



# 2017 Housing & Homelessness Annual Report

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## Message from Warden Mark Lovshin

This 2017 Housing and Homelessness Report captures the progress made over the last year by community partners to ensure a coordinated system of housing and homelessness supports for Northumberland residents.

Quality, affordable housing is the foundation for good health, prosperity and quality of life. The County's 10-year Housing & Homelessness Plan outlines a long-term community vision of ending chronic homelessness through a Housing First approach, which emphasizes preventive measures that stabilize people's housing. Now at the halfway point in this plan, we continue to gain ground on realizing the 27 stated objectives. That said, our community continues to contend with the realities of the local housing supply: rising housing prices and an extremely low vacancy rate. Coupled with a complex urban/rural environment, it is clear that there is no one answer to resolving housing instability and homelessness.

This is why we are focused on a variety of programs to address needs across the housing continuum. In 2017, the Housing Support Program provided eligible residents with subsidies to access or stabilize rental arrangements, and we broke ground on 31 new affordable housing rental units in Cobourg, which will increase available stock. Through collaboration with Habitat for Humanity Northumberland, we increased opportunities for individuals and families to participate in the Home Ownership program, and we launched the Renovate Northumberland program, which focused on keeping people in their homes by providing financial assistance for much-needed repairs and upgrades. This report summarizes these and other programs and includes statistics and key accomplishments from over the last year, highlighting the community partnerships essential to fulfilling this strategic direction.

Council remains committed to the vision and objectives put forward in the 10-Year Housing and Homelessness Plan. We are extremely proud of our community's efforts to date, and the year ahead promises further progress. As we focus locally on key initiatives such as the implementation of a best practice emergency shelter system and the development of an Affordable Housing Strategy, we also look forward to better understanding how the federal government's National Housing Strategy will align with our efforts, and what opportunities exist to strengthen plans for our community through this initiative. A home for everyone is key, and Northumberland County and partner agencies will strive to achieve new milestones together in 2018 towards this end.



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Alternative formats are available upon request.



# Section 1: The Northumberland Context

## Where we've come from ...

2017 began on the heels of Northumberland County's inaugural 20,000 Homes Campaign (November 14 – 18, 2016), where we spoke to 75 individuals and families who were experiencing homelessness. In early 2017, community agencies came together to begin framing a community response to homelessness, forming the Homelessness Coordinated Response Team (HCRT), including a leadership table; a by-name list which prioritizes individuals experiencing homelessness by level of acuity; implementing a common assessment tool; and finding consensus on the need to prioritize individuals by level of need.



As these processes developed, system gaps were identified and were exacerbated by the lack of housing supply and supports available throughout the county. Northumberland County and community partners took this information and sought funding opportunities to bolster the housing and homelessness systems and applied for funding as it became available. Over 2017, the community has seen some success in funding applications. In addition, County Council has supported these goals with an increase to the homelessness budget beginning in 2018 to support family diversion, amongst other initiatives. Northumberland County Community and Social Services (NCCSS) was able to re-allocate program resources to support interim intensive case management and clinical capacity development for HCRT in late 2017.

Throughout 2017, NCCSS has launched new programs using the Social Infrastructure Fund (SIF) funding, to include supports for homeowners and monthly rent subsidies. These programs have been successful in supporting housing stability for well over 100 households throughout the County, including the pilot year of Renovate Northumberland.

With the understanding that housing is critical in supporting our goal to end homelessness and increase housing stability for all residents, NCCSS has committed to seeking local solutions to address the rental shortages across the county through the creation of an Affordable Housing Strategy. NCCSS remains committed to the shared vision of a coordinated entry system for homelessness that focuses on matching individuals with the most appropriate service to meet their level of need.



## Section 1: The Northumberland Context (cont'd ...)

### Yes, in our backyard ...

Over 2017, Northumberland County sought to raise awareness of the housing realities throughout the County. Some key realities include:

- It's harder to find a place to rent in Northumberland County than it is in the City of Toronto.
- The average resale price of a home has risen more than \$100,000 in one year.
- The waitlist for social housing is now approaching 9 years in some communities.
- Only 16 new private rentals have come online since 2015 throughout Northumberland.

Poverty and Housing Affordability in Northumberland		
Prevalence of low income individuals in 2015 based on after-tax-low-income measure	% of tenant households spending 30% or more of household total income on shelter costs	% of owner households spending 30% or more of household total income on shelter costs
<b>11.6%</b>	<b>48.7%</b>	<b>16.7%</b>

(Source: Statistics Canada. 2017. Northumberland, CTY [Census division], Ontario and Ontario [Province] (table). Census Profile. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed May 11, 2018)

Access to rental housing in Northumberland is limited, particularly in larger urban areas, where the rental market is characterized by high rents and low vacancy/availability rates. It is notable that in all three municipalities where data is available, rates are on track with, or lower than, the provincial average.

