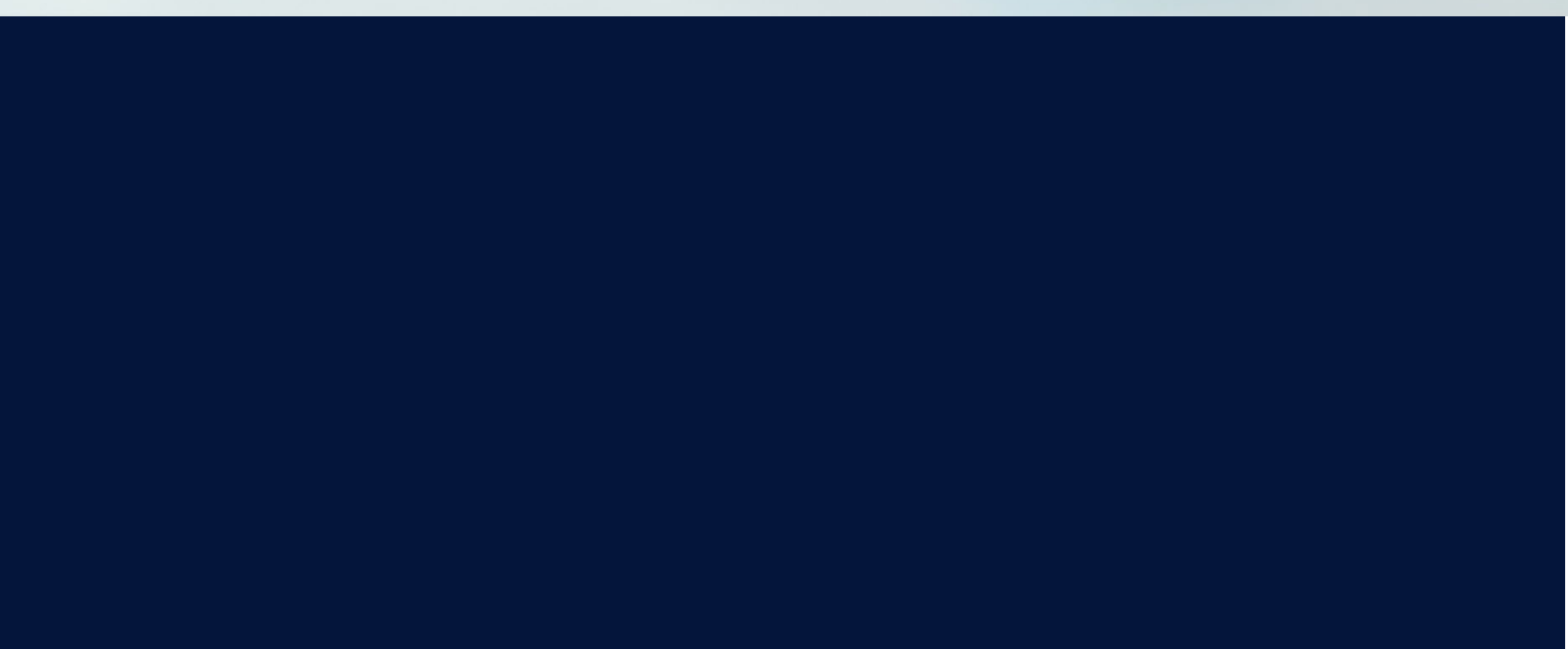




Housing & Homelessness Plan

Stratford, Perth County, and St. Marys

**2022 Annual Report
Year 9**



2022 Annual Report

The 2022 Annual Report highlights the achievements made in Year 9 of the Housing and Homelessness Plan for Stratford, Perth County, and St. Marys. These achievements are the result of the commitment of service providers, community members, municipal partners, and City of Stratford staff who are all dedicated to working effectively together for the benefit of our community.



Our Vision

Everyone has the right to a home that is safe, suitable, and affordable, and to supports that help them keep their home.

