



2024

**HOUSING AND
HOMELESSNESS
REPORT**

**LANARK
COUNTY**





LAND ACKNOWLEDGEMENT

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.

MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER KURT GREAVES

“

Housing is a basic need, yet many Canadians struggle to find safe, adequate options. Lanark County's Housing Department works daily to support those in need, delivering projects, supports and improving lives. This report highlights their important work, while acknowledging that more needs to be done.

”

MESSAGE FROM THE WARDEN TOBY RANDELL

“

As we mark the tenth year of our ambitious 10-Year Housing and Homelessness Plan, I am filled with immense pride and optimism. Over the past decade, Lanark County has come together to lay a strong foundation for safe and affordable housing. This report highlights the incredible progress we have made in 2024. As we look ahead to the next ten years, I am excited to see the innovative solutions and continued collaboration that will drive us forward. Lanark County Council remains steadfast in our commitment to ensuring that every resident has access to safe and affordable housing. Together, we will build a brighter future for all.

”





HOUSING AND HOMELESSNESS PLAN

The year 2024 marks the tenth year of the 10-Year Housing and Homelessness Plan for Lanark County. The plan, which laid the framework for building strong communities, focused on the following seven 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

Foundations for the Future is an update to the 2019 Housing and Homelessness Plan, outlining strategies to enhance access to safe and affordable housing over the final five years of the 10-Year Plan. It focused on the following strategic directions:

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

44 CHAMBERS STREET, TOWN OF SMITHS FALLS

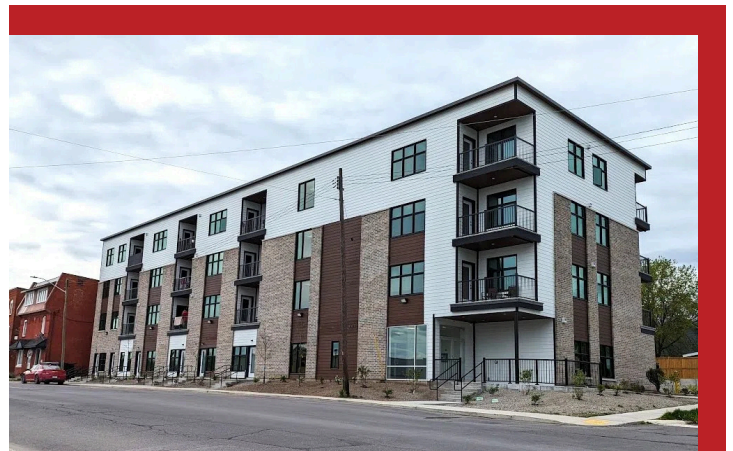
Lanark County Council allocated \$742,000 from Phase 5 Provincial Social Services Relief Funds and \$2,927,800 in municipal funds to bring the construction of 44 Chambers Street to fruition. In collaboration with Carebridge Community Support, the building was completed in 2024 and opened for occupancy in April of the same year. The 34-unit complex includes 28 rent-geared-to-income (RGI) units and 6 affordable units. The building features 27 one-bedroom units, 6 two-bedroom units, and 1 three-bedroom unit. Offers for these units are made through the centralized wait list.



Carebridge Community Support has committed that 44 Chambers Street will maintain its affordability for the next 40 years, ensuring a vital contribution to the access and supply of affordable housing in Lanark County. This long-term commitment plays a crucial role in addressing the housing needs of the community. Lanark County continues to collaborate with its non-profit housing corporations to meet the diverse needs of its residents, fostering a supportive and sustainable housing environment.

"Affordable housing continues to remain a significant crisis across the province and Lanark County, one that has ramifications for all residents but most significantly those that are most vulnerable. The heart of a thriving and prosperous community is access to housing that is safe, affordable and meets peoples needs. Thanks to the combined efforts of our partners, we have been able to create 34 new homes for families in our community."

