



REPORT

Housing

TO: Mayor and Members of Council

FROM: Elis Ziegler, Housing Programs and Services Assistant

DATE: May 9, 2022

REPORT: HD-24-2023

SUBJECT: County Housing Plan

EXECUTIVE SUMMARY:

The purpose of this report is to present a County Housing Plan for the purpose of establishing housing targets and service priorities for County residents.

RECOMMENDATION:

1. **THAT** Council receive report HD-24-2023; and
2. **THAT** Council endorse The County Housing Plan as a "living document" for the purpose of applying for provincial and federal funding as well as providing the catalyst for improved housing opportunities for all County residents.

ANALYSIS:

The County Housing Plan (the Plan) being presented (Attachment 1) was developed from the Housing and Poverty Reduction Action Team of the Community and Safety and Well-Being Plan, led by co-chairs from Prince Edward Learning Centre and The Prince Edward County Affordable Housing Corporation (PECAHC). The plan was reviewed by 15 community service agencies in the County, with key informants being the County Foundation Vital Signs, Prince Edward Learning Centre (PELC) and the Prince Edward-Lennox & Addington Social Services (PELASS).

The Plan is the first in Prince Edward County to document income and demographic trends and housing stock through the full range of the housing spectrum from emergency, supportive and subsidized housing to affordable rental housing stock and the services which support residents with housing insecurity.

Two factors gave rise to the development of this plan:

1. Community Need:

Housing security in Prince Edward County has become increasingly problematic with untenable waiting lists for subsidized housing; market rents increasing at unprecedented rates, and vacancy rates of rental housing in the County being the fourth lowest in the Province of Ontario among rural communities. Currently, there are no service coordination measures available to County residents to mitigate the threat of eviction, have access to housing, or provide some form of stabilization. The result is that visible homeless will continue to increase in the County without a permanent shelter accommodation established and a coordinated service support established.

2. Funding Eligibility

Current eligibility for various forms of funding provincially and federally, specific to housing, requires a detailed overview of strategies and systems-level planning coming out of the [2019 National Housing Strategy](#).

The County has not developed a prescriptive Housing Plan specific to Prince Edward County and has relied to this point on PELASS, the dedicated Consolidated Municipal Service Manager (CMSM), for such a plan which unfortunately does not include the full range of housing available in the County nor accurately reflects current housing conditions in the County.

To be considered for new funding recently announced by the federal government; namely, the Canada Mortgage and Housing Corporation (CMHC) Accelerator Fund, a Housing Plan including a Housing Needs Assessment of current stock and future stock required to reach goals for the community provides for a preferential adjudication of an application through the assignment of a higher score. Further, the completion of a Housing Plan within the funding model being made available by CMHC allows for access to additional monies for housing support services for the County separate from any monies provided by PELASS for this purpose. The application portal for the Accelerator Fund will be open in June 2023; however, municipalities are being strongly encouraged to have the required documentation and supporting plans prepared in advance as the expected timeframe for submission of an application is limited to two to three weeks upon the application portal opening.

Building the Housing Plan

The Prince Edward County Affordable Housing Corporation and the Prince Edward Learning Centre are co-leads of the Housing, Homeless and Income Security Action Team of the Community Safety and Well-Being Plan, with which the County Housing Plan will dovetail.

To this end, a preliminary meeting with thirty service agency and municipal representatives was held April 14, 2023, and again on April 27, 2023 to review the County Housing Plan being recommended. Key informants and process participants

provided key housing related statistics from their respective databases in addition to qualitative contributions from people with lived experience. This community lens, combined with the data gathered by Vital Signs, PECAHC and CMHC regional housing market information provides a robust dive into housing issues and provides both realistic housing targets as well as articulating service coordination needs across the housing spectrum in Prince Edward County.

This Plan, once endorsed by Council, would be implemented by municipal staff with the advice and support of the Housing and Homelessness Action Team (the current subgroup of the Community Wellbeing and Safety Plan implementation).

OPTIONS CONSIDERED:

There are no other alternative options available given the necessity of a County Housing Plan to access new revenues to create new affordable housing and meet service needs for all County residents across the Housing Spectrum.

CONSULTATION TO DATE:

Key informants include:

- The County Foundation
- The Corporation of The County of Prince Edward
- The Prince Edward County Affordable Housing Corporation
- The Prince Edward Learning Centre
- Prince Edward Lennox and Addington Social Services
- County residents with lived experience

Participating agencies include:

- Community Services, Programs and Initiatives, The County of Prince Edward
- Prince Edward Lennox and Addington Social Services
- The Community Foundation
- Prince Edward Learning Centre
- Prince Edward Chamber of Commerce
- Prince Edward County Hoarding Coalition
- Community Living Prince Edward
- Canadian Mental Health Agency
- Career Edge Employment Services
- Hastings Prince Edward Public Health Unit
- Peer Support Services of South Eastern Ontario
- Community Living Prince Edward
- Alternatives for Women
- Salvation Army
- Community and Advocacy Legal Clinic
- Prince Edward County Community Care for Seniors Association

FINANCIAL CONSIDERATIONS:

There is no financial impact to the endorsement of the Housing Plan, but it will create the opportunity for new funding streams that are more easily accessible with a Housing Plan in place.

RISKS:

Risk Description	Risk Type	Proposed Mitigation
Plan identifies need in excess of available municipal resources to address	Financial	The plan would provide a measured response within existing funds and position the municipality (and by extension, the Housing Corporation) to acquire new funding streams.
Plan is perceived as a token response to housing security and homelessness	Public / Stakeholder	The Housing and Homeless Action Team will become the system planning table by which results will be monitored for concrete outputs.

CORPORATE STRATEGIC PRIORITY ALIGNMENT:

Financial Sustainability - Ensuring financial sustainability with a financial plan that allows us to achieve our financial objectives.

- The implementation of a County Housing Plan will track to specific revenue targets internal to the Municipality. The provision of services and housing across the spectrum will support the circular economy of funds which will be spent locally.

Stable and Diversified Economy – Balance the needs of the tourism industry and the needs of the residents, mitigating the impact of tourism on residents and infrastructure.

- The development of new affordable housing units in Prince Edward County provides increased and stable income to a wide variety of residents who will spend that money locally in their own communities. Further, new housing units will support Prince Edward County businesses directly which are facing critical labour shortages due to the lack of housing.

Livable Community – Foster an affordable, healthy, livable community for all;

- The County Housing Plan directly supports the ability to provide affordable, healthy, and livable communities across all income ranges and demographics, with community-wide benefits.

COMMUNICATIONS:

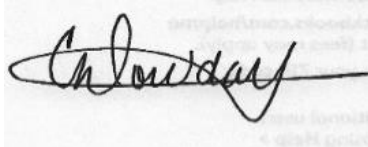
The County Housing Plan will be posted on the municipal website, and the final version shared with all of the organizations involved in Housing and Homelessness Action Team. The Plan is a living document and will be maintained by the Housing, Homeless and Income Security Action Team supported by the Prince Edward County Affordable Housing Corporation, Prince Edward Learning Centre and municipal staff. Substantive changes to the Plan would be brought back to Council for endorsement.

ATTACHMENTS:

- 1. County Housing Plan

Authorizing signatures:

Prepared by:	Elis Ziegler Housing Programs and Services Assistant	May 1, 2023
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Reviewed by:	Chuck Dowdall Director of Housing	May 1, 2023
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Approved by:	Marcia Wallace Chief Administrative Officer	May 2, 2023
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