



2021  
ANNUAL  
REPORT

YEAR 8

Stratford, Perth County, and St. Marys

# Housing and Homelessness Plan

2020-2024

The 2021 Annual Report highlights the achievements made in Year 8 of the *Housing and Homelessness Plan for Stratford, Perth County, and St. Marys*. These achievements are a result of the commitment of service providers, community members, municipal partners, and City of Stratford staff, all of whom played an important role in furthering our communities' vision that:

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

Knowing that safe and stable housing improves health and wellbeing outcomes, local work stayed focused on ensuring that people experiencing homelessness or at risk of homelessness received help with finding and maintaining permanent housing during this second year of the global pandemic. In addition, COVID-19-related supports such as access to vaccines, personal protective equipment, and safe spaces to isolate continued throughout 2021.

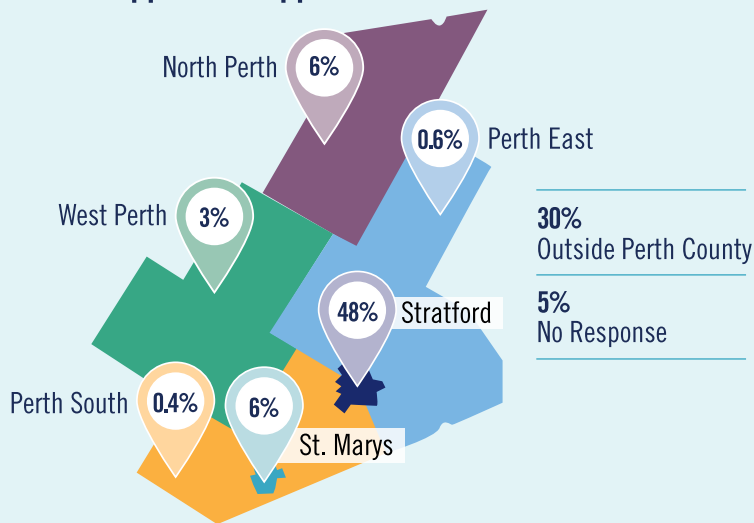
# SNAPSHOT OF HOUSING & HOMELESSNESS

As of December 31, 2021

## Demand For Rent-Geared-to-Income (RGI) Housing

**483** applicants were on the centralized waiting list for RGI housing

### Where Applicants Applied From



### Priority Status

<b>58%</b>	<b>Chronological</b>
38%	Homelessness
5%	Special Provincial Priority <sup>1</sup>

### Demand by Unit Size

<b>67%</b>	<b>1 Bedroom</b>
15%	2 Bedrooms
10%	3 Bedrooms
9%	4+ Bedrooms

### Applicant Type

<b>59%</b>	<b>Singles and Couples</b>
30%	Families
11%	Seniors

<sup>1</sup> Status assigned to a household in which a member is experiencing or has experienced abuse by a person with whom they live or have lived.

## Households Experiencing Homelessness

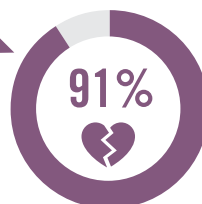
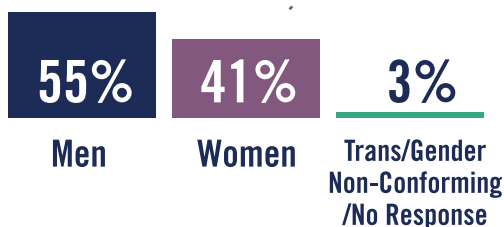
**170** households were experiencing homelessness according to the area's By-Name-List

