, Woodstock.
- Two Habitat for Humanity home ownership units were completed in Drumbo, while one new build was initiated in Tillsonburg.
- Two affordable rental projects were initiated, including:
  - 18 unit affordable housing project at 31 Victoria Street, Tillsonburg; and,
  - 52 unit apartment building, including 29 affordable units, at 785 Southwood Way, Woodstock.
- Two applications were submitted through the County's newly established My Second Unit program.
- County Council approved an allocation of up to \$1.2 million to support a future affordable housing project at 175 Springbank Avenue North, Woodstock. An RFP was issued and is currently on hold in light of the County's submission to CMHC for potential funding through the Rapid Housing Initiative.
- An Expression of Interest was issued to expend up to \$700,000 in County funding to support the creation of affordable rental units across the County.
- The County Home Ownership Program was updated to reflect current market conditions.
- Through Report No. [HS 2022-10](#), County Council also adopted a Master Housing Strategy, which includes a number of priority housing developments projects and initiatives.
- The County executed the By Name List and Coordinated Access System in July 2022. As of December 2022 6 Community Partners signed Data Sharing Agreements.
- A 24/7 Emergency Shelter System in Woodstock started in December 2022.

Considering the above, a total of 92 new affordable units (92 rental and 2 ownership) were made available to the community in 2022. In addition, construction commenced on the 18 unit affordable housing project in Tillsonburg; one new project was approved, being a 52 unit apartment at 786 Southwood Way, Woodstock; and funding was allocated to the future housing project at 175 Springbank Avenue North, Woodstock.

While the annual housing target continues to be met, staff note that rising interest rates and increasing construction costs continue to have an impact on the financial feasibility of affordable housing projects. In 2022 the homeownership program was not as successful as previous years due to rising purchase prices and interest rates. This further exacerbates the pressures in the rental market as home ownership remains out of reach for many County residents.

As such, the County continues to face a housing crisis, where housing demand greatly outweighs the supply. With low rental vacancies, unaffordable rents, and the lack of the “missing middle” housing options, finding suitable and affordable housing continues to be an issue for many members of the public.

For Council’s information, an update to the 10 Year Shelter Plan will commence at the end of 2023, including input from relevant stakeholders.

## **Conclusions**

The 2022 Annual Progress Report on the Oxford County 10 Year Shelter Plan includes details with respect to action taken and the progress 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**

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### **Report Author:**

Original signed by

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Rebecca Smith, MCIP, MPP  
Manager of Housing Development

**Departmental Approval:**

Original signed by

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Kelly Black  
Director of Human Services

**Approved for submission:**

Original signed by

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Benjamin R. Addley  
Interim Chief Administrative Officer

**ATTACHMENT**

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Attachment 1 – 2022 Annual Progress Report on the 10 Year Shelter Plan, February 8, 2023