Rental Market Costs and Vacancies in Northumberland County			
Location	Average Market Rent for 1-bedroom unit	Vacancy Rate	Availability Rate
Cobourg	\$ 868	1.3%	2.1%
Port Hope	\$ 1000	1.6%	2.2%
Brighton	\$ 659	0.5%	1.1%

(Source: Canada Mortgage and Housing Corporation., "Housing Market Information Portal, Primary Rental Market Statistics", accessed May 11, 2018, <https://www03.cmhc-schl.gc.ca/hmiportal/en/#Profile/7165/3/Cobourg>)



# Section 1: The Northumberland Context (cont'd ...)

## A HOME FOR EVERYONE IN NORTHUMBERLAND



Too many of our neighbours don't have enough money to pay basic monthly living costs.



### A FAMILY OF FOUR

The basic monthly living cost for a family here is \$5,235. Paying an average rental cost of \$1,656, other costs of \$3,579 (food, clothing, travel, activities, etc.)



### AVERAGE INCOME

Average Monthly Family Income: \$8,847  
 Rent: \$1,656  
 All other costs: \$3,579  
 Balance: +\$3,612



### MINIMUM WAGE

Average Monthly Income (w/ child tax benefits): \$3,265  
 Rent: \$1,656  
 All other costs: \$3,579  
 Balance: -\$1,970



### DISABILITY PENSION

Average Monthly Income (w/ child tax benefits): \$2,917  
 Rent: \$1,656  
 All other costs: \$3,579  
 Balance: -\$2,318



### SOCIAL ASSISTANCE

Average Monthly Income (w/ child tax benefits): \$2,289  
 Rent: \$1,656  
 All other costs: \$3,579  
 Balance: -\$2,946

In order for Northumberland to thrive, people need access to affordable housing.

NORTHUMBERLAND AFFORDABLE HOUSING COMMITTEE

## # Individuals & Families on By-Name List at the end of December 2017



# with High Acuity (long-term/permanent supports needed)



# with Medium Acuity (temporary supports needed)



# with Low Acuity (minimal supports needed)

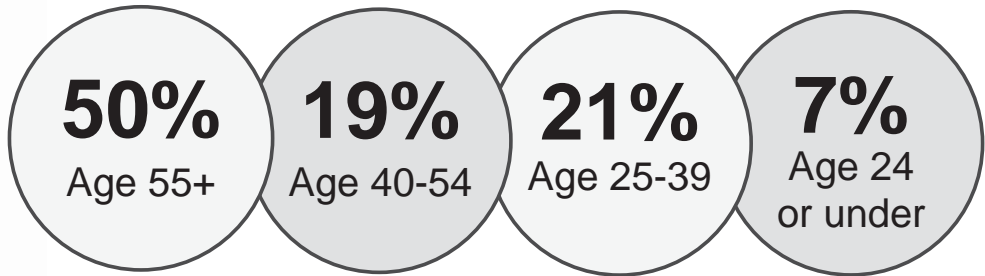
Following the enumeration completed in April 2018, the By-Name List currently holds the names of **58 singles** (adults and youth) and **19 families** known to be experiencing homelessness in Northumberland County.



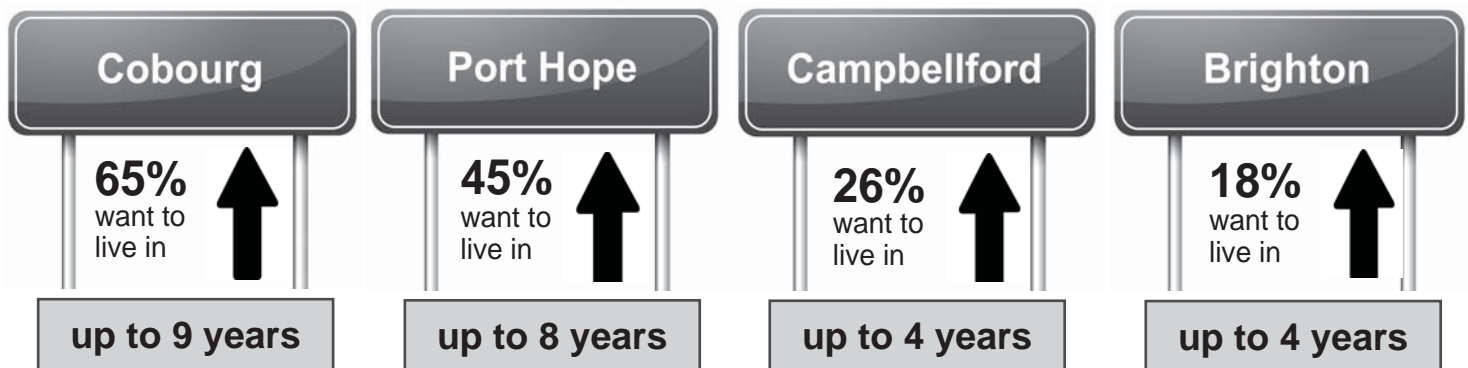
## Section 1: The Northumberland Context (cont'd ...)