- 82% were experiencing chronic homelessness
- 11% identified as Indigenous

### Household Composition

<b>65%</b>	<b>Single Adults</b>
18%	Youth
16%	Families

### Gender Identity<sup>2</sup>



Women identified as survivors of domestic violence<sup>3</sup>

### Level of Acuity<sup>4</sup>

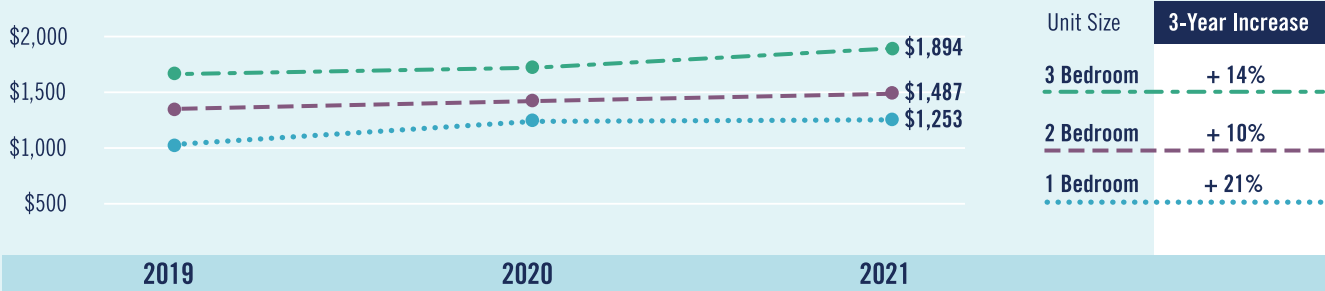
<b>59%</b>	<b>High Acuity</b>
34%	Moderate Acuity
7%	Low Acuity

<sup>4</sup> Level of acuity refers to a household's depth of need based on a screening tool completed as part of the BNL referral process. The higher the acuity, the higher the household's need, and the more supports they likely require to find and maintain permanent housing.

<sup>2</sup> Percentages are rounded. <sup>3</sup> Based on 53 of the 70 women, data unavailable for remaining 17.

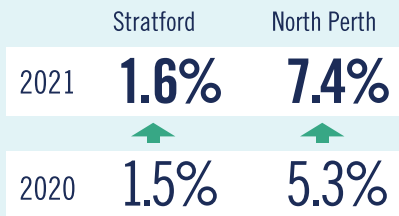
# Cost of Housing

## Average Market Rent (AMR) By Year



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

## Vacancy Rates



Source: CMHC Rental Market Survey Data Ontario 2021. Data unavailable for entire Service Manager area. Data unavailable for 2019.

## Average Housing Resale Price for Huron-Perth



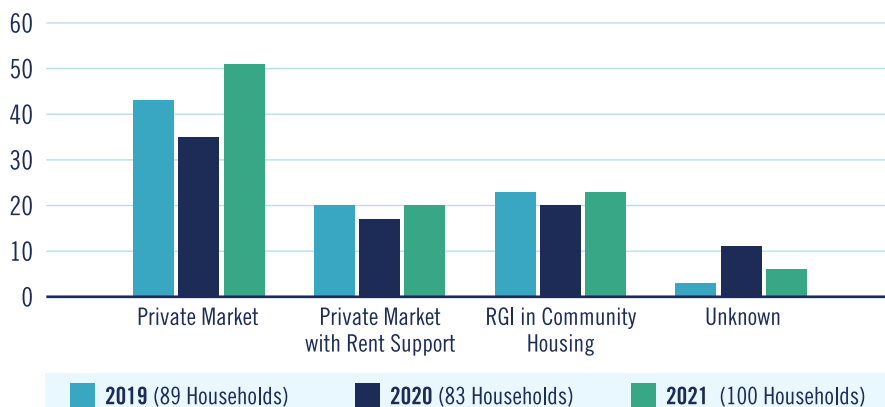
Source: Huron Perth Residential Market Activity and MLS® Home Price Index Report December 2021.

# OUR ACCOMPLISHMENTS IN 2021



## Strategic Directive #1: Ending Homelessness

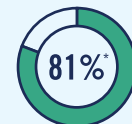
### Households Experiencing Homelessness Moved Into Permanent Housing By Year



Of those households housed in 2021:



experienced chronic homelessness (homeless for 6 months or more)



maintained their housing for 6 months or more

\*Housed between Jan. – Sept. 2021



✓ The Supported Housing of Perth Program (SHOPP) continued to assist high-acuity households experiencing homelessness with finding permanent housing as well as wraparound supports to help them maintain housing stability.

- **63 households** were participating in the program at the end of December, **78%** of which were **permanently housed**.

