



# HOUSING AND HOMELESSNESS REPORT

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2023

*Edition*

LANARK  
COUNTY

# LAND ACKNOWLEDGEMENT

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We respectfully acknowledge that the land on which Lanark County and the Town of Smiths Falls are situated is unceded traditional Algonquin territory along with that of several other First Nations Peoples. With this acknowledgement comes respect for the land, people and the shared history of the territory. We recognize the injustices of the past and those that continue today. As we seek to achieve Reconciliation, we are committed to speaking Truth and working towards Justice in solidarity with Indigenous Peoples.

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## MESSAGE FROM THE WARDEN STEVE FOURNIER

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It is my pleasure to share with you the 2023 Housing and Homelessness Report, where we reflect and recap on the valuable work that the County has accomplished in housing and homelessness over the last year. The soul of a thriving community is access to safe and affordable housing, and while we continue to make great strides much work is yet to be done. As we approach the end of the 10-Year Housing and Homelessness Plan, I am encouraged by the collaboration and dedication shown by our community and proud of County Council's steadfast commitment to housing through our continued investments in affordable housing.

## MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER KURT GREAVES

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Recent world events have created long term inflationary pressures that have exacerbated the housing crisis facing many across Canada. Our Housing Services and Community Support Services team have been diligently working to ensure everyone has a place to stay and access to services. Their work goes right across the housing continuum ensuring supports are in place to help people transition to housing, find permanent housing and to keep people housed. This work has a direct impact on the lives of so many and this report highlights the successes that we will continue to build on.

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# HOUSING AND HOMELESSNESS PLAN

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The 10-Year Housing and Homelessness Plan laid the framework for a county where all residents would have access to a safe and healthy home—essential for building strong communities. Lanark County addressed 7 priorities:

**PRIORITY #1:** INCREASED ACCESS TO HOUSING

**PRIORITY #2:** ENDING HOMELESSNESS

**PRIORITY #3:** NON-PROFIT HOUSING CORPORATIONS AND COOPERATIVES

**PRIORITY #4:** PRIVATE MARKET

**PRIORITY #5:** COORDINATION WITH COMMUNITY SERVICES

**PRIORITY #6:** MEETING A BROAD RANGE OF COMMUNITY NEEDS

**PRIORITY #7:** ENVIRONMENTAL SUSTAINABILITY

## FOUNDATIONS FOR THE FUTURE

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Foundations for the Future updates the Housing and Homelessness Plan, identifying strategies to improve access to safe and affordable housing for residents. These strategic directions are:

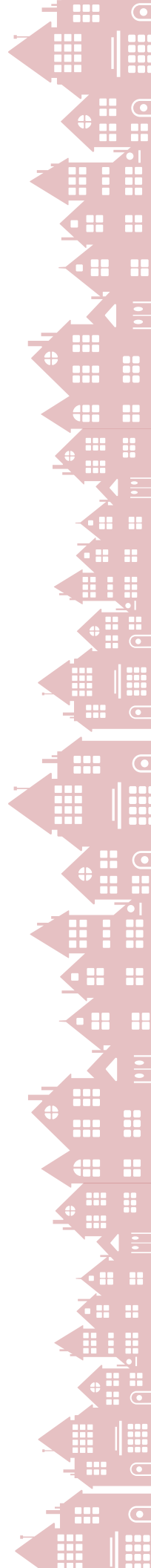
**DIRECTION #1:** INCREASE THE SUPPLY OF AFFORDABLE HOUSING

**DIRECTION #2:** PLAN FOR A DIVERSE RANGE OF HOUSING CHOICES

**DIRECTION #3:** STABILIZE AND REVITALIZE CURRENT SOCIAL HOUSING STOCK

**DIRECTION #4:** ENSURE AN ADEQUATE SUPPLY OF APPROPRIATE, SUPPORTIVE AND UNIVERSAL HOUSING

**DIRECTION #5:** EDUCATE THE COMMUNITY ON LOCAL HOUSING NEEDS AND OFFER INCENTIVES TO BUILD AFFORDABLE HOUSING





# COMMUNITY HOUSING

INCREASE THE SUPPLY OF AFFORDABLE HOUSING

## 188 CHAMBERS STREET, TOWN OF SMITHS FALLS

In June of 2023, 188 Chambers opened its doors to its first tenants. The building contains 5 rent-geared-to-income (RGI) units, including 2 fully accessible (CSA B651) and 3 barrier free units. Lanark County Council allocated **100% of its Phase 4 Provincial Social Services Relief Funding, in the amount of 1,630,000**, as part of the County's 10-Year Housing and Homelessness Plan to prioritize the increase of housing supply and access to affordable housing.



