



Peterborough

10-year housing & homelessness plan

Progress Report

2022



JOINT MESSAGE FROM CITY OF PETERBOROUGH MAYOR AND COUNTY OF PETERBOROUGH WARDEN

The 10-year Housing and Homelessness Plan (the Plan) was developed in 2014 and reviewed 5 years later in 2019. This is the ninth annual Progress Report, and the third report on the revised plan. The City of Peterborough is responsible for developing a 10-year Housing and Homelessness Plan and working towards the goals in that plan – most notably, ending chronic homelessness. In practice, this means providing emergency shelter, funding supportive housing programs, and building permanent housing for individuals experiencing homelessness.

Key results of the plan's implementation include an increase of rent supplements administered to support people experiencing or at risk of homelessness and adding units dedicated to those who are chronically homeless.

Like many jurisdictions across Canada, the City of Peterborough is facing ongoing housing affordability challenges. Home prices and rents continue to climb, and the demand for housing stock and housing stability supports remains strong. The growing complexity of homelessness and housing stability requires ongoing commitment and involvement from all levels of government to create a system of housing and support services that are accessible and responsive to people's needs.

Despite these challenges, we continue to work towards the goals in the Plan:

- In 2022, we added 500 new rent supplements to our community through the Canada Ontario Housing Benefit program and through municipal funded rent subsidy programs.
- created 41 new affordable homeownership units
- 5 families moved into transitional housing that will help them move towards stable, permanent housing.
- Added 26 units dedicated to people on the By- Name Priority list
- 46 people were housed through the Rapid Rehousing Program
- Multiple affordable housing projects were completed that are now homes for people experiencing homelessness, vulnerable seniors, and low-income singles and families.

We would like to recognize and thank County Council, City Council and staff, and all of our community partners for their ongoing work towards this shared goal. Their commitment and continued support of our most vulnerable residents are to be commended. We continue to work towards becoming a community where everyone has a safe and affordable place to call home.

We encourage everyone to learn more about housing and homelessness issues in our local community. Safe, affordable housing benefits everyone; we can all be part of the solution.

Sincerely,



Jeff Leal
Mayor of Peterborough



Bonnie Clark
Warden, Peterborough County



HIGHLIGHTS AND KEY STATISTICS



Ending Homelessness and Staying Housed

On average

306

people per month were experiencing homelessness in 2022.

In 2022,

296

shifts from homelessness to housing occurred.



Building Housing

To meet all housing needs in Peterborough City and County by 2029 we need:

580

RGI Supportive Housing units (homelessness),

2,680

new rental units,

796

affordable homeownership units.

In 2022 we added:

38

RGI Supportive Housing (homelessness),

20

affordable rental units,

295

new homeownership units.

41

new affordable homeownership units were created in 2022.

500 rent supplements were also added and dedicated to the system (125 municipal and 375 COHB).

34%

increase in Social Housing Waitlist applications occurred (compared to 2021).



Increased Acuity Level in Shelters

The homelessness service system in Peterborough uses a standardized assessment tool to determine people's needs and provide direction to support providers. This tool provides an acuity level that is either low, mid, high, or very high. The higher the acuity level, more intensive supports may be required to help the individual find and maintain housing. In 2022, roughly 55% of emergency shelter users had high or very high acuity based on a standardized assessment. The rise in acuity levels in shelters continues to put a strain on shelter providers, their staff and needed exit strategies in the system.



RENTING AND HOME OWNERSHIP IN PETERBOROUGH

It is expensive to rent or purchase a home in the Peterborough area and few rental units become available. People who rent face challenges finding housing that is affordable to their incomes, especially in the lowest income brackets.

Vacancy Rate

1%

Vacancy Rate in Peterborough Census Metropolitan Area (CMA) in October 2022: This was the lowest rental vacancy rate in the province.

3-5%

is what experts consider to be a healthy rental vacancy rate.

Average Market Rent

The cost of rental housing also has also increased. In October 2022, the Average Market Rent (AMR) in the City of Peterborough was:

Bachelor

\$873

per month

1-bedroom

\$1,090

per month

2-bedroom

\$1,339

per month

3-bedroom

\$1,517

per month

Average Resale Home Price

Purchasing a home has also become quite expensive in Peterborough.

\$245,200 increase

2018

\$430,000



2022

\$675,200



Social Housing

The waitlist for Social Housing (Community Housing) is long and the wait times are a challenge for the community.

In 2022

70 households moved into Rent-Geared-to-Income (RGI) social housing.

The number of households waiting on the centralized wait list for Rent-Geared-to-Income (RGI) housing has increased since 2021.