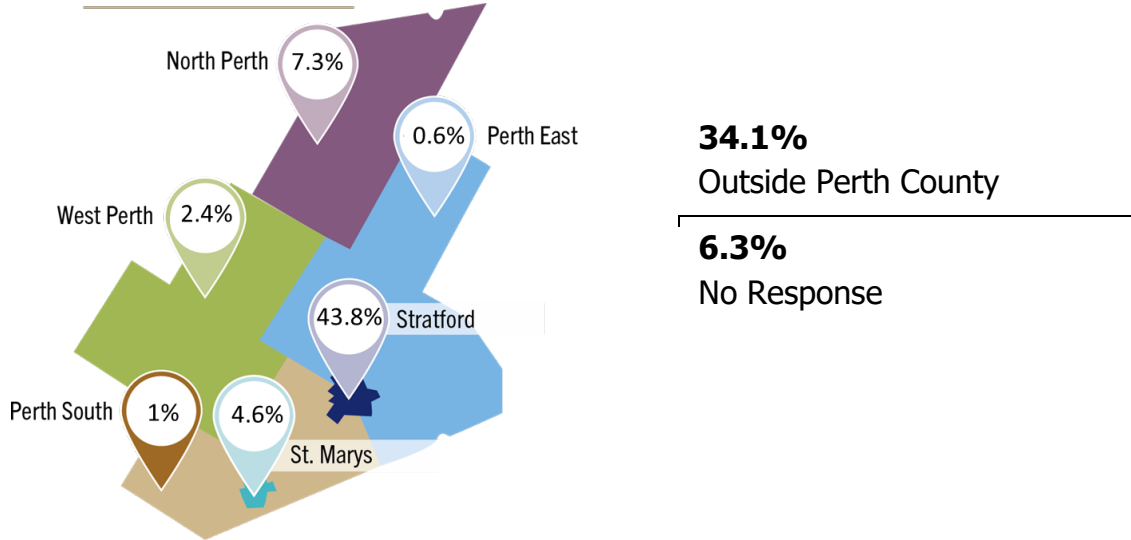


Snapshot of Housing & Homelessness

Demand for Rent-Geared-to Income (RGI) Housing

As of December 31, 2022 there were **505** applicants on the Centralized Waiting List

Where Applicants applied from:



When there is ability for RGI Housing, offers are determined by **chronology** - order of application, **homelessness status** – those who are actively experiencing homelessness or at risk of becoming homeless, and **special provincial priority** - experiencing or has experienced abuse within the household.



Priority Status

- 65% Chronological
- 31% Homelessness
- 4% Special Provincial Priority



Demand by Unit Size

- 65% 1 Bedroom
- 17% 2 Bedroom
- 10% 3 Bedroom
- 9% 4+ Bedroom



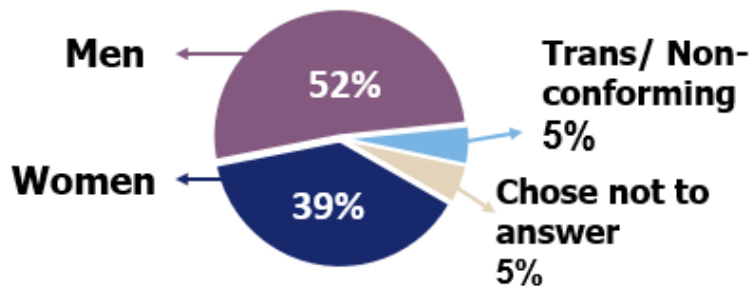
Applicant Type

- 56% Singles/Couples
- 33% Families
- 11% Seniors

Households Experiencing Homelessness

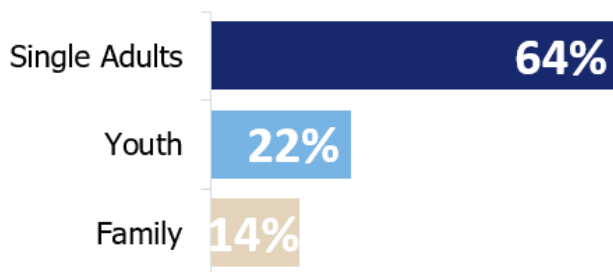
129 households were experiencing homelessness according to the By-Name List