### # Households on Waitlist for Subsidized Housing in 2017



Applicants indicate on their application which housing locations (one or more) that they would like to be considered for. Approximate wait time for social housing varies depending on locations selected.



- Colborne — 10% of applicants, up to 4 years wait time
- Hastings — 5% of applicants, up to 3 years wait time
- Warkworth — 5% of applicants, up to 3 years wait time

Referrals made to other services for assistance based on Rent-Geared-to-Income (RGI) applications received in 2017:



Local information was also provided to 33 applicants currently living outside of the County.



## Section 2: Measuring against our 10-year objectives

(for full list of objectives see appendix)

### Affordable Housing

#### Creation and maintenance of affordable housing stock

- Groundbreaking ceremony and construction commenced on a 31 unit affordable housing build in Cobourg geared to seniors and people with disability. (HHP Objective 1)
- Hosted an Affordable Housing Symposium to begin dialogue on the role of the County and member municipalities in encouraging the development of affordable rental options throughout Northumberland. (HHP Objective 10-11)
- Initiated procurement process for the hiring of a consultant to support the development of an Affordable Housing Strategy for the County and member municipalities. (HHP Objective 10-11)

#### Investments in existing social housing stock

- Oversaw and administered capital repairs (\$764,800) made under the Social Housing Improvement Program (SHIP) for both the Northumberland County Housing Corporation (NCHC) and non-profit housing providers. (HHP Objective 4)
  - Investments made to NCHC included:
    - ✓ New accessible universal washroom in common area
    - ✓ Installation of new hot water tanks
    - ✓ Replaced roof and eavestrough
    - ✓ Exterior lighting retrofit to energy efficient LED at all buildings
    - ✓ Unit refurbishments (bathroom, kitchen and flooring)
  - Investments made to non-profit social housing providers included:
    - ✓ Installation of fire sprinkler system
    - ✓ Window and patio door replacements
    - ✓ Roof replacements
    - ✓ Unit refurbishments (bathroom and kitchen)
    - ✓ Air conditioning retrofits
- Annual investments made by the County into the NCHC, as part of the 10-year capital plan, included:  
(HHP Objective 4)
  - ✓ Unit refurbishments (bathroom, kitchen and flooring)
  - ✓ Common area improvements
  - ✓ Front Vestibule renovation
  - ✓ Concrete balcony refurbishments
  - ✓ Eavestrough and downspout replacement
  - ✓ Hot water system retrofits





## Section 2: Measuring against our 10-year objectives

(cont'd ... for full list of objectives see appendix)

### Capacity for non-profit housing providers

- Creation and implementation of a Subsidy Surplus Sharing policy for non-profit social housing providers to encourage sound business practices by allowing non-profits to retain a portion of their surplus subsidy payments. (HHP Objective 4)
- Annual Technical Advisory Group meeting with non-profit providers, focusing on strategic preparation for end of operating agreements and opportunities to implement eviction prevention supports. (HHP Objective 4 & 24)
- Completed annual operational reviews for 3 social housing providers as part of the County's ongoing cycle of reviews.

### Emergency Housing

#### Homelessness system planning

- Completed a third-party Shelter and Homelessness Systems Review that included: (HHP Objective 6)
  - Gathering insight on current state and performance
  - Training in effective practices that prevent and end rural homelessness
  - Preparing a final report with recommendations for monitoring and supporting funded agencies moving forward.
- A stronger focus on housing loss prevention has led to a review of current investment from Northumberland County to support and increase prevention and shelter diversion: (HHP Objective 7)
  - Expanding the Shelter Benefit Program
  - Engaging service providers in early and critical moment interventions
  - Initiating a home renovation program to allow people to stay in their homes
  - Implementing eviction prevention policies and tools within the NCHC
- Regular meetings with the 20,000 Homes Advisory Committee to lead and plan for the 2018 homelessness enumeration and report on progress.
- Staff recommendations for an increase to the annual homelessness budget for ongoing family diversion work, trusteeship program and supports for a landlord engagement strategy beginning in 2018. (HHP Objective 7 & 24)
- Coordinated with internal divisions (Ontario Works and Children's Services) to fund a renewed and expanded trusteeship program.
- Community Partner on Green Wood Coalition's Lived Experience Advisory Panel, signed onto a collaborative agreement working to bring perspectives of individuals with lived experience to decision making and systems planning.