2021

1,541

households



2022

1,848

households

For those remaining on the list, the average wait time in 2022 was still 6 years (72 months).

GOALS - ENDING HOMELESSNESS AND STAYING HOUSED

Goal: Performance Framework

Ending Chronic Homelessness is a monumental task. To get there, we need to work collaboratively and with accountability among community partners. The Plan commits that all relevant partners will be engaged in and implementing a performance framework with:

- a shared vision of success,
- shared principles,
- standard operating procedures, and
- a dedication to continuous improvement.

Goal: Housing-Focused Service

Resources will be dedicated to getting people housed and engaging landlords.

A pilot to fund two housing support workers at Brock Mission led to rapid rehousing of individuals, as well as housing for a small number of chronically homeless men. The investment in this housing-focused support in shelters is necessary in addition to operational funding of residential facilities.

Progress in 2022

- Existing agreements for Home for Good now called Homelessness Prevention Program and maintained in 2022

BFZ 2022 Summary

- Six meetings with 11 BFZ partners were held from April to September.
- Sharing of priorities, good news stories and lunch and learns engaged community partners along the following topics:
 - Housing Unit Takeovers – delivered by CHMA
 - Housing Loss Prevention/ eviction prevention – delivered by Housing Resource Centre

Progress in 2022

The Youth Emergency Shelter for Youth and Families (YES) has a family-specific worker who supports families to move from homelessness to housing and families living in the community to maintain their housing.

In 2022, investments in supporting people moving from homelessness into housing readiness were actioned through funding Intensive Case Managers, Housing Support Workers and a Clinician in the shelters. These housing-focused roles supported 45 people off the By Name List into transitional housing units to ensure that they continue their journey towards housing stability and wellness.



Goal: Youth Homelessness

Goals and targets will be developed dedicated to youth homelessness.

Goal: Coordinated Access System and By-Name Priority List

Ending chronic homelessness means that the number of people experiencing sheltered and unsheltered homelessness will be no greater than the average monthly placement rate for people exiting the By-Name Priority List. .

There will be no one in our homelessness system who has been homeless for more than 6 months in the last year. Where possible, we will ensure everyone experiencing homelessness is connected to supports according to their needs.

An effective Coordinated Access System and By-Name Priority List will ensure that the needs of the most vulnerable are prioritized for the right help first, and that planning for supports is based on evidence and a Housing First approach.

Housing First is a philosophy that guides our service system. It states that housing is a basic human right and every person deserves housing that is safe, affordable, and appropriate. It helps inform delivery of services and development of policies.

Progress in 2022

116

unique youth under the age of 25 were temporarily housed at the YES Shelter for Youth and Families.

What we learned about homelessness in 2022:

On average

306

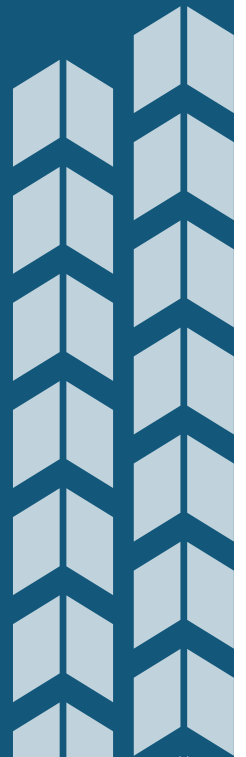
people experienced homelessness per month.

Of those,

296

shifts from homelessness to housing occurred.

Social Services developed an internal policy for supporting people who are living outdoors and established a dedicated outreach team.



Goal: Financial Supports

Supports for stable and successful housing will be reviewed to provide the right supports to the people who need them most.

There are many different types of financial supports, and each program has its own rules and requirements. These programs may not match the most urgent needs in the community right now. All Financial Supports programs will be reviewed to ensure that 2022 program outcomes are met.

Goal: Homelessness Priority

People who are homeless will be prioritized for housing options.

We will establish a community wide system for prioritizing people experiencing homelessness. This will be based on evidence and best practices from other communities.

Progress in 2022

- Staff at Social Services developed processes, policies, and training materials related to the 2020 reviews of the rent supplement and Housing Stability Fund programs. These changes were implemented in January 2022.

Progress 2022

38

RGI Supportive Housing units were created to provide homes with support services through a local Agency and dedicated to people on the By-Name Priority List.

37

people were approved for the Canada Ontario Housing Benefit, many of whom had experienced homelessness in the past.

8

individuals who had been experiencing homelessness moved into newly built affordable transitional housing units. The units are self contained and fully furnished. Attached to the units are intensive case management supports.



GOALS - BUILDING HOUSING

Goal: Successful Tenancies

We will match new housing development and financial subsidy with support and accessibility considerations that will lead to better outcomes for residents.

