



 **Peterborough**
10-year housing & homelessness plan

2017
Progress Report



City of
Peterborough



Joint Message from the Mayor of the City of Peterborough and the Warden of the County of Peterborough

Our communities are working together to help our families, friends, neighbours and co-workers find and maintain housing that is safe, secure, appropriate and affordable. We have a vision to end long-term homelessness and ensure all residents have quality housing they can afford. We have a plan to realize that vision. The 10-year Housing and Homelessness Plan was created with guidance from the people of our communities, including residents with lived experience, as well as representatives from community organizations and support services. Housing is essential to the quality of life that we enjoy in Peterborough County and City and to the economy of our region.

The 2017 Progress Report is the fourth annual report on the 10-year Housing and Homelessness Plan (the Plan) for Peterborough. Again this year there is a Highlights page that captures progress on key commitments. Recognizing that there are still many people struggling to have stable housing, there has been a section related to Peterborough City and County Challenges added. This provides a snapshot of some local obstacles related to housing stability. It shows some of the challenges faced by renters, including the low availability of rental units and the high costs of housing.

Federal, Provincial and municipal governments are working together to help residents have a place to call home. The National Housing Strategy, announced in November 2017, provides a strategic direction for the federal government to stay involved in creating housing solutions. This strategy will help inform the 5-year review of Peterborough's Plan beginning in 2018.

We encourage you to get involved in the review process and stay connected. More information about the review will be available through 2018 and 2019. Updates are posted at www.peterborough.ca/housingandhomelessnessplan. Together, we're building complete communities. It's what we do for each other that will define the future of our communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daryl Bennett'.

Daryl Bennett
Mayor, City of Peterborough

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Taylor'.

Joe Taylor
Warden, Peterborough County

About this Report

This is the fourth progress report on the City of Peterborough's 10-year Housing and Homelessness Plan. This report is a look back at what has changed in the City and County since 2014. Understanding these changes will help City staff to review and re-write the Housing and Homelessness Plan to be released in 2019.

This report provides a snapshot of housing and homelessness statistics from 2017 and changes from previous years. It shows challenges, progress, and a look ahead to the future. The City remains committed to ongoing collaboration and a coordinated system of housing and homelessness services to make positive change for people in our community. The achievements to date would not have been possible without the depth of community partnerships and integrated services that make up these programs and initiatives.



Table of Contents

pg. 4	Highlights and Key Statistics
pg. 6	Local Context - Challenges
pg. 8	Local Context - Progress
pg. 10	Looking Forward

The Plan and this Progress Report are organized under the 4 themes of the 10-year Housing and Homelessness Plan.



Reviewing the Plan: We Need Your Input

The City, as Service Manager for the City and County of Peterborough, is preparing for the 5-year review. City staff will be reaching out to community members for input into the 5-year review of the 10-year Housing and Homelessness Plan in 2018. The information in this report, along with input gathered from consultations on Official Plans, Age-friendly Plan and Community Wellbeing Plan will help lay the foundation for new targets, renewed commitments, and more measurable outcomes. Community input is key to achieving the vision of the plan: ending long-term homelessness and ensuring quality housing that all residents in the Peterborough region can afford.

If you would like to provide written input or take part in consultations on the 5-year review of the Plan, please contact the Housing Division at housing@peterborough.ca. Updates will be posted at www.peterborough.ca/housingandhomelessnessplan.

Providing People-Centred Service



28

people responded to a municipal rent supplement program survey about their quality of life.



106

people identified housing as a key issue in the Community Wellbeing Plan feedback sessions.



Creating Housing Affordability



128

low-income households are getting a municipal rent supplement to help pay their rent.

6

renter households got help to buy a home.

19

new affordable rental apartments in development.



45

low-income homeowners got help for necessary repairs, upgrades and accessibility modifications.

Preventing Homelessness and Promoting Housing Stability



Housing Stability Fund

3,395

issuances to help pay for rent and utility arrears, last month's rent and other housing costs.

Homelessness Coordinated Response Team (HCRT)

238

individuals were supported through HCRT.

4%

more shelter beds used in 2017 than 2016.



Transitioning Out of Homelessness



New "Home for Good" Funding

\$1M

Including

31

City and community partners secured almost \$1 million in new funding for homelessness supports.

units of supportive housing for vulnerable populations experiencing homelessness.



This is Chris

Appendix A

At 16 years old Chris had feelings of depression and thoughts of suicide. Chris started drinking alcohol and using drugs to cope.

Chris lived with family in Peterborough County, but there was a lot of conflict about their gender identity. Chris decided to leave home.

A friend let Chris couch-surf at their house while trying to go to school. Chris eventually went to the YES Shelter for Youth and Families for help.

The YES Outreach Worker supported Chris to reconnect with family. Chris was not allowed to move home because of addiction and mental health concerns.

Due to Chris's high level of need the FourCAST Intensive Case Manager at the YES Shelter reached out to the Homelessness Coordinated Response Team (HCRT).

Wrap-around supports through the Housing First program helped Chris to:

- Get a monthly income through Ontario Works;
- Get a trustee to help manage finances;
- Find a safe and secure apartment that's affordable because of the rent supplement;
- Develop skills to successfully live independently;
- Take part in supports for depression and addiction, including medical help when needed;
- Develop a safety plan for thoughts of suicide (which includes calling the free Four County Crisis phone line through Canadian Mental Health Association-HKPR); and
- Connect with the Gender Journeys group.

Chris is now going to school at the YES Carriage House Classroom and looking for a job. Work to build relationships with family members is ongoing. Chris has met some understanding friends and is feeling hopeful and confident about the future. Chris' goal is to be a Peer Support Worker to help others in Peterborough County.

Note: The events in this story are fictional but based on elements of stories told to support workers in Peterborough City and County. Any similarity to any person is coincidental. The accompanying photo is a stock photo.



Providing People-Centred Service

Increasing Need for Senior's Housing

22%

of Peterborough residents were seniors (65+) in 2016. This is the 2nd highest demographic in Ontario and 4th highest in Canada.

Seniors are projected to represent 25% of Peterborough's population by 2020.

Demand is Greater than the Supply of Social Housing Units

1,833 social housing units.

1,526 eligible applicants in 2017.

The number of people on the wait list for rent geared-to-income (RGI) housing has remained steady around 1,500.

Long Wait for Rent Geared-to-Income (RGI) Housing

Bachelor	1-Bedroom	1-Bedroom (Senior)	2-Bedroom
8 to 10 years	9 to 11 years	4 to 5 years	4 to 5 years

Creating Housing Affordability

High Competition for Rental

Few available rental units and high rental costs lead to competition in the rental market. This can result in an increasing number of vulnerable tenants finding a hard time securing housing. With fewer units available to rent, rents may increase.



Vacancy Rates are Very Low

2.9% 2014
1% 2017
 Vacancy rate has dropped from 2.9% to 1% since 2014.

Housing Costs are High

2017 Average Market Rent (monthly)

Bachelor	1 Bedroom	2 Bedroom
\$691	\$834	\$980

Difficult to Buy a Home

Average resale price increased by over

\$100,000
 since 2014

\$387,528
 2017

\$280,848
 2014

A healthy vacancy rate is around 4%.

Peterborough has one of the lowest rental turnover rates in Ontario.

Preventing Homelessness and Promoting Housing Stability

Household Income

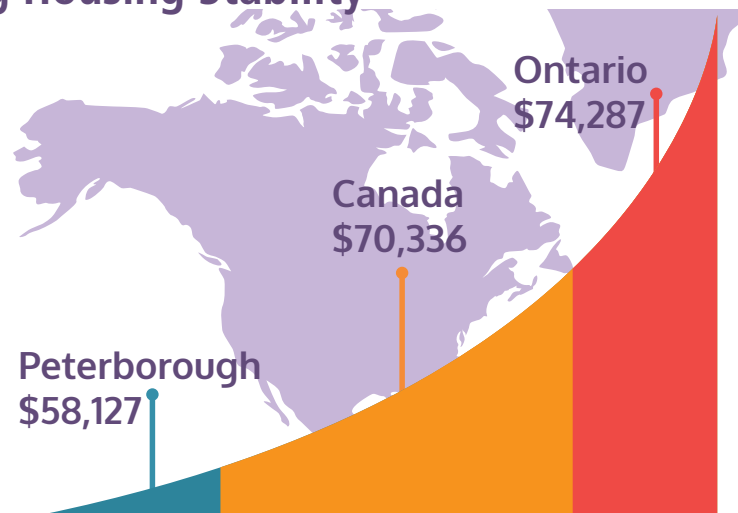
The median household income in Peterborough is lower than both Provincial and National averages.

\$58,127

Peterborough median household income

22% less than Ontario (\$74,287)

17% less than Canada (\$70,336)



Landlord Eviction Applications

The annual number of applications filed for “Eviction for Non-Payment of Rent” in the City and County has increased by 100 people between 2014 and 2017.



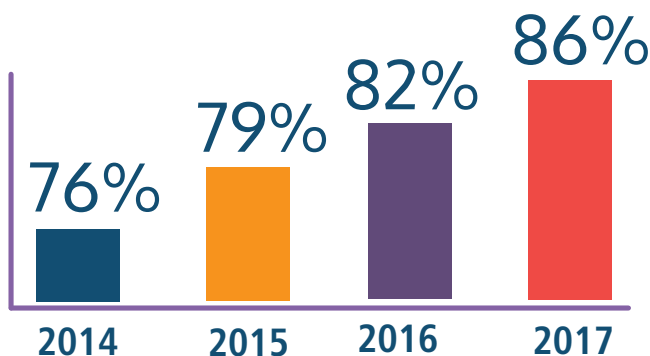
Transitioning Out of Homelessness

Permanent housing solutions are needed to help vulnerable people in our community.

Emergency Shelter Usage

10%

Increase in emergency shelter use since 2014.



Average occupancy for the year of all shelters (Brock Mission, Cameron House, YES Shelter for Youth and Families) is based on a total of 80 available beds.

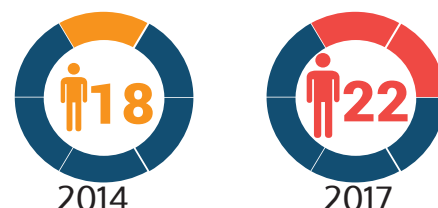
Warming Room

The Warming Room is a minimal-barrier program that serves people who can not or will not stay at emergency shelters. The average number of unique guests has more than doubled since 2014.



Due to the low vacancy rate and shelters being full, the Warming Room was extended to 12 months of the year, beginning October 2017. At that time the maximum number of beds was considered to be 25.

Average Number of Overnight Guests Using the Warming Room Each Night



Providing People-Centred Service

Many households including families are now living in safe and affordable housing.



An average of

165

new households have moved into rent geared-to-income (RGI) housing each year since 2014.

About

33

households were people fleeing domestic violence.

Creating Housing Affordability

Affordable Housing

744

affordable units created since 2004. Rents range from 60-100% of average market rent.

Rent Supplements

487

households received a rent supplement in 2017.

Homeownership Program

118

renter households have received help to purchase a home in the City and County of Peterborough since 2008.



Rent supplements create lower rents for people with greater affordability needs.

Rent supplements, social and affordable housing helps:

- seniors,
- people with disabilities,
- people experiencing chronic homelessness,
- indigenous peoples,
- survivors of domestic violence and human trafficking,
- mother-led families,
- people with mental health and addiction concerns,
- children and youth,
- people leaving Provincially funded institutions,
- immigrants and refugees
- and other people with low incomes.



Peterborough Renovates Program

212

low-income homeowners have received help with necessary repairs, upgrades and accessibility in Peterborough City and County since 2012.

Preventing Homelessness and Promoting Housing Stability

Housing Stability Fund (HSF)

The HSF program helps people with low incomes who are experiencing homelessness and those at-risk of homelessness.

HSF can help with:

- rent arrears
- utility arrears
- last month's rent and
- other approved housing costs.

17,757
HSF issuances
2013-2017

More Municipal Funding for Rent Supplements

\$213,000

In 2017, Council approved more municipal funding to help keep renters housed when a Federal-Provincial funded program ends March 31, 2018.

Transitioning Out of Homelessness

Homelessness Coordinated Response Team (HCRT)



HCRT was awarded with a Local Municipal Champion Award in 2016 from the Ontario Municipal Social Services Association (OMSSA).

238 unique individuals at risk of homelessness were supported through HCRT in 2017.

Prioritize and Coordinate Supports for People Experiencing Homelessness

A common assessment tool (SPDAT) and a new shared database (HIFIS) between the Social Services Division and local shelters is helping people in the homelessness system.

Local Municipal
Champion Award



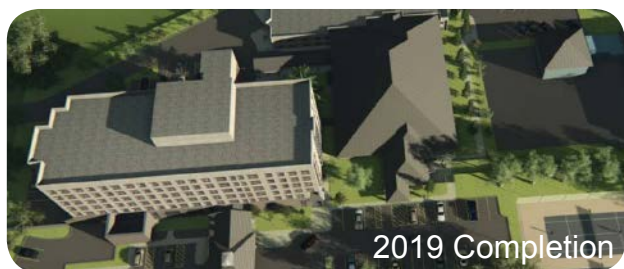
28



youth were helped by a Youth Housing Support Worker to secure and maintain housing in the past 6 months. Funding is from the Federal Homelessness Partnering Strategy (HPS) program delivered locally through the United Way of Peterborough and District.

Research indicates that resolving youth homelessness will prevent individuals from experiencing episodes of homelessness throughout the rest of their lives.

► **Providing People-Centred Service:** New apartments are being built including senior's units.



Peterborough Housing Corporation (PHC) McRae Phase 1 Project

34

Affordable Rental Units
at 80-90% of Average
Market Rent

49

Daycare Spaces

12

**Homeward Bound
program participants**

A program to help female-led families move from homelessness and poverty to successful careers and self sufficiency.

PHC Phase 2 Seniors Building

81

Senior Units

Including 50 units with 24/7 supports. Referrals are through Peterborough Regional Health Centre for patients requiring an alternative level of care and from other community partners.



Havelock Affordable Housing and Assisted Living Project for Seniors

PHC has partnered with the Township of Havelock-Belmont-Methuen and other stakeholders to create a 32-unit affordable housing and assisted living project.

32

New Units

24 apartments and 2
"quad" bungalows.

Including

12

Affordable Units

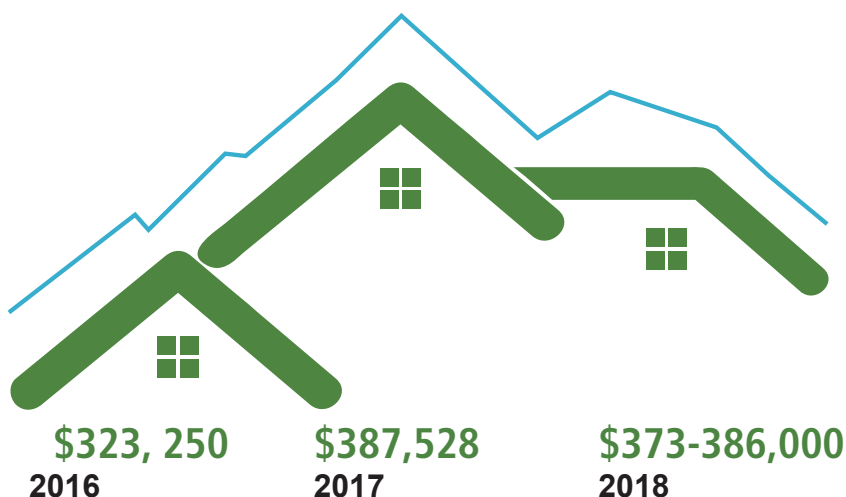
at 80% of Average
Market Rent.

**A much needed Long-Term Care
facility will also be built on-site.**

► Creating Housing Affordability

People can find and afford housing easier due to positive changes to the local housing picture.

Canada Mortgage and Housing Corporation is predicting average resale house prices in Peterborough to stabilize or even start going down in 2018 to \$373-386,000.



The City's Planning Division is consulting with the community about changes to the Zoning By-law that will make it easier for Peterborough residents to create rental apartments in their home and on their property. If approved, this will have the potential to add much-needed rental stock to the community.

Preventing Homelessness and Promoting Housing Stability

New programs and funding to help prevent homelessness and promote housing stability makes good sense.

at least

\$1.40 Return GDP
for every dollar invested in housing

Homeward Bound Program: McRae Building Project

estimated

\$6.58 Return GDP
for every dollar invested

National Housing Strategy

In the National Housing Strategy announcement the Federal Government has committed to:

- Cut chronic homelessness in half by 2028
- Remove 530,000 families from Housing Need
- Invest in the construction of up to 100,000 affordable homes



Homelessness Partnering Strategy

The Homelessness Partnering Strategy (HPS) will release a new program and direction in 2018-2019. HPS is a unique community-based program aimed at preventing and reducing homelessness. Locally, the United Way administers HPS funding for 3 projects related to homelessness.



Transitioning Out of Homelessness



New Brock Mission Shelter

30
Shelter Beds

15
Single Room
Occupancy Units
with Affordable Rent

Supports through Home for Good funding will help the 15 men in rental units to stay housed.

2016 Point in Time Count

Key highlights of what we learned:

- 64% experienced homelessness before the age of 26.
- 23% of participants identified as Aboriginal.
- 54% spent six months or more homeless in 2015-2016.

Participants identified the top 3 reasons for homelessness as:

1. Family breakdown
2. Addiction/Mental Health
3. Unsafe Housing

2018 ICountPtbo

Is a combined Point in Time and Registry Week approach. This means a more comprehensive survey to better understand the needs of people experiencing homelessness. The 2018 count invites people to share their name. The goal is to know people experiencing homelessness in our community by name and help them connect to available resources and support services as quickly as possible.



Peterborough

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For more information:
City of Peterborough
500 George St. North
Peterborough, ON K9H 3R9
705-742-7777
www.peterborough.ca