

A HOME FOR ALL

REVIEW HIGHLIGHTS

576 people gave feedback for the Review.

91 people identified as homeless either now or in the past.

294 people said affordable housing was a top priority for the Plan.

LOCAL CHALLENGES

HIGH HOUSING COSTS LOW INCOMES

Average rent increased
7.1%
between
2017-2018

This is the fastest rate of growth since Canada Mortgage and Housing Corporation started collecting rental data.

HIGH COST OF HOME OWNERSHIP

Since 2014, average resale home prices have increased almost

\$150,000

HIGH COMPETITION

"I can't find anywhere to live. On the second floor they don't want children - they are looking for professional couples."

LOW HOUSING STOCK UNAFFORDABLE NEW DEVELOPMENTS

Vacancy rates increased to
1.5%
from 1.1%
in 2017

This is half of what's considered a healthy rental market.

LOW TURNOVER

"Peterborough is definitely difficult to find housing - I would call 100 times per day and call back. It took 4 months. Apartments get snapped up."

WHAT WE ARE DOING

Over
500 households received a rent subsidy in 2018 using a combination of City, County and Provincial dollars.

Over
\$2.5 million was dedicated to rent supplements in 2018.

20,723 issuances of Housing Stability Funds were provided between 2013-2018.
This included payment of rent arrears, utility arrears, last month's rent and other housing costs.

Since 2014
758 new affordable rental units have been created in Peterborough City and County, with some still in development.
Rents range from 60 to 100% of average market rent.

240 households received Peterborough Renovates assistance from 2012-2018.
Assistance was provided to complete necessary repairs, energy efficiency and accessibility upgrades.

On Average
349 households move from homelessness to housing each year, since 2014.
This is a result of collaborative work to end homelessness in the City and County of Peterborough.

New Strategic Directions were informed by the 2019 review of Peterborough's homelessness and housing stability system. Recommendations were included in the new goals to end homelessness.

A HOME FOR ALL

LOOKING FORWARD

New goals and targets have been created for the Plan that fall under two main priorities:

ENDING HOMELESSNESS AND STAYING HOUSED

A system of action has been created with the Housing and Homelessness Plan Steering Committee and two working groups focused on the 2 main priorities of the Plan. The Steering Committee has members from local housing and homelessness agencies including people with lived experience.

TARGET #1

By 2025 Peterborough will achieve

Functional Zero

for chronic homelessness.

2019  2025

Functional Zero means homelessness is an experience that is:

- Prevented (if possible)
- Rare, brief
- Non-recurring



A new coordinated access system to respond to homelessness is being used. It helps:

- All agencies to use the same processes and tools
- Create a list of people experiencing homelessness that is updated daily and prioritized
- Connect people to housing and supports when they are available.

TARGET #2

In order to meet all housing needs in Peterborough City and County, by the end of 2029 there will be:



25 points of local data were provided to determine current and future numbers of housing units needed within Peterborough City and County, including all townships. We now know how much housing we need in the next 10 years to maintain the status quo, make marginal improvement and meet all housing needs in the areas of:

- Affordable rental for people in the lowest income brackets
- Rent-Geared-to-Income (RGI) supportive housing
- Affordable homeownership

HOUSING AND HOMELESSNESS SYSTEM

GUIDING PRINCIPLES

We believe that everyone in our community deserves safe, affordable, and accessible housing. We intend to move forward with everything we do, with the following guiding principles:

1 PEOPLE-CENTRED SERVICE

We will keep people at the centre of every decision and action taken. We will operate from a place of empowerment, empathy and compassion to evolve a system that is trauma-informed, culturally competent and understands the complex impacts of colonization.

2 COLLABORATION

We aim to build our community through partnerships and a collaborative approach. Together, we will strive to develop a supportive and integrated service system. We will maintain accountability to each other and to our community and ensure sustainability as we move ahead.

3 ACTION DRIVEN

We intend to be proactive and deliberate in improving outcomes and commit to using an evidence-informed approach moving forward. We will proceed with thorough planning and a bias for action.

4 COMMUNICATION

We will maintain open, honest dialogue and engagement with all relevant community members and stakeholders.

5 INNOVATION

We will approach challenges with a spirit of innovation, creativity and “out of the box” thinking.

6 EVIDENCE INFORMED

We will use evidence informed practices to guide decisions on planning, implementing and funding housing focused programs and services with the view to adapt and pivot when needed. We will use real time data to direct housing focused resources to those with the greatest vulnerability as quickly as possible.

7 LIVED EXPERIENCE

We will actively seek diverse perspectives represented at all levels of the system, including those with current or past experience of homelessness. We will make space for diverse voices in the decision-making process and will maintain dialogue between community partners to learn from each other’s knowledge and experience.

COMMUNITY SUMMARY

OF WHAT WE NEED

1

More affordable housing stock and access to it.

2

Innovative solutions to housing needs.

3

The voices of lived experience included in decision making and planning in a way that works for people.

4

Prevention as an effective tool rather than crisis response.

5

Housing and services that use evidence and best practices for:

- Vibrant communities in locations that are safe and that work for the people living there
- Affordable rent and costs
- Responsible landlords that do not discriminate and who do complete repairs
- Quality units that have the right amount of space for the needs of the people living there
- Effective methods of transportation
- Freedom from barriers related to pets, culture, accessibility and living rurally

6

Housing and homelessness services to work closely with:

- Income and employment groups
- Transportation planning
- Planning and development services divisions

7

Programs and services that address the waitlist for social/community housing.