Progress in 2022

Note: Only units that are for people experiencing homelessness will count towards the target of 580 RGI Supportive units included in the Plan.

2021

Supportive Housing units added in Peterborough City and County in the following programs and agencies:

5

units at City-owned properties for families experiencing homelessness.

24

units at the Village of Havelock for low and moderate income seniors.

24

Canada Ontario housing Benefits were granted to people at risk of homelessness and housing instability.

15

units dedicated to men experiencing chronic homelessness were completed at the Brock Mission and filled in September 2021.

2022

Supportive Housing units added in Peterborough City and County in the following programs and agencies:

5

units at The Mount Community Centre.

46

people housed through the Rapid Rehousing Program.

375

Canada Ontario Housing Benefits were granted to people from the Rapid Rehousing Program, people at risk of homelessness and people fleeing domestic violence or human trafficking.

26

units created, dedicated to people on the By-Name Priority List and supported by a local agency.

Goal: Prevention

A proactive eviction prevention strategy will be launched that includes best practices in eviction prevention, including:

- Financial and legal supports.
- Communication support.
- Outreach case management support.
- Early detection and intervention for those at-risk of eviction.
- Education and information.

Outreach at the Peterborough Library

We have 4 staff rotating days sitting at the Peterborough library - not only was this successful for supporting and educating library staff, but connecting community members to supports or referrals needed for life stabilization. The goal of building positive and supportive relationships with anyone in our community has been successful, as well as utilizing the library as a community hub for resources.

Goal: Looking to the Future of Community Housing

We will protect and regenerate existing Community Housing for current and future residents.

We will develop a Strategic Plan for the end of Community Housing operating agreements and mortgages. The Strategic Plan will help to ensure that Community Housing is available for the people who need it.

We will work with Community Housing Providers to improve the accessibility, and financial and environmental sustainability of their assets. We will support improvements to energy efficiency and climate resiliency. We will look for opportunities to leverage resources within our community housing portfolio to create new housing opportunities.

Progress in 2022

- The Canada-Ontario Housing Benefit (COHB) was offered to applicants who were exiting homelessness and others struggling to pay their rent.
- In 2022, there were **791** monthly issuances of Housing Stability Funds at Social Services. This included payments of rent arrears, utility arrears, last month's rent and other housing costs.
- The City administers rent supplement or portable housing benefit programs that assist **over 716 households** to pay their rent every month. Funding for these programs comes from all three levels of government.

Progress in 2022

- Building Condition Assessments were completed for the community housing portfolio. This information will assist in future planning for the end of operating agreements, mortgages and debentures.
- Housing Services team have been meeting with Community Housing providers and Board members on the road map to end of Community Housing Operating Agreement and mortgages. Follow up meetings have been scheduled following completion of the Strategic Plan study.



Goal: Building Housing to End Homelessness

We will leverage funding to create new housing that is dedicated to the By-Name Priority List. This includes:

2,680

new affordable rental units and

580

new Rent Geared to Income supportive housing units.

Progress in 2022

2021

2022

29

affordable rental units.



20

affordable rental units.

69

new Rent Supplements added.



500

new Rent Supplements added.

249

Affordable Homeownership units in the City.



295

new Homeownership units.

41

Affordable Homeownership units were created in the City.

45

New Supportive Units with Rent Supplement were added by CMHA in 2021.



38

Supportive Housing Units.



Goal: Broad Range of Community Need

We will work with partners to develop strategies and housing targets to meet a broad range of community needs. This includes Indigenous peoples, people with disabilities, people with mental health and addictions challenges, survivors of domestic violence, seniors, people with developmental disabilities, children and youth, immigrants and refugees, and persons released from provincially funded institutions.

Progress in 2022

- Working groups dedicated to both priority areas in the Plan (Ending Homelessness & Staying Housed and Building Housing) met throughout 2022. Community representatives that represent the broad range of community needs are present either in the Working Groups or the Steering Committee.



LOCAL CONTEXT

Experiencing Homelessness

Number of People Experiencing Homelessness in Peterborough City and County in 2022.

YES Shelter for Youth and Families

67%
Average occupancy

Average stays per night

13

Cameron House for Women

87%
Average occupancy

Average stays per night

6

Brock Mission for Men

97%
Average occupancy

Average stays per night

31

Overflow Shelter

84%
Average occupancy

Average stays per night

25

In 2022 overflow shelter served 671 unique individuals.

It operated 24/7 and offered beds to 32 individuals per night.

For more information:

Peterborough Social Services

178 Charlotte Street

Peterborough, ON K9H 3R9

705-748-8830

www.peterborough.ca/socialservices



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