✓ The Coordinated Access System Leadership Group (CASLG) – a collaborative committee overseeing the implementation of a coordinated access system for homelessness response:

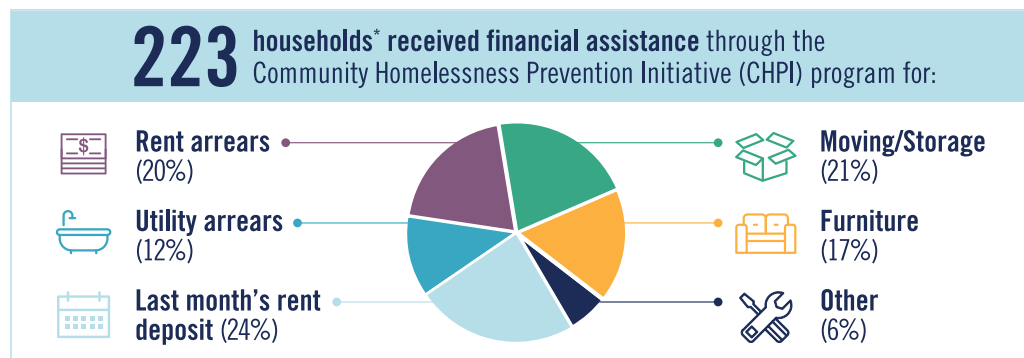
- Defined a set of community priorities by which housing programs will draw intake from the By-Name-List (BNL).
- Conducted an inventory of housing options and housing-based programs.
- Launched a campaign to engage landlords.

✓ To meet a legislative requirement, the Social Services Department conducted a count of people experiencing homelessness on October 30, 2021, which provided an opportunity to improve processes and practices related to the area’s By-Name-List.

✓ The Stratford Connection Centre – operated by Choices for Change Alcohol, Drug, & Gambling Counselling Centre and funded by the United Way Perth-Huron and the City of Stratford Social Services Department – opened in December 2021 as a drop-in space offering people experiencing homelessness better access to basic needs and social services.

✓ Choices for Change Alcohol, Drug, & Counselling Centre, with support from the City of Stratford Social Services Department, launched a housing-focused street outreach program to expand assistance to unsheltered individuals experiencing homelessness.

**210**  
households\*  
accessed  
**EMERGENCY**  
accommodation



\*Numbers are not mutually exclusive. Households may have accessed both emergency accommodation and financial assistance.

✓ The Housing Resource Centre (HRC) was relaunched in partnership with the Salvation Army and the City of Stratford Social Services Department to support households experiencing homelessness or at risk of homelessness with finding and maintaining housing.

- **58 individuals** visited the HRC for a total of **129 visits**.
- Individuals achieved what they set out to do for **91%** of those visits.

✓ The City of Stratford Social Services Department continued its partnership with The Local Community Food Centre to provide meal services to households accessing emergency accommodation at local motels.

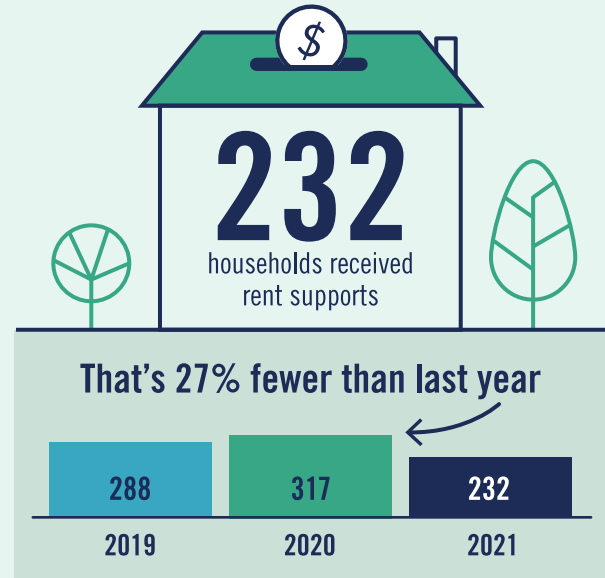
Data available from January – October 2021. Funding for the program not renewed into 2022.





## Strategic Objective #2: Creating Attainable Housing Options

- ✓ **52 households** continued to participate in the **Affordable Homeownership Loan Program**.
- ✓ Stratford City Council approved the development of Phase 2 of the **Britannia Street Affordable Housing Project** which will add an additional **27 units** to the area's affordable housing stock.
- ✓ investStratford established the **Stratford Housing Project** to identify and recommend options and solutions to increase and encourage additional attainable market housing rental and ownership units.
- ✓ The United Way Perth-Huron established the **Community Renewal Company** to increase affordable rental supply and access to services by building housing and community hubs.
- ✓ **Perth County Committee on Affordable and Attainable Housing (CAAH)** created a workplan focused on advocacy, education, and support for affordable housing development.



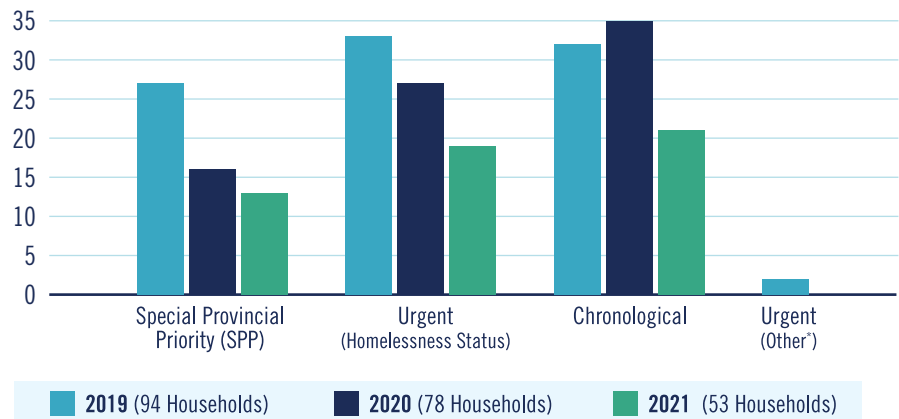
- ✓ The municipalities of Stratford, St. Marys, North Perth, West Perth, Perth East, and Perth South approved a joint **Community Safety and Well-being (CSWB) Plan** which includes adequate, affordable, and attainable housing as one of four priority areas.



## Strategic Objective #3: Sustaining Community Housing



### Households Housed from the Centralized Waiting List for RGI Assistance By Year



\*Category not tracked past 2019



### As Service Manager, the City of Stratford Social Services Department:

- ✓ Improved access to Rent-Geared-to-Income (RGI) housing by:
  - Adopting the ability to accept online RGI applications through the use of the Social Housing Application portal.
  - Creating more stable and predictable rental costs for tenants by simplifying RGI rent calculations as per provincial legislation.

- ✓ Allocated over **\$272,000** provincial COCHI funding to **5** community housing providers for **8** repair and improvement projects, benefitting **161** households.
- ✓ Hosted **3 workshops** for community housing providers covering a variety of topics including training for simplifying RGI calculations.
  - **100%** of providers participated.



## Strategic Objective #4: Addressing a Diversity of Needs

- ✓ 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.

**3,873**

trips in  
2021



That's an average of  
**323 trips a month**

- ✓ The City of Stratford Social Services Department dispersed provincial Social Services Relief Funding dollars (SSRF) to enhance existing programming and increase local capacity to provide health-related mobile services to people experiencing homelessness or at risk of homelessness. Programs that received funding included:

- Homeless Access to Care Program (Huron-Perth Healthcare Alliance)
- Mobile Crisis Rapid Response Team (Huron-Perth Healthcare Alliance)
- Mobile Integrated Health Team (Perth County Paramedic Services)

## CONCLUSION

It is understood that the pandemic has had an impact on housing and homelessness during the last few years. The rising cost of housing and other necessary expenses contributed to the challenges people experiencing homelessness or at risk of homelessness faced with finding and keeping a permanent place to live. As a next step, the Social Services Department is undertaking a review of key performance indicators to ensure that the data being collected is meaningful and that trends are both identifiable and explicable, so that we can directly correlate the progress we are making as well as areas that will need more attention to achieve our objectives. The anticipation for the *Housing and Homelessness Plan 2022 Annual Report* will be a more robust dataset with clearly defined trends and analysis.