## Section 2: Measuring against our 10-year objectives

(cont'd ... for full list of objectives see appendix)

### Homelessness system responses

- Hired a Community Services Coordinator to facilitate case conferencing and coaching in the development of evidence-based action plans, and to support the development of a coordinated homelessness response system within Northumberland. (HHP Objective 7 and 12)
- Followed up with all survey respondents from the 2016 20,000 Homes Campaign connecting all interested respondents with the appropriate services and supports.
- Began the development of a Homelessness Coordinated Response Team (HCRT), in collaboration with a group of agencies that provide services to the people experiencing homelessness in Northumberland using a coordinated team response model; including a leadership table representing the 7 agencies partnering on HCRT that developed a protocol and terms of reference for the committee. (HHP Objective 7)
- Developed a By Name List (BNL), using a common assessment tool, which provides our community with a real time, up-to-date list of people experiencing homelessness, facilitating effective decisions around how to best serve and refer individuals experiencing homelessness to housing resources. (HHP Objective 7)

### Community-led interim sheltering response

- On December 22, 2017, Transition House, the emergency shelter in the County open to men, women and children, temporarily shut down. In response to this local crisis, community agencies developed an interim strategy to support individuals affected by the closure and new individuals entering the homelessness system in Northumberland County.

## Municipal Planning

### Collaboration with Member Municipalities

- Initiated dialogue with member municipalities through the Affordable Housing Symposium (May 31, 2017) to begin identifying possible opportunities for municipal-led investments in affordable housing. (HHP Objective 10)
- Engaged with senior leadership and planners of member municipalities to discuss plans for the creation of an affordable housing strategy. (HHP Objective 10 and 11)



# Section 2: Measuring against our 10-year objectives

(cont'd ... for full list of objectives see appendix)

## Service Provision and Collaboration

### Eviction Prevention Model of Social Housing

- Began implementation of a new structure of tenant relations case management that supports a consistent delivery of social housing support across the County, supporting an eviction prevention model of social housing. (HHP Objective 15 & 24)
  - Tenants at risk of eviction provided with more intensive case management to support a successful tenancy.

### Tenant Engagement Programming

- Developed and implemented tenant engagement program throughout NCHC properties focusing on health promotion, seniors' engagement, children's programming and the distribution of farmer's market vouchers.
- Distributed and collected input from tenants on their experiences through a tenant engagement survey to identify areas of improvement.
- Partnered with the Port Hope Northumberland Community Health Centre to deliver summer programming for children at NCHC properties and seniors programming throughout the year.

### Community Agency Collaboration

- Provided County Letters of Support for community based applications for other provincial and federal funding opportunities, including: (HHP Objective 7, 12, 17, 18)
  - FourCAST application to the Central East LHIN Housing Now Program.
  - Green Wood Coalition's application for the development of a Lived Experience Community Advisory Group.
  - Kawartha Sexual Assault Centre's application for the Anti-Human Trafficking Community Supports Fund (regional support).
  - Habitat for Humanity Northumberland application for CMHC seed funding to retrofit an existing building into six home ownership units.

### Regional Collaboration

- Developed strategy and capacity for ongoing Homelessness Enumeration requirements in partnership with the City of Kawartha Lakes resulting in the hiring of a shared resource.



## Section 2: Measuring against our 10-year objectives

(cont'd ... for full list of objectives see appendix)

### Regional Collaboration (cont'd ...)

- Began to develop a Family Diversion Program model through OrgCode in partnership with the City of Peterborough in response to the number of families in our community who are experiencing or at risk of homelessness. (HHP Objective 7 & 15)
- Staff participated in quarterly regional housing and homelessness meetings with the City of Kawartha Lakes and the City of Peterborough to share resources, best practices, and provide support on joint funding applications. (HHP Objective 17)
- Staff participated in quarterly regional housing and homelessness meetings with the CELHIN Service Manager Steering Committee. (HHP Objective 17)

### Investments in Homelessness Response

- Completed application for ongoing provincial funding to support interventions and solutions for the most vulnerable individuals experiencing homelessness. (HHP Objective 7)
  - The County of Northumberland funded two positions providing intensive case management and community development and clinical capacity supports for agencies engaged with HCRT through FourCAST. (HHP Objective 7)
  - Funded a 2-year HomeShare pilot project, beginning in 2017 and administered by Cornerstone Family Violence Prevention Centre. The program matches senior homeowner women in the community with other women seeking affordable housing. Both homeowner and homesharer benefit from shared accommodation costs, shared household responsibilities and companionship. (HHP Objective 7 & 15)

### Rental Subsidies

- Through the Social Infrastructure Fund (SIF) allocation, created the Housing Support Program providing monthly rent subsidies to low income households in private rental agreements. (HHP Objective 15 & 24)
  - These programs have served households throughout the County and provide deeper subsidies than historically have been allowed.
  - A key component of the program is ongoing case management on housing stabilization to support households in transitioning out of the program.
- Referrals from the social housing waitlist were made for both the Housing Support Program as well as the Housing Allowances delivered by the Ministry of Finance through the Investment in Affordable Housing – Extension program. (HHP Objective 15 & 24)



## Section 2: Measuring against our 10-year objectives

(cont'd ... for full list of objectives see appendix)