ENVIRONMENTAL SUSTAINABILITY



The building utilizes electric heat pumps that provide heating and cooling without greenhouse gas emissions. Complete with a steel roof and insulation that exceeds the Ontario Building Code, Lanark County's commitment to environmental sustainability continues to be a priority.

ENSURE AN ADEQUATE SUPPLY OF APPROPRIATE, SUPPORTIVE AND UNIVERSAL HOUSING



# COMMUNITY HOUSING

INCREASED ACCESS TO HOUSING

## 44 CHAMBERS STREET TOWN OF SMITHS FALLS

Lanark County Council allocated **\$742,000 in Phase 5 Provincial Social Services Relief Funding**, as well as **\$2,927,800 in municipal funds**, to see the construction of 44 Chambers Street come to life. In partnership with Carebridge Community Support, the construction of 44 Chambers Street was in full force throughout 2023 in order to meet its scheduled occupancy of April 2024. This 34-unit building contains 28 rent-geared-to-income units and 6 affordable units. 44 Chambers offers 21 one-bedroom units, 6 two-bedroom units and 1 three-bedroom unit that are rent-geared-to-income, and offers will be made off the centralized wait list.

MEETING A BROAD RANGE OF COMMUNITY NEEDS



Carebridge Community Support has made a **40-year commitment to provide RGI assistance**, which aligns with the County's 10-Year Housing and Homelessness Plan to increase access and supply of affordable housing and strengthen partnerships with local Non-Profit Housing Corporations.

NON-PROFIT HOUSING CORPORATIONS AND COOPERATIVES



# COMMUNITY HOUSING

## CENTRALIZED WAITING LIST - AT A GLANCE

Lanark County maintains a centralized waiting list (CWL) for all RGI housing in Lanark County. Lanark County Housing Corporation maintains 522 RGI units, the Non-Profit Housing Providers maintain 182 RGI units, and private market landlords maintain 70 RGI units. The CWL is organized chronologically based on the date of application. The wait list prioritizes survivors of domestic abuse and human trafficking (SPP), placing them at the top of the wait list, as legislated by the province.

### RGI IN NUMBERS

- 32 SPP applications active on the waiting list
- 254 new applications received in 2023
- At the end of 2023, there were 465 active applications on the waiting list, a decrease in 10% from 2022
- Average net household income for families receiving RGI assistance was \$18,624
- Average net household income for singles receiving RGI assistance was \$14,053
- Average net household income for seniors receiving RGI assistance was \$20,981
- 50 RGI housing offers were made
- 19 of the 50 available units were housed with SPP applicants