Gender Identity*

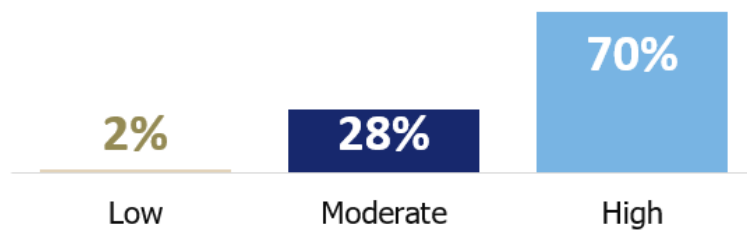


*Percentages do not add up to 100% because of rounding

Household Composition

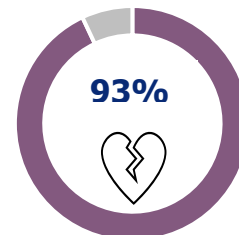


Level of Acuity**



** Level of acuity is measured using the pre-screening tool the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) that measures the health and social needs of households experiencing homelessness

Women identified as surviving intimate partner violence



93% were experiencing chronic homelessness

16% identified as First Nation, Inuit, Métis or as having Indigenous ancestry



Cost of Housing & Trends

Average Market Rent (AMR) by Year

Average Market Rent (AMR) – Yearly Comparison

Unit Size	2020	2021	2022	% Change 2020-2022
One Bedroom	\$1,239	\$1,253	\$1,405	Increase 13%
Two Bedroom	\$1,421	\$1,487	\$1,782	Increase 25%
Three Bedroom	\$1,663	\$1,894	\$2,331	Increase 40%

Source: Local Rental Scan conducted annually for the Service Manager area

Average Housing Resale Price for Huron-Perth

\$605,294 in December 2022, a **9.4% decrease** from the resale price in December 2021.

Source: Huron Perth Residential Market Activity and MLS® Home Price Index Report December 2022.





Our Achievements in 2022

The City of Stratford, in conjunction with various partners, have continued to work proactively on the Housing & Homelessness Plan. As a result, here are some of our main achievements this past year:

Ending Homelessness

Shifting resources and service provision from managing to ending homelessness, with a focus on chronic homelessness.

Creating Attainable Housing Options

Increasing the range of housing options that is available, affordable, appropriate, and achievable to meet people's needs, situations, and choice.

Sustaining Community Housing

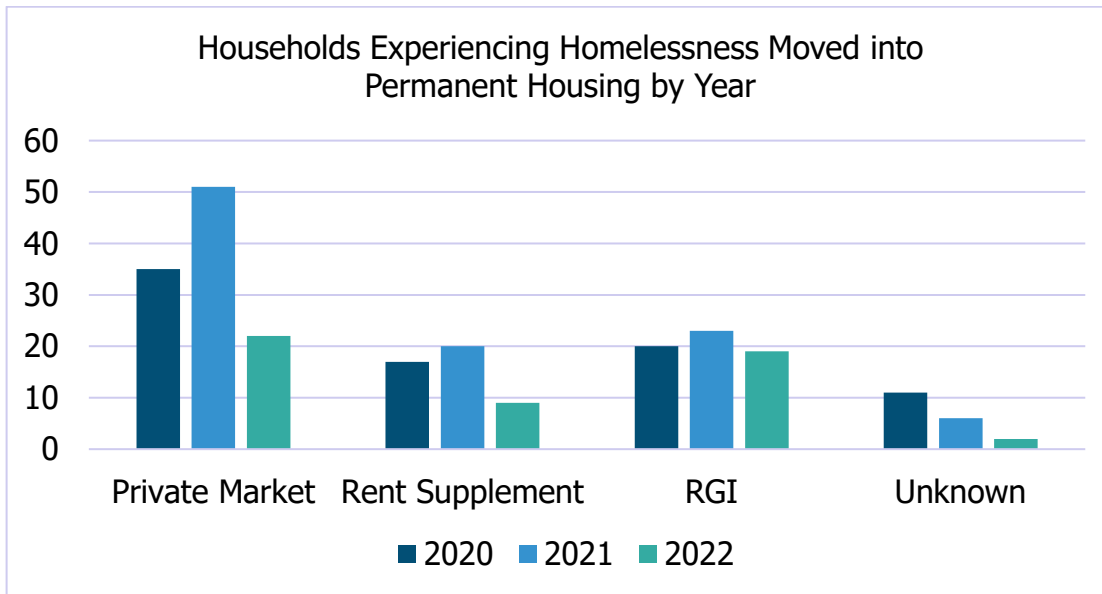
Ensuring the existing community housing stock is well maintained and continues to play a key role in delivery of permanent geared-to-income housing locally.

