



# Peterborough

10-year housing & homelessness plan

# Progress Report

# 2023

Three white wavy lines stacked vertically, resembling a stylized water or wave pattern.

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

The 10-year Housing and Homelessness Plan (the Plan) was established in 2014, with guidance from the people of our communities, including residents with lived experience, as well as representatives from community organization and support services. A comprehensive review was conducted in 2019, as part of a formalized 5-Year Review. The City of Peterborough (as the Service Delivery Manager for the City and County) is responsible for developing a 10-year Housing and Homelessness Plan and working towards the goals in that plan – most notably, reducing homelessness. Achieving this goal involves several key initiatives, such as providing emergency shelter, financing supportive housing programs for housing stability, and constructing permanent housing. The implementation of the plan has yielded significant results, including a boost in rent supplements designed to assist people staying housed and supporting those experiencing homelessness to move into housing. Additionally, more permanent supportive housing units have been made available, specifically for those who are chronically homeless.

The City and County of Peterborough, like many places in Canada, are grappling with persistent housing affordability issues. Home prices and rental rates keep rising, while the need for housing and stability support remains high. Addressing the increasing challenges of homelessness and ensuring housing stability necessitates a sustained commitment from all levels of government. To meet this demand, they must work together to create a system of housing and support services that is both accessible and responsive to people's needs.

Despite these challenges, we continue to work towards the goals in the Plan and in 2023, the City and County of Peterborough:

- Added 195 new rent supplements to our community through both the Canada Ontario Housing Benefit Program and municipally funded rent subsidies.
- Created 12 new affordable homeownership units
- Added 29 permanent supportive units dedicated to people on the By- Name Priority List through creative use of existing housing resources
- 50 people were housed through the Wolfe Street Modular Bridge Housing Program
- Peterborough Housing Corporation Affordable Housing Project at Hunt Terraces was completed, providing supportive units for people experiencing homelessness, vulnerable seniors; and low-income families.

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

We want to express our gratitude to County Council, City Council, staff, and all our community partners for their ongoing efforts in pursuit of this common goal. Their dedication and ongoing support for our most vulnerable residents are commendable. We are committed to building a community where everyone has a safe and affordable place to call home.

We invite everyone to take the time to learn more about the issues surrounding housing and homelessness in our local community. Understanding these challenges is the first step in addressing them effectively. Safe and affordable housing has a positive impact on the entire community—improving public health, enhancing educational opportunities, and fostering economic growth. By raising awareness and engaging in meaningful conversations, we can all play a role in creating lasting solutions. Let's work together to build a stronger, more inclusive community where everyone has the opportunity to thrive.

Sincerely,



Jeff Leal  
Mayor, City of Peterborough



Bonnie Clark  
Warden, Peterborough County



# HIGHLIGHTS AND KEY STATISTICS

## Reducing Homelessness and Staying Housed

In 2023, **255** 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 affordable rental units,

796

affordable homeownership units.

### In 2023 we added:

50

Transitional housing units in the Modular Bridge Housing Community.

5

two-bedroom affordable housing units (from the Centralized Waitlist) at 555 Bonaccord Street.

12

new affordable homeownership units.

29

RGI Permanent Supportive Housing units.

28%

increase in Social Housing Waitlist applications occurred (compared to 2022).

We added **114** COHB applications and 81 new municipal rent supplements to the system.

## Housing Stability Funds

There were **2,430** issuances of Housing Stability Funds through Peterborough Social Services. This includes payments of rent arrears, utility arrears, last month's rent and other housing costs. This is a **207%** increase of issuances from 2022.



# 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

1.1%

### Vacancy Rate in Peterborough Census Metropolitan Area (CMA) in 2023.

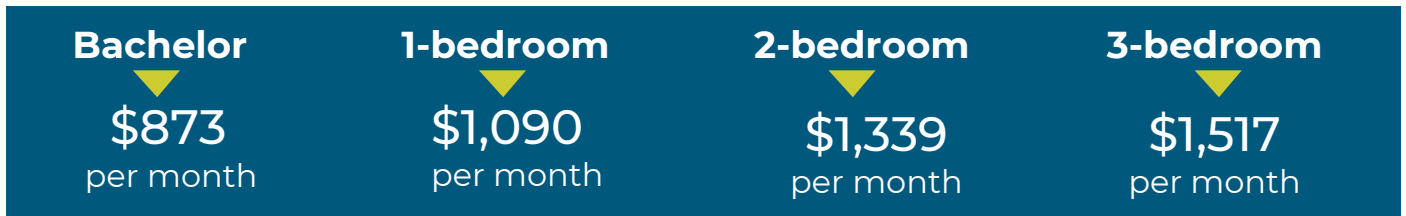
This was statistically unchanged from 1% in 2021 and the lowest vacancy rate in Ontario for second year in a row.

3-5%

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

## Average Market Rent

The cost of rental housing has also increased. In October 2023 the Average Market Rent (AMR) in the City of Peterborough was:



## Average Resale Home Price (City and County of Peterborough)

Purchasing a home has also become quite expensive in Peterborough.