Steve Fournier



COMMUNITY HOUSING

63 HALTON STREET, TOWN OF PERTH

Carebridge Community Support has partnered with Community Housing Initiative Perth (CHIP), a community-driven group with the goal to address the urgent need for affordable housing in Perth. Lanark County Council has allocated \$2,500,000 in municipal funds and \$600,000 in provincial funding to bring the construction of 63 Halton to life. The build will bring 15 much-needed affordable homes to Perth, including 11 one-bedroom units and 4 two-bedroom units. These homes will offer safe and stable housing for community members in need. Construction is expected to start in 2025, with offers for RGI units



NATIONAL HOUSING CO-INVESTMENT FUND



Lanark County entered into a three-year agreement with the Canada Mortgage and Housing Corporation (CMHC) under the National Housing Co-Investment Fund (NHCF). This agreement secures a total investment of \$4,970,000 to support the repair and renewal of housing units within the Lanark County Housing Corporation portfolio. The funding is a shared commitment, with the federal government contributing 30% and Lanark County committing the remaining 70%. As part of the agreement, Lanark County will meet the NHCF's key criteria, including affordability, energy efficiency, and accessibility, ensuring that the revitalized housing stock aligns with national housing priorities.



COMMUNITY HOUSING



CANADA ONTARIO COMMUNITY HOUSING INITIATIVE (COCHI)

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 2024 allocation of \$633,300 was put towards a large scale Hydronic Heating project at 16 Herriot and 176 Robert Street.

AFFORDABLE HOUSING TAX INCENTIVE GRANT

Introduced in 2024, The Affordable Housing Tax Incentive Grant 's (AHTIG) will provide funding to eligible applicants in the form of an annual operating grant issued at the commencement of the year. The AHTIG goal is to help increase the supply of affordable rental, cooperative, and supportive housing in Lanark County. The grant is equivalent to the County portion of property taxes for the number of units which meet the affordability criteria for a period of 15 years



COMMUNITY HOUSING

CENTRALIZED WAITING LIST - AT A GLANCE

As Service Manager, Lanark County maintains the centralized waiting list (CWL) for all RGI housing within Lanark County and the Town of Smiths Falls. Lanark County Housing Corporation (LCHC), owned and operated by Lanark County, maintains 517 RGI units and 5 Affordable units, the Non-Profit Housing Providers maintain 210 RGI units, and private market landlords maintain 68 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

- Average net household income for families receiving RGI assistance was \$20,737.00
- Average net household income for singles receiving RGI assistance was \$13,162.00
- Average net household income for seniors receiving RGI assistance was \$20,639.00
- In 2024 there were 83 RGI applicants housed from the CWL
- At the end of 2024, there were 409 applicants on the CWL
- At the end of 2024, there were 31 SPP applications on the CWL
- 35 of the 83 housed were SPP applicants
- 209 new applications were received in 2024



NON-PROFIT HOUSING PROVIDERS

Lanark County works collaboratively with 5 Non-Profit Housing Providers who maintain 210 RGI units across Lanark County and the Town of Smiths Falls. These providers are Carebridge Community Support (Five Arches and Clayton Seniors Non-Profit Housing Corporation), Carleton Place Municipal Non-Profit Housing Corporation, Tayside Community & Residential Support Options and Tay Valley Non-Profit Housing Corporation.



COMMUNITY HOUSING

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 2024, 68 rent supplement units were funded across Lanark County. Lanark County has partnered with Lanark County Interval House, who maintain 4 Second Stage units and 11 Beyond Second Stage housing units. These RGI units are geared for women and children fleeing domestic violence.

LCHC UNIT TURNOVERS

When a tenant moves out of a LCHC 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 the spring of 2023, 27 households were displaced due to a fire. By the spring of 2024, all units had been fully restored and deemed safe for re-occupancy. In 2024, 67 unit turnovers took place.

LCHC CAPITAL PROJECTS

The LCHC completed several building upgrades in 2024, including:

- Solar Panels at Empress and Sussex
- Heat Pumps Installations
- Heat Pump meters and surge protectors
- Accessible doors at 126 Sussex
- Brick repair and sealing at Parkland Court
- Accessible doors at 46 Bell Avenue
- Solar Project at 126 Sussex



RENTAL ASSISTANCE PROGRAMS

Lanark County maintains a centralized waiting list for all rental assistance programs. Rental assistance programs continue to grow in popularity as they provide flexibility to choose housing options that meet individual needs. At the end of 2024, 176 households were on the waitlist for a rental assistance program.

PORTABLE HOUSING BENEFIT (PHB)

A Portable Housing Benefit (PHB) is a monthly rental subsidy designed to assist low- to moderate-income households in affording private market rents. By providing direct financial support, PHBs help reduce reliance on community housing thereby alleviating pressure on the Rent-Geared-to-Income (RGI) waitlist. When applicants accept a Canada Ontario Housing Benefit (COHB) or a Lanark County Portable Housing Benefit (LC-PHB) they are removed from the centralized RGI waiting list. In 2024, 242 Lanark