### ENDING HOMELESSNESS

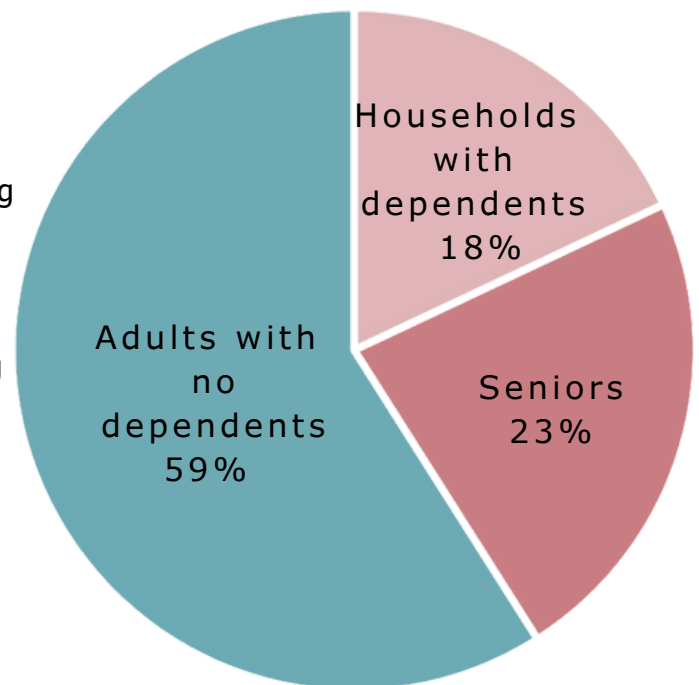
### UNIT TURNS

When a tenant moves out of a Lanark County Housing Corporation building, maintenance staff turnover each unit to ensure that future tenants are able to move into a space that is clean and in good condition. In 2023, 48 unit turnovers took place. In the Spring of 2023, 27 households were displaced due to a fire in a Lanark County Housing Corporation building. Of the units damaged in the fire, 11 were rebuilt in 2023 allowing residents to move back into their homes. The remaining units will be rebuilt and ready for tenants in the Spring of 2024.

### STABILIZE AND REVITALIZE CURRENT SOCIAL HOUSING STOCK

### INCREASE THE SUPPLY OF AFFORDABLE HOUSING

### WAITING LIST BREAKDOWN



### PLAN FOR A DIVERSE RANGE OF HOUSING CHOICES

# COMMUNITY HOUSING

## COORDINATION WITH COMMUNITY SERVICES

### **RENT SUPPLEMENT LANDLORDS**

Rent supplement agreements are made with private market landlords to provide RGI assistance for qualifying individuals. The tenant pays their portion of the rent to the landlord and the remainder is subsidized by the county. Rent supplement landlords make offers to applicants from the chronological waiting list. In 2023, 70 rent supplement units were funded across Lanark County. Lanark County has partnered with Lanark County Interval House, who maintained 4 Second Stage units and 8 Beyond Second Stage housing units. These RGI units are geared for women and children fleeing domestic violence.



## INCREASED ACCESS TO HOUSING

## NON-PROFIT HOUSING CORPORATIONS AND COOPERATIVES

### **NON-PROFIT HOUSING PROVIDERS**

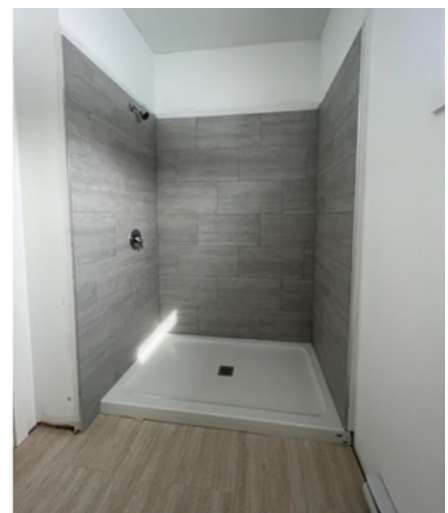
Lanark County works collaboratively with 5 Non-Profit Housing Providers who maintain 182 RGI units across Lanark County and the Town of Smiths Falls. These providers are Carebridge Community Support (Five Arches), Carleton Place Municipal Non-Profit Housing Corporation, Clayton Seniors Non-Profit Housing Corporation, Tayside Community & Residential Support Options and Tay Valley Non-Profit Housing Corporation.

## ENSURE AN ADEQUATE SUPPLY OF APPROPRIATE, SUPPORTIVE AND UNIVERSAL HOUSING

### **CAPITAL PROJECTS: LANARK COUNTY HOUSING CORPORATION**

Lanark County Housing Corporation completed several building upgrades, including:

- Fencing at Parkland Court
- Paving at 24 Bourke
- Eavestroughs throughout the portfolio
- Brick maintenance at Parkland Court
- Solar panels completed at Bell and Harvey
- Balcony rehab at 195 Carss
- Heating retrofit at 195 Carss
- Accessibility upgrades to 188 Chambers, including power assist doors, a fully accessible kitchen, touch taps, and a fully accessible bathroom