### Support for Homeowners

- Through the Social Infrastructure Fund (SIF) allocation, re-investment in Home Ownership programming with Habitat for Humanity Northumberland committing to 4 new homes in the County. (HHP Objective 15)
- Creation of Renovate Northumberland, a program supporting low to mid-income earning homeowners to make critical repairs to their homes, supported through SIF funding and administered in partnership with Habitat for Humanity Northumberland. (HHP Objective 15)
- Continuation of ReNew/It Program with Habitat for Humanity Northumberland, providing interest-free loans to homeowners to make repairs to their home, broadening the criteria to include capital repairs, in addition to accessibility repairs. (HHP Objective 14 & 15)

### Outreach, Education and Evaluation

#### Raising Awareness

- Published a 2017 Homelessness Progress Report outlining key achievements and status one year after our initial homelessness enumeration. (HHP Objective 21)
- Council Proclamation recognizing November 22, 2017 as Housing Awareness Day in Northumberland County. (HHP Objective 21)
- 'Yes, in our backyard' awareness and media campaign outlining the housing realities in Northumberland and ways to help. (HHP Objective 21)

#### Community Presentations and Training

- Provided 2 day Housing Based Case Management training to staff from the County and community agencies. (HHP Objective 7)
- Provided presentations throughout the year to increase understanding of housing and homelessness services offered within the County and to raise awareness of the housing realities in our community. (HHP Objective 21 & 25)
- Partnered with United Way Northumberland and the Northumberland Affordable Housing Committee on a public showing of a film 'Us and Them', raising awareness about the realities of homelessness. (HHP Objective 21)

#### Landlord Engagement

- Provided funding to support the development of a community-based strategy to engage local landlords in future supportive housing programs. (HHP Objective 24)



## Section 2: Measuring against our 10-year objectives

(cont'd ... for full list of objectives see appendix)

### Engagement with Indigenous Organizations

- Initiated dialogue with the Nogojiwanong Friendship Centre to explore the possibilities of bringing off-reserve services to urban Indigenous people within the County; to date this has been supported on a case-by-case basis providing culturally competent supports to urban Indigenous people experiencing homelessness in Northumberland. (HHP Objective 7, 12 & 22)
- Began discussions with Ontario Aboriginal Housing Services (OAHS) to identify potential opportunities for future partnerships, including home ownership opportunities with Habitat for Humanity Northumberland. (HHP Objective 7 & 22)
- Met with Anishnaabe Kwewag Gamig Inc. Regional Women's Shelter on Alderville First Nation and engaged on the interim sheltering strategy as a result of the closure of the emergency shelter in Cobourg. (HHP Objective 12 & 22)

### Purposeful Engagement with Service Agencies

- Throughout 2017, Northumberland County Community and Social Services has engaged and built relationships with all three police services throughout Northumberland County, Cobourg Police Services, Port Hope Police Services and the Ontario Provincial Police. (HHP Objective 7 & 12)
- Staff were active members of community committees such as the 20,000 Homes Advisory Committee, Thrive Northumberland, Home Share Northumberland Community Advisory Committee, Homelessness Leadership Group, Homelessness Coordinated Response Team, Green Wood Coalition's Persons with Lived Experience Community Advisory Group, Northumberland Affordable Housing Committee, Landlord Engagement Strategy and the Situation Table. (HHP Objective 7, 12, 15, 24 & 25)

### Contributions made through the Northumberland Affordable Housing Committee (NAHC)

In addition to supporting many of the above objectives through member agencies, NAHC has specifically been able to support the 10-year Housing and Homelessness Plan in the following ways:

- The local CMHC representative was invited and has joined as an active member of NAHC. Information on CMHC data and the National Housing Strategy has been shared with the committee. (HHP Objective 4)
- Supported the development and opening of warming/cooling space at Cobourg Police Station, fostering a mutually beneficial partnership. (HHP Objective 6)



## Section 2: Measuring against our 10-year objectives

(cont'd ... for full list of objectives see appendix)

- Served as a communication link between members. (HHP Objective 7)
- Presented to municipal councils raising awareness of the housing realities throughout Northumberland. Information shared included local vacancy rates, need, inclusionary zoning and secondary suites. (HHP Objective 21)