Addressing a Diversity of Needs

Providing a broad range of services and supports that reflect the unique, local landscape in an inclusive and culturally appropriate way, including advancing Truth & Reconciliation.



Strategic Objective One: Ending Homelessness



The majority of the decrease in households housed in 2022 compared to 2021 is reflective of the lack of available housing in the private market. The effects of Covid-19 and all-time high market rents create a significant deterrent for those seeking housing.

Of the households housed in 2022:

- **88%** had experienced chronic homelessness (homeless for 6 or more months)

Extended periods of homelessness are detrimental to an individual's physical, mental, emotional, financial, and social wellbeing. The City of Stratford is working to combat chronic homelessness through solutions such as the Situation Table, increased partnerships through the Community Safety & Well-Being Plan, and intergovernmental assistance programs.

- **236** households accessed emergency accommodation
- **419** households received financial assistance through the Housing Stability Bank (previously known as CHPI) program for:



Last month's rent deposit – 14%



Moving or storage costs – 11%



Rent arrears – 22%



Utility arrears – 18%



Furniture – 21%



Other – 14%

*Numbers are not mutually exclusive. Households may have accessed both emergency accommodation and financial assistance. Households may have required multiple forms of assistance.



Strategic Objective Two: Creating Attainable Housing

- ☑ 76 New rent supports were introduced through various programs & funding streams
- ☑ Municipalities within the service area identified attainable housing as a priority in their strategic plans
- ☑ The Community Safety & Wellbeing (CSWB) Plan continues to recognize the importance of housing to general sense of well-being and includes attainable housing as one of the four priorities