Accessible shower at 188 Chambers

## STABILIZE AND REVITALIZE CURRENT SOCIAL HOUSING STOCK



# AFFORDABLE HOUSING PROGRAMS

## HOME OWNERSHIP

The Home Ownership program provides financial assistance in the form of a forgivable loan to be used for a down payment. The program provides up to 8% down, with a maximum purchase price of \$468,243. To be eligible applicants must be renting within Lanark County or the Town of Smith Falls and have a combined household income below \$104,000. In 2023, Lanark County invested **\$103,160 for 4 families.**

PLAN FOR A DIVERSE RANGE OF HOUSING CHOICES

**4** **\$103,160**  
**HOUSEHOLDS INVESTED**

MEETING A BROAD RANGE OF COMMUNITY NEEDS

## RENOVATE LANARK

Renovate Lanark provides financial assistance up to \$15,000 in the form of a forgivable loan. The program is for low and moderate-income households who require financial assistance in order to complete necessary home repairs, or accessibility modifications. In 2023, eligible homeowners had a household income below \$104,000.00 and a home value (MPAC) under \$468,243. In 2023, Lanark County invested **\$284,826** into **26 projects.**

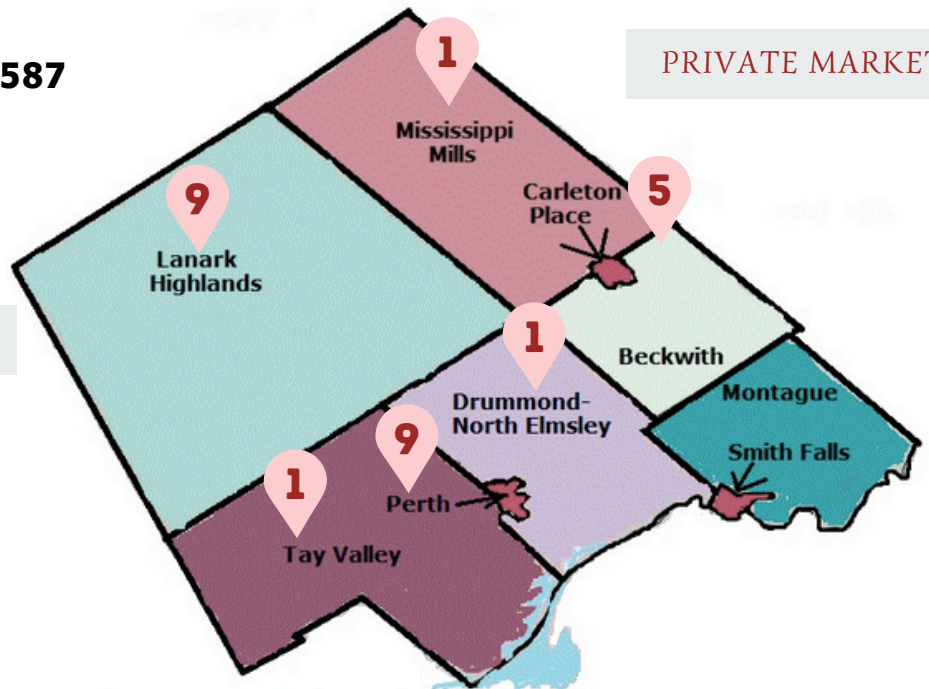
**Windows and doors: \$189,253**  
**Upgraded heating systems: \$63,587**  
**Insulation: \$12,223**  
**Roofing: \$19,763**

PRIVATE MARKET

ENVIRONMENTAL SUSTAINABILITY

**26**  
**HOUSEHOLDS**

**\$284,826**  
**INVESTED**



**PROJECTS BY LOCATION**

ENSURE AN ADEQUATE SUPPLY OF APPROPRIATE, SUPPORTIVE AND UNIVERSAL HOUSING



# AFFORDABLE HOUSING PROGRAMS

## AFFORDABLE HOUSING CAPITAL GRANT

In 2023, Lanark County launched the Affordable Housing Capital Grant which provides funding in the form of a 15-year forgivable loan and is available to Lanark County property owners, community agencies, non-profit and for-profit residential developers who are planning to build new affordable rental housing units or convert non-residential buildings to new affordable rental housing units.

Homeowners in Lanark County who are planning to add a secondary unit in their owner-occupied home that will be rented out may also be eligible. The maximum funding is based on the cost of approved work items and HST, payable up to \$25,000, with an additional \$10,000 for units built in the Municipality of Mississippi Mills.



## TINY HOMES PROJECT

Construction began in 2023 for 2 carbon sink tiny homes. Total construction cost is just over \$586,571, with 80% of costs covered by a Green Municipal Fund grant from the Federation of Canadian Municipalities. The tiny homes will be RGI supported housing for people experiencing homelessness.



# RENTAL ASSISTANCE PROGRAMS

Lanark County maintains a centralized waiting list for all rental assistance programs, with 189 households waiting at the end of 2023. Rental assistance programs continue to grow in popularity as they provide flexibility to choose housing options that meet individual needs.

MEETING A BROAD RANGE OF COMMUNITY NEEDS

## PORTABLE HOUSING BENEFIT (PHB)

A PHB provides low to moderate income households with a monthly payment to help offset the high cost of rent in the private market. PHB's support households who otherwise may need to rely on community housing, alleviating the strain on the RGI supply when accepted applicants agree to come off the RGI centralized waiting list. **252 Lanark County residents received PHB in 2023.**

PRIVATE MARKET

### LANARK COUNTY PORTABLE HOUSING BENEFIT (LC-PHB)

LC-PHB is a county funded program which supplied \$284,273.97 for applicants on, or eligible to be on, the RGI centralized waiting list in 2023. This benefit is portable (meaning it moves with the applicant) anywhere in Lanark County.

**72 HOUSEHOLDS**

PLAN FOR A DIVERSE RANGE OF HOUSING CHOICES

### CANADA ONTARIO HOUSING BENEFIT (COHB)

COHB is a provincially funded program for applicants on, or eligible to be on, the RGI centralized waiting list. This benefit is portable (meaning it moves with the applicant) anywhere in Ontario.

**180 HOUSEHOLDS**

## ONTARIO PRIORITIES HOUSING INITIATIVE (OPHI) HOUSING ALLOWANCE

**27  
HOUSEHOLDS**  
**\$62,146.38**  
**INVESTED**

The OPHI Housing Allowance is a 100% federally and provincially funded program that allows Service Managers to create programs that address local priorities, including rental affordability. The program supports low to moderate income households with a monthly payment to help offset the high cost of rent in the private market. This program diverts many households who may otherwise require community housing, reducing the number of applicants on the waiting list. In 2023 **\$62,146.38** was spent to support **27 residents.**

ENSURE AN ADEQUATE SUPPLY OF APPROPRIATE, SUPPORTIVE AND UNIVERSAL HOUSING

# COMMUNITY AND SUPPORTIVE HOUSING

## CANADA ONTARIO COMMUNITY HOUSING INITIATIVE (COCHI)

ENVIRONMENTAL SUSTAINABILITY

Introduced in 2019, COCHI is a 100% federally and provincially funded program that allows Service Managers to support the repair and renewal of their existing social housing portfolio, including the non-profit sector. The 2023 allocation of **\$482,900** was distributed across housing providers on a per-unit basis.

### NON-PROFIT HOUSING CORPORATIONS AND COOPERATIVES

PROVIDER	COCHI ALLOCATION	PROJECT
Tayside	\$9,703	Flooring, exterior upgrades
Carleton Place	\$16,355	Buzzer system, entryway
Clayton	\$14,399	Roofing upgrades
Carebridge	\$71,322	Unit repairs/upgrades
Five Arches	\$24,177	Unit repairs/upgrades
LCHC	\$322,799	Heating retrofit
Administration	\$24,145	<b>TOTAL: \$482,900</b>

### COORDINATION WITH COMMUNITY SERVICES

## HOMEMAKERS

Supplementary home care services are provided to qualified Lanark County residents. These services are usually provided in the form of light housekeeping or support with other household tasks that would otherwise be difficult to undertake without assistance. Typically, a client receives up to 4 hours per month in assistance.

STABILIZE AND REVITALIZE CURRENT SOCIAL HOUSING STOCK



# HOMELESSNESS PREVENTION PROGRAM

## KEY COMPONENTS OF THE PROGRAM

HOUSING ASSISTANCE PROGRAM

CASE MANAGEMENT

EMERGENCY SHELTER SOLUTIONS

ADULT SUPPORTIVE HOUSING

BY-NAME LIST

COMMUNITY OUTREACH

MEETING A BROAD RANGE OF COMMUNITY NEEDS

## HOMELESS RESPONSE TEAM (HRT)

The HRT oversaw the administration of the Homelessness Prevention Program (HPP) funding from the Ministry of Municipal Affairs and Housing (MMAH). This provincially funded initiative aids Service Managers in delivering affordable housing and support services for individuals at risk of, or experiencing, homelessness. The primary goal of the program is to prevent, address, and diminish homelessness, including chronic homelessness. Lanark County has been allocated **\$2,495,000** for the 2023-24 fiscal year to support these critical efforts.

### ENDING HOMELESSNESS

The HRT is dedicated to assisting individuals and families facing housing insecurity and homelessness. With a focus on prevention and retention whenever feasible, the program offers short-term case management and emergency hotel stays as needed.

### COORDINATION WITH COMMUNITY SERVICES

Lanark County embarked on a new partnership with Lanark County Mental Health to address a crucial gap identified within the community, via the By-Name List (BNL). The initiative involves funding for a Mental Health & Addictions Outreach Worker aimed at enhancing access to mental health services, addiction support, and harm reduction strategies for individuals at risk of or experiencing homelessness. This collaborative effort seeks to fulfill vital support needs and improve the well-being of vulnerable individuals within the community.

ENSURE AN ADEQUATE SUPPLY OF APPROPRIATE, SUPPORTIVE AND UNIVERSAL HOUSING

# HOMELESSNESS PREVENTION PROGRAM

## HOUSING ASSISTANCE PROGRAM (HAP)

The Housing Assistance Program (HAP) served individuals experiencing homelessness by facilitating housing acquisition or retention, as well as aiding those at risk of homelessness in maintaining stable housing. This comprehensive program offers short-term and emergency assistance covering rent and utilities arrears, deposits, moving expenses, emergency repairs, food security, and emergency shelter costs. Eligible applicants, meeting specific criteria, received up to \$1,500 once per calendar year. Funds are disbursed directly to relevant entities such as landlords or service providers to address essential needs.

ENDING  
HOMELESSNESS



### BACKPACK PROGRAM

**120 individuals** were supported through the backpack program.

These backpacks contained essentials such as blankets, socks, gift cards, and toiletries, offering practical assistance to those experiencing homelessness.

### AFTERHOURS ASSISTANCE

**\$55,000** was allocated to Victim Services to provide afterhours homelessness support to **341 individuals**.



### YOUTH ASSISTANCE

**\$80,000** was allocated to Cornerstone Landing Youth Services for outreach and program coordination.

### MENTAL HEALTH CRISIS RESPONSE TEAM (MCRT)

**\$126,000** was allocated to Lanark County Mental Health to provide Mental Health and Harm Reduction supports to people experiencing homelessness.



MEETING A BROAD RANGE OF COMMUNITY NEEDS

COORDINATION WITH COMMUNITY SERVICES

# BY-NAME LIST (BNL)

## ENDING HOMELESSNESS

The By-Name List (BNL) is a real-time list of people experiencing homelessness in the community. The BNL helps to identify those that are most vulnerable while tracking their progress toward permanent, sustainable housing.

**116 NEW REFERRALS**

**62 HOUSED**

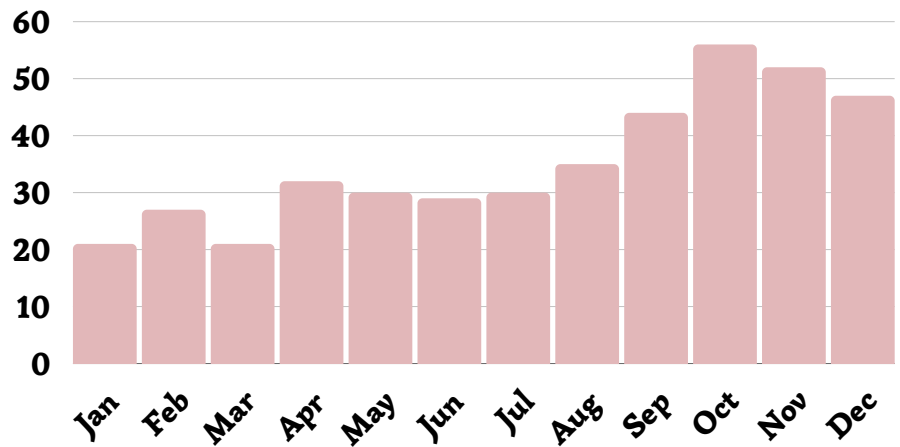
**78% SINGLES**

**19% FAMILIES**

**3% YOUTH**

**16 INDIVIDUALS  
JOINED THE  
PROGRAM IN 2023.**

## TOTAL ACTIVE HOMELESSNESS IN 2023



The Lanark County BNL Committee convened monthly, composed of a diverse group of community partners such as Cornerstone Youth Services, Lanark County Mental Health, Victim Services, Lanark County Interval House, Ontario Provincial Police (OPP), and Lanark, Leeds and Grenville Addictions and Mental Health. Together, the committee tackled persistent challenges related to rural homelessness in Lanark County, striving to enhance coordination of services and support for those in need.

## COORDINATION WITH COMMUNITY SERVICES

### BY-NAME LIST RENT SUBSIDY

Introduced in 2023, the By-Name List Rent Subsidy is an initiative designed to aid individuals in securing market rent housing while awaiting other funded opportunities. Specifically, for those actively registered on the By-Name List and experiencing homelessness, this subsidy provided crucial support during their housing search journey.

## THE ROLE OF THE HRT

The HRT collaborated closely with Lanark County Mental Health to administer a Housing-Based Case Manager position, funded through the PULSE project. This dedicated Case Manager received referrals from the By-Name List, prioritizing individuals whose mental health issues pose significant barriers to securing housing. This vital funding has been secured until **March 2025**, ensuring continued support for vulnerable individuals in accessing housing and essential mental health services.

## INCREASED ACCESS TO HOUSING

EDUCATE THE COMMUNITY ON LOCAL HOUSING NEEDS AND OFFER INCENTIVES TO BUILD AFFORDABLE HOUSING



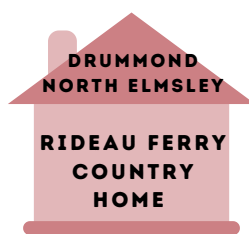
# SUPPORTIVE HOUSING AND CASE MANAGEMENT

MEETING A BROAD RANGE OF COMMUNITY NEEDS

## ADULT SUPPORTIVE HOUSING

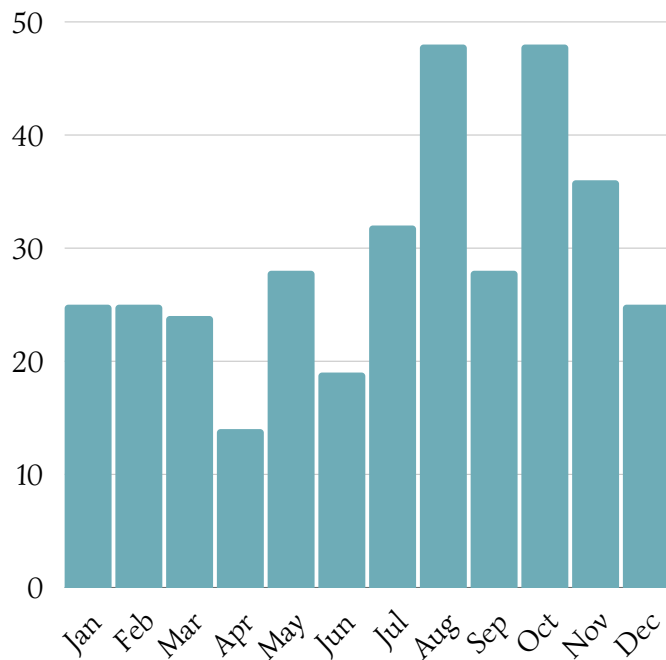
The Adult Supportive Housing (ASH) program caters to Lanark County residents who meet specific income and asset criteria and require aid with daily living tasks. Through ASH, individuals received comprehensive support, including accommodation, meal preparation, and supervision to ensure regular medication intake. Lanark County partners with the following for-profit providers:

**74 FUNDED BEDS**



ENSURE AN ADEQUATE SUPPLY OF APPROPRIATE, SUPPORTIVE AND UNIVERSAL HOUSING

## CLIENTS SERVED IN EMERGENCY HOMELESS RESPONSE EFFORTS IN 2023



ENDING HOMELESSNESS

**78**

**PEOPLE AIDED BY TEMPORARY EMERGENCY HOUSING**

## CASE MANAGEMENT

The HRT caseworkers adopt a "Housing First" philosophy when assisting clients. This strategy is aimed at providing comprehensive support to individuals experiencing homelessness and empowering them to progress in their lives. This holistic approach encompasses various forms of assistance, such as facilitating access to mental health and substance use services, addressing food security through grocery and food cards, offering dedicated staff support, providing essential hygiene items and self-care kits, and actively engaging in By-Name List initiatives. By addressing diverse needs and fostering collaboration, HRT case management endeavored to facilitate positive outcomes and sustainable pathways toward stability and well-being.

PLAN FOR A DIVERSE RANGE OF HOUSING CHOICES

# COMMUNITY OUTREACH

## RURAL HOMELESSNESS CONFERENCE

OCTOBER 10, 2023

EDUCATE THE COMMUNITY ON LOCAL HOUSING  
NEEDS AND OFFER INCENTIVES TO BUILD  
AFFORDABLE HOUSING

Lanark County hosted the Rural Homelessness Conference on World Homelessness Day, featuring notable speakers and panels discussing strategies to end homelessness. The event highlighted the importance of community collaboration and housing-first programs. The By-Name List Committee, formed in 2022, continues to be instrumental in coordinating services and advocating to end homelessness. The efforts were recognized nationally, with Lanark County **reducing chronic homelessness by 10% below its baseline**, earning it recognition from Built for Zero Canada. This achievement aligns with the Canadian Alliance to End Homelessness goal of reducing chronic homelessness in at least 12 Canadian communities by 2026. **Lanark County is the eighth community to reach this milestone.**



ENDING HOMELESSNESS

## ENCAMPMENT RESPONSE

COORDINATION WITH COMMUNITY SERVICES

The HRT organized the Encampment Response initiative, coordinating outreach efforts aimed at individuals living in encampments or sleeping unsheltered. Teams conducted visits across the county, engaging with people experiencing homelessness to provide emergency housing options and essential supplies to ensure their safety and well-being. This proactive approach demonstrates the county's commitment to addressing the needs of those living in vulnerable situations and striving to improve their living conditions.

## COMMUNITY SAFETY AND WELLBEING - THE SITUATION TABLE

Lanark County sat as a representative on the Situation Table under the Community Safety and Wellbeing Framework. The Table is comprised of various community agencies all working collaboratively and rapidly to support the most vulnerable in the community. In 2023, housing was the 4th highest risk factor (15 out of 25 interventions) identified. Of the 25 interventions, 8 reported "risk of losing housing/unsafe living conditions" and 7 reported "homelessness" as safety concerns. Lanark County participated in 18 community interventions.

MEETING A BROAD RANGE OF COMMUNITY NEEDS



# HOW TO REACH US



## Housing Email

[housingapplications@lanarkcounty.ca](mailto:housingapplications@lanarkcounty.ca)



## Main Line

613-267-4200

## Toll Free

1-888-952-6275



## Main Office:

## Sub-Offices:

## Website

[www.lanarkcounty.ca](http://www.lanarkcounty.ca)

## General Reception

Extension 2140

## Housing Reception

Extension 2402

99 Christie Lake Road,  
Perth, ON K7H 3C6

Unit 42 - 33 Lansdowne Avenue  
Carleton Place, Ontario K7C 3S9

52 Abbott Street North  
Smiths Falls, Ontario K7A 1W3

# LANARK COUNTY