## Section 3: Establishing our Impact

<b>2016</b>		<b>2017</b>
<b>71</b>	<b># households from waitlist housed</b>	<b>80</b>
<b>33</b>	<b># recipients in Housing Allowance Program while on waitlist</b>	<b>39</b>
<b>368</b> <b>\$225,705</b>	<b># households received a total of ... through the Shelter Benefit</b>	<b>489</b> <b>\$335,690</b>
165	# moved to long-term housing (from homelessness or transitional housing)	229
48	# moved from emergency shelter to long-term housing	12
153	# at risk of homelessness stabilized by ...	230
100	<ul style="list-style-type: none"> <li>• utility arrears</li> </ul>	112
49	<ul style="list-style-type: none"> <li>• rent arrears</li> </ul>	102
124	<ul style="list-style-type: none"> <li>• last month's rent deposit</li> </ul>	153
3	<ul style="list-style-type: none"> <li>• utility deposit</li> </ul>	5
0	<ul style="list-style-type: none"> <li>• bed bug treatment</li> </ul>	0
78	<ul style="list-style-type: none"> <li>• moving expenses</li> </ul>	88
<b>212</b>	<b># served by County-funded Enhanced Homelessness Support Worker Programs</b>	<b>197</b>
<b>125</b> <b>3,943</b>	<b># people provided with emergency housing by Transition House including total # Hostel Days (Jan-Oct)</b>	<b>99</b> <b>3,652</b>
<b>89</b> <b>366</b>	<b># people served by Salvation Army Hostel Program including total # Hostel Days</b>	<b>136</b> <b>786</b>
n/a	<b># people supported to find housing by Housing Locator (Landlord Engagement Strategy)</b>	<b>29</b>





## Section 3: Establishing our Impact (cont'd ...)

Total number housed from the By-Name List (Nov. 2016 – May 2018)



These are significant steps for each of these people that make a difference, and they are very appreciative of the help they received. The unfortunate reality is that for every one of these success stories, their spot on the list of people who are homeless has been filled by one or two other names.

~ David Sheffied, Green Wood Coalition

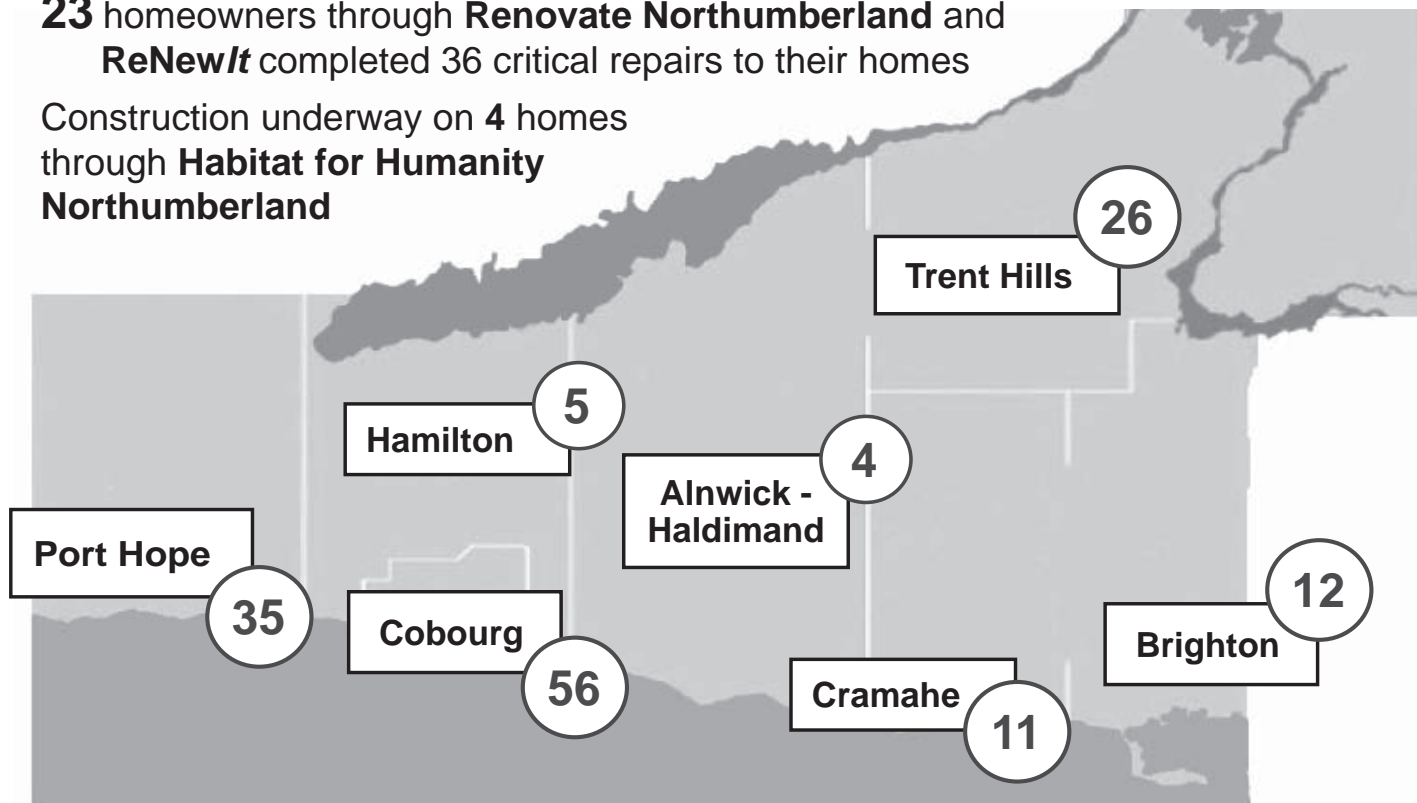
In 2017, through the **Social Infrastructure Fund (SIF) Program** and **Investment in Affordable Housing (IAH) - Extension Program**, Northumberland County helped renters and homeowners attain or maintain affordable housing:

**17** households through **Rent Supplement Agreements** with private landlords

**66** households in receipt of **Housing Allowances**

**23** homeowners through **Renovate Northumberland** and **ReNewIt** completed 36 critical repairs to their homes

Construction underway on **4** homes through **Habitat for Humanity Northumberland**



# of households by geographic area



## Section 3: Establishing our Impact (cont'd ...)



Our partnership with the County and presence at the HCRT table resulted in a Special Priority Status application for housing being reconsidered and approved due to high levels of communication and coordination. Additionally, a HAP application was approved for a resident discharging to a market rent unit who otherwise would have been difficult to house given the 0.3% vacancy rate and her limited income.

*Nancy Johnston, Executive Director  
Cornerstone Family Prevention Centre*



In 2017 Habitat for Humanity Northumberland launched an ambitious 5-year Strategic Plan to serve 50 families between 2017-2021. At least half of these families will be served by providing them with access to affordable homeownership through Habitat's homebuilding program. Operating at this capacity requires a multitude of partnerships and funding sources and so we are thrilled that Northumberland County partnered with us in 2017 to provide access to down-payment assistance funding to finance the construction of four homes. The federal and provincial affordable homeownership funding through the Social Infrastructure Fund (SIF) has been used to support the construction of three homes in Port Hope and one home in Brighton. As a result of this funding, along with time and money provided from other supporters and partners across Northumberland County, four families will officially become homeowners living in safe and affordable housing in the first half of 2018.

*Robert Gibson, Chair of the Board  
Habitat for Humanity Northumberland*



As one of the Administrators of the Renovate program, I am happy that the program was able to provide financial support for home renovations to 19 homeowners (14 of whom were seniors) in Northumberland County. Among some of the completed projects were — 8 roof repair/replacements, 5 furnace repair / replacements and 4 accessibility projects. Keeping people in safe, affordable housing is key to a thriving community. These homeowners that would otherwise have been unable to secure the funds to complete these necessary projects. Working with the County to deliver this program has really helped me in understanding resources available in our community. It has also given me the opportunity to network with other organizations, funded through the County, which help people so that when Habitat programs may not be the best fit, I can refer them to other resources in the community.

*Dawn Campbell, Family Services Coordinator  
Habitat for Humanity Northumberland*



## Section 4: Connections to Revised Policy Statement

### Policy Statement: Service Manager Housing and Homelessness Plans

The Province requires reviews and updates to Service Manager Housing and Homelessness Plans every 5 years. Since the original Housing and Homelessness Plan, released in 2014, there have been significant changes to the federal, provincial, and local landscapes in respect to housing and homelessness. The common outcomes of strategies at all levels of government are a decreased number of people experiencing homelessness and an increased number of households achieving housing stability.

In July 2016, the provincial government released an updated policy statement on Service Manager Housing and Homelessness Plans which provides policy context and direction to Service Managers and is aligned with the Long Term Affordable Housing Strategy Update. Service Managers' Housing and Homelessness Plans are required to be consistent with the new Policy Statement by June 30, 2019.

Key changes that will be addressed in the revised Northumberland County 10-Year Housing and Homelessness Plan include:

- Be informed by the results of local homelessness enumeration.
- Demonstration of a system of coordinated housing and homelessness services that assist households to improve their housing stability and prevent homelessness.
- Strategies to promote client-centred, coordinated access to housing and homelessness prevention services.
- Strategies for engagement with Indigenous organizations and communities, including off-reserve services.
- Strategies to support capacity building and sustainability in the non-profit sector.

### Initial plans for revision of 10-year plan

County staff have begun internal discussions to establish a workplan for the required revisions of the 10-year Housing and Homelessness Plan. Key aspects will include:

- Consultation with key community agencies and other stakeholders to ensure plan is inclusive and addresses needs throughout the community.
- Establishing targets and measurement outcomes for key objectives for ongoing progress reports.
- Review of County strategies developed since initial plan to update needs assessment and current state of housing and homelessness within Northumberland County.
- Report to Council and submit to Province.