**\$37,685 increase or 5.58% increase**



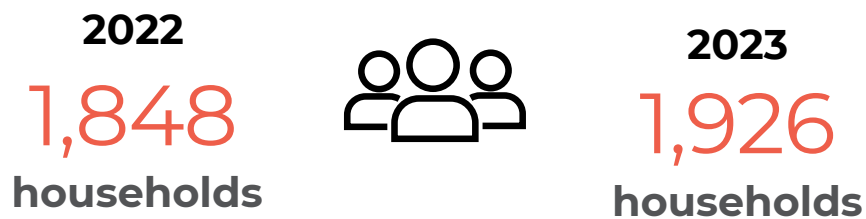
## Social Housing

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

### In 2023

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

The number of households waiting on the Centralized Waitlist for Rent-Geared-to-Income (RGI) housing has increased since 2022.



## Average Wait Time on the Centralized Waitlist

For those remaining on the list, the average wait time in 2023 was **7.3 years**.

For the special priority population (SPP), the average wait time was **1 year and 6 months** in 2023. The time spent on the wait list for SPP has **decreased by 1.6%**.

## GOALS - REDUCING HOMELESSNESS AND STAYING HOUSED

2014 GOAL

### Goal: Performance Framework

Reducing Chronic Homelessness is a monumental task. To get there, the City will need to work collaboratively among community partners. The Plan commits that all relevant partners will be engaged in 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.

#### **Progress in 2023:**

Housing Resource Centre staff continued to help households with eviction prevention support in the City and County of Peterborough.

Registered Social Worker with Peterborough Family Health Team supported 17 people who resided at the Brock Mission's Transitional Housing Program.



## Goal: Youth Homelessness

Goals and targets will be developed dedicated to youth homelessness.

## Goal: Coordinated Access System and By-Name Priority List

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 2023:

The YES Shelter supported **11** families experiencing homelessness to move into housing, and **15** families living in the community were supported to maintain their housing.





## Goal: Financial Supports

### 2014 GOAL

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. Financial Supports programs were reviewed to ensure that 2022 program outcomes were met.

## Goal: Homelessness Priority

### 2014 GOAL

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 2023

Staff at Social Services completed an internal audit of the Housing Stability Funds issued and noted recommendations for improvements planned for 2024.

Municipal Rent Supplement Program annual reviews completed in-house and level of need determined in order for individuals to retain their housing. Housing Stability Fund Operational Practice reviewed to ensure housing needs are captured through intake screening processes. Updates to be published in 2024.

## Added in 2023

50

transitional housing units in the Modular Bridge Housing Community.

29

RGI Permanent Supportive Housing units.

5

two-bedroom affordable housing units (from the Centralized Waitlist) at 555 Bonaccord Street.

114

Canada- Ontario Housing Benefit (COHB) applications

81

new Municipal Rent supplements.

# GOALS - BUILDING HOUSING

2014 GOAL

## 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 2023

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

#### 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.

#### 2023

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

114

people experiencing homelessness, at risk of homelessness, asylum seekers and/or people fleeing domestic violence were granted portable rent subsidies through the Canada-Ontario Housing Benefit (COHB) program.

20

people from By-Name Priority List were selected to move into permanent RGI housing. They are supported by health-funded agencies and connected to rent subsidies.

## Progress in 2023

### 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

There were **2,430** issuances of Housing Stability Funds at Social Services. This included payments of rent arrears, utility arrears, last month's rent and other housing costs. This is a **207% increase** of issuances from 2022.

Social Services administers rent supplement or portable housing benefit programs that assist **over 695 households** to pay their rent every month. Funding for these programs comes from all three levels of government

### Outreach at the Peterborough Library

Social Services staff continue to rotate days working at the Peterborough Public Library. Social Services staff support and educate library staff, as well as connect community members to stability supports. The goal of building positive and supportive relationships with anyone in our community continues to be successful, as well as using the library as a community hub for resources.

### Goal: Looking to the Future of Community Housing

City of Peterborough staff will work with Community Housing providers to protect and regenerate existing Community Housing units for current and future residents.

City of Peterborough 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.

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

## Progress in 2023

Tim Welsh Consulting conducted a strategic plan study for the community housing portfolio in 2023. Consultations with housing providers and board members were completed to collect data related to the condition of each building.

The recommendations from the report are set to go to council in 2024 and will provide a strategic framework to guide end of mortgage and operating agreements. The Service Manager aims to preserve and maintain housing stock in a good state of repair and to preserve the long-term sustainability of operations.

## 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.

### 2022

20

affordable rental units.

500

new Rent Supplements added.

295

new Homeownership units.

41

Affordable Homeownership units were created in the City.

38

Supportive Housing Units.

### Progress in 2023

5

two-bedroom affordable housing units (from the Centralized Waitlist) at 555 Bonaccord Street, Peterborough.

9

fully supported affordable housing units at 191 Rink Street Peterborough, 2 units were accessible.

20

Rent Supplements added at 555 Bonaccord Street, Peterborough.

170

municipal rent supplements with a enrollment date of 2023.

114

COHB applications were approved.

435

units issued building permits.

12

new affordable homeownership units were created.

20

RGI Permanent Supportive Housing units.

50

transitional housing units in the Modular Bridge Housing Community.

## LOCAL CONTEXT

### Experiencing Homelessness

- From January 1, 2023 until November 6, 2023, the Wolfe Street overflow shelter served 364 unique individuals.
- The Overnight Winter Response program, served 119 unique individuals from November 7, 2023 until December 31, 2023.
- With additional provincial funding, the Modular Bridge Housing Community opened in November 2023 and provides 50 transitional housing units for individuals who need 24/7 support.



Modular Bridge Housing Community



**For more information:**

Peterborough Social Services

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Peterborough, ON K9H 3R9 705-748-8830

[www.peterborough.ca/socialservices](http://www.peterborough.ca/socialservices)



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