8

To be aware of the challenges of homeownership developing in Peterborough City and County and the effects on communities and families.

9

Innovative supports and programming that increase the likelihood of success in housing and is based on the needs of the person receiving service.

10

An effective system and prioritization of people experiencing homelessness and precarious housing.

11

Awareness that in this competitive rental housing market, landlords are able to selectively choose who they rent to and many people are getting left behind.

12

Collaboration among agencies and funders to increase capacity and improve services.

ENDING HOMELESSNESS AND STAYING HOUSED

GOAL Prevent and End Homelessness

TARGET By 2025 Peterborough will achieve Functional Zero for chronic homelessness.

VISION: We will eliminate long-term homelessness and ensure quality housing that all residents can afford by engaging those in need, enhancing community and partner involvement and leveraging resources from the community, private sector and government.

KEY ACTIONS

1. All relevant partners will be engaged in implementing a performance framework based on best practices and Housing First principles.
2. An effective coordinated access system and By-Name Priority List will be key to achieving Functional Zero and ensuring the needs of the most vulnerable are addressed first.
3. Resources will be dedicated to getting people housed and engaging landlords.
4. Supports for stable and successful housing will be reviewed, a needs assessment will be conducted, and the right supports will be matched to the people who need them most.
5. People who are homeless will be prioritized for non-market housing options in our community.
6. People will be diverted from emergency shelter into more appropriate housing options.
7. Goals and targets will be established to address the unique needs of youth and Indigenous peoples.

STRATEGIC OUTCOMES

There are enough services, housing and shelter beds for everyone who needs them. That is, the availability of services and resources will match or exceed the demand for them from the target population.

Homelessness will be prevented and people entering the emergency shelter system will be diverted to housing. As a result, people will experience less trauma.

Services will be trauma-informed and governed by best practices. This includes the voices of people with lived experience in the homelessness sector.

People needing housing and those who have homes will be more informed about their rights and strategies for stable housing. They will be empowered and supported to communicate with landlords and equipped to advocate for better living conditions.

There will be a reduction in need for emergency shelter services.

This is a summary. Detailed goals are included in the 5-Year Review.

SUMMARY OF HOUSING FORECAST UNIT NEEDS PROJECTION 2019-2029

Municipality	Status Quo			Marginal Improvement			Meets All Housing Needs		
	Affordable Rental Housing	Rent Geared to Income (RGI) Supportive Housing	Affordable Ownership	Affordable Rental Housing	Rent Geared to Income (RGI) Supportive Housing	Affordable Ownership	Affordable Rental Housing	Rent Geared to Income (RGI) Supportive Housing	Affordable Ownership
Peterborough City and County	1,247	292	399	1,906	446	545	2,680	580	796
City of Peterborough	962	249	263	1,298	327	342	1,918	484	562
Asphodel-Norwood	27	6	9	65	9	13	89	18	19
Cavan-Monaghan	32	4	16	57	19	21	103	14	34
Douro-Dummer	28	3	14	61	6	20	72	5	22
Havelock-Belmont-Methuen	26	1	13	58	5	18	94	6	25
North Kawartha	17	0	6	30	0	13	68	6	18
Otonabee-South Monaghan	32	0	15	59	3	22	86	6	28
Selwyn	121	25	46	230	52	63	275	45	78
Trent Lakes	46	4	13	88	6	18	100	10	23

City and County numbers are most accurate. Township numbers are estimates based on available data and will not add up to City/County numbers.

BUILDING HOUSING

GOAL Build Housing

TARGETS In order to meet all housing needs in Peterborough City and County, by the end of 2029 there will be:

- 2,680** new affordable rental units
- 580** new Rent-Geared-to-Income (RGI) supportive housing units
- 796** new affordable homeownership units.

VISION: We will eliminate long-term homelessness and ensure quality housing all residents can afford by engaging those in need, enhancing community and partner involvement, and leveraging resources from the community, private sector and government.

KEY ACTIONS

1. Building internal capacity through agreements with Community Housing Providers and innovative approaches to the Centralized Wait List for Community Housing.
2. Long term affordable housing planning in alignment with the Official Plans of Peterborough City, County and townships.
3. Formalized partnerships and commitments with private sector developers and landlords.
4. Providing attractive incentives for development.
5. Creating an inventory of land and infill sites for potential affordable housing.
6. Leveraging funding to those at highest need first and to priorities identified in the Housing and Homelessness Plan.
7. Improving the energy efficiency and climate resiliency of community housing stock.

STRATEGIC OUTCOMES

There is an increase in housing options for people who are financially vulnerable and/or require supportive housing.

People in the City and County of Peterborough have an easier time accessing rental and owned housing that is affordable to them and that meets their unique needs.

Where possible, new rental housing development incorporates principles that lead to successful tenancies including affordability, effective property managers, safe, barrier-free, vibrant communities and effective services that include transportation.

HOUSING AND HOMELESSNESS PLAN STEERING COMMITTEE AND WORKING GROUP STRUCTURE



Principles:

- People-Centred Service
- Collaboration
- Action Driven
- Communication
- Innovation
- Evidence Informed
- Lived Experience