49 Households participating in the Affordable Homeownership Loan Program

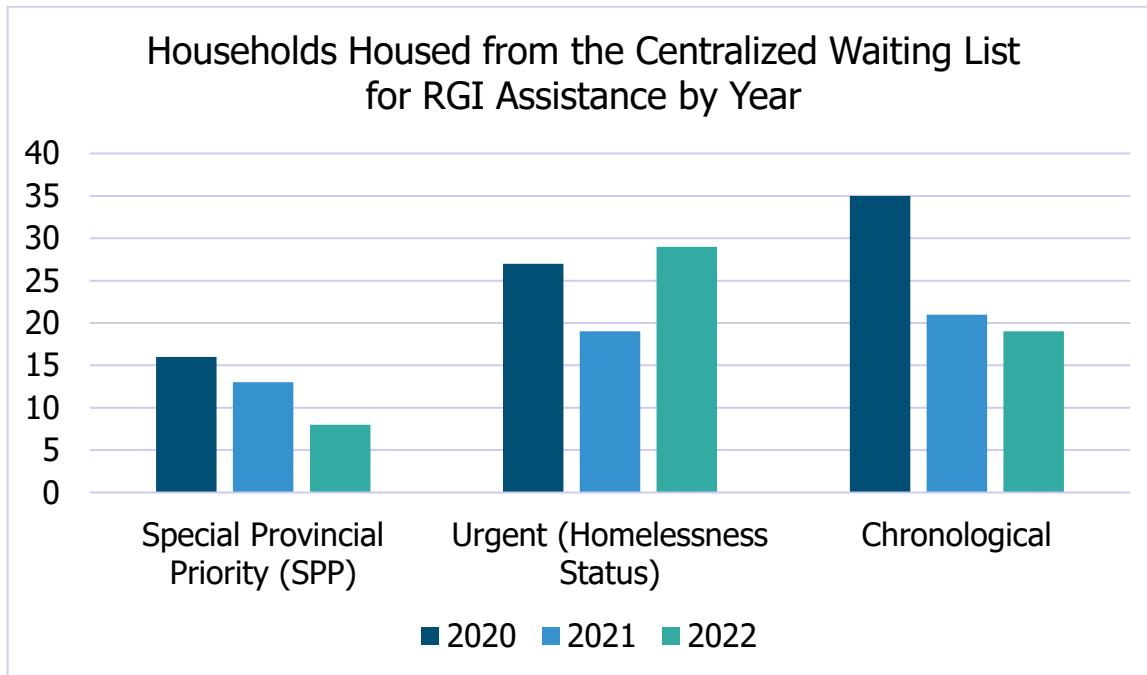
Britannia Street Affordable Housing Project

Construction continues on the second Britannia building with occupancy expected this summer. Applications are currently being accepted for available units. This is the second building under this project which aims to address affordable housing and targets individuals/families with an income of less than \$55,000 yearly.





Strategic Directive Three: Sustaining Community Housing



- Completed operational reviews of all local non-profit and co-operative housing providers to improve supports for their sustainability.
- Leveraged \$1.2 Million for improvements at community housing properties and \$200,000 for transitional funding for housing providers approaching the end of operating agreements.
- Working collaboratively with community partners and agencies to create sustainability, permanency, and improvements.

Attainable versus Affordable Housing Definitions

Attainable Housing includes the entire breadth of housing options and is not limited to housing available through Social Services or like networks. Attainable housing is:

- Affordable to the specific individual/family
- Available at the time
- Appropriate for the individual/family
- Achievable in short time

*All four of these credentials must be met to satisfy this definition.

Affordable Housing legislates rents to be maintained at or below 80% of Average Market Rents (AMR) for a minimum of 20 years. Affordable housing is built in both community housing developments and private developments.



Strategic Objective Four: Addressing a Diversity of Needs

- ☑ Partnered with the United Way to establish the Connections Centre in Stratford to increase resources available to those who are experiencing homelessness.
- ☑ Continued to use Coordinated Access to improve tracking systems, increase community partnerships, and provide better service to those we serve.
- ☑ Expanded the Mobile Crisis Rapid Response Team with Huron-Perth Healthcare Alliance and the Mobile Integrated Health Team with Perth County Paramedic Services.
- ☑ Community Developers were hired throughout the service area to provide case management based on specific, individual needs and implement projects based on the area demand.



618 PC Connect passes were issued in 2022

PC Connect — a partnership between the municipalities of Stratford, Perth County, North Perth, and St. Marys — provided affordable and accessible intercommunity public transit service throughout Perth County, Stratford, St. Marys, Kitchener-Waterloo and London.

172% Increase after one year of operations

Conclusion

It is understood that the effects of the pandemic are continuing to have an impact on housing and homelessness. While the real estate market is beginning to neutralize and interest rates are starting to decline, home ownership and rent are unattainable for many. The Social Services Department as well as the Community Safety & Well-Being Plan Partnership members are reviewing key performance indicators to ensure resources are allocated to the areas demonstrating the most need. The data from 2022 suggests a focus on youth facing homelessness, more community housing as opposed to temporary shelters, and continuous collaboration with other levels of government, non-profits, and private developers to begin to address the on-going housing crisis.