## Section 5: Where we go from here

Building on progress made in 2017, key priorities for 2018 include the following:

- Homelessness enumeration
- Continued development of a by-name list and coordinated entry
- Housing first programs and homelessness diversion
- Renewed emergency sheltering strategy
- Development of an Affordable Housing Strategy for Northumberland County and member municipalities
- Implementation of an eviction prevention model of social housing
- Initiate portfolio planning for both the Northumberland County Housing Corporation and non-profit housing providers
- Initiate revision of 10-year housing and homelessness plan



For more information, contact:

**Community & Social Services**

555 Courthouse Rd. Cobourg, ON K9A 5J6

905-372-6846 / 1-800-354-7051

[css@northumberlandcounty.ca](mailto:css@northumberlandcounty.ca)

[www.northumberlandcounty.ca](http://www.northumberlandcounty.ca)



# Appendix: List of 10 Year Housing and Homelessness Plan Objectives

## Affordable Housing

1. The priority for the extension of the Federal-Provincial Investment in Affordable Housing (IAH) or similar programs should be creating new rental housing, especially one bedroom barrier-free units.
2. A portion of the upcoming IAH funding should be used to fund a pilot project to renovate existing older hotels/rooming houses to create cost efficient single room occupancies for low income single individuals, including linking to supports as appropriate.
3. Northumberland County should examine its own social housing stock and encourage non-profit and co-op housing providers to look at their existing housing sites for the potential for cost effective infill housing, potentially in collaboration with other developers of housing.
4. Northumberland County should work towards a long term strategy for existing social housing, (to preserve affordability, ensure good repair for the long term and improve energy and water efficiency), in collaboration with municipal and housing sector organizations.

## Emergency Housing

5. Persistent overcrowding at Cornerstone Family Violence Prevention Centre is unacceptable. The Province should provide an increase in funding to expand services to meet the need in the community.
6. The existing shelter system should be examined to assess emergency housing needs of various population groups and the best shelter options for different user groups (singles, families, youth, those with mental health issues, addictions and dual diagnosis).
7. Homelessness services offered in the County should implement a Housing First approach, with emphasis on services that keep at-risk people from becoming homeless, and on support services that help shelter users to quickly get housing and to keep stable housing.

## Municipal Planning

8. Area municipalities should strengthen their Official Plans to include clear requirements for new residential developments to include affordable housing units. Definitions of affordable housing should be consistent with the Provincial Policy Statement under the Planning Act.
9. Area municipalities should strengthen their Official Plans to include clear requirements for new residential developments to include affordable housing units. Definitions of affordable housing should be consistent with the Provincial Policy Statement under the Planning Act.



# Appendix: List of 10 Year Housing and Homelessness Plan Objectives

## Municipal Planning (cont'd ...)

10. Area municipalities should inform builders/developers of approaches to meeting the requirement for affordable housing in their development plans/plans of subdivision upon the initial meetings between municipal officials and the builders/developers.
11. The new Northumberland County Official Plan should include provisions recognizing the importance of affordable housing, encouraging and supporting affordable housing, and setting targets for affordable housing.

## Service Provision and Collaboration

12. Improved service coordination and outreach should be pursued, so that all of the housing and support agencies are aware and up to date on the services offered across the County.
13. The Northumberland for Youth advisory committee should examine the provision of youth specific support services, with the goal of identifying significant gaps in available youth supports and strategies to address service gaps and engage youth to prevent youth homelessness.
14. The County should actively encourage the Habitat for Humanity ReNew It program and other initiatives to assist homeowners to maintain their homes in good repair.
15. The County should continue to develop services to prevent homelessness by supporting people in their homes, to address evolving needs and current service gaps.
16. NHH, 4CAST, CMHA, and the CE LHIN should meet periodically with County officials to coordinate priorities for mental health and addictions, including after-hours crisis services and ongoing support services.
17. The County and community representatives should seek cost-efficient ways to enhance social planning capacity and to monitor and measure evolving needs.
18. The County should seek collaboration with the CE LHIN to examine the housing and support needs of persons with dual diagnosis (mental health and addictions) and how these needs can be best met with current and future resources.
19. The County should continue to support the NTI, enhancing it if appropriate.
20. The County should build on the success of community hubs and explore further enhancements to service access for residents in outlying locations, such as the use of Skype, transportation to services, or other innovations.



# Appendix: List of 10 Year Housing and Homelessness Plan Objectives

## Outreach, Education and Evaluation

21. An outreach/public education campaign should be undertaken on the importance of the existing affordable housing, and need for additional affordable housing in Northumberland.
22. Northumberland County should request meetings at least annually with representatives of Alderville First Nation and organizations providing support to off-reserve Aboriginal residents, to share information about services, housing and other related issues.
23. Once new planning policies are in place in support of second units, area municipalities should develop education and outreach materials to encourage the creation of second units.
24. The County and local service providers should continue to build relationships with local landlords, to inform them about supports available to ensure stable tenancies and avoid costly evictions, and to promote rent supplements, accessibility and affordability where possible.
25. The County should develop a strategy for ongoing communication and information-sharing with other funders, advocates, and service providers, in regard to evolving service provision and periodic reporting on progress in implementing this Plan.
26. Northumberland County Community and Social Services should prepare an annual monitoring report to County Council and the community on evolving needs and progress in implementing the 10-Year Housing and Homelessness plan.
27. This plan should be reviewed and updated within five years of its adoption by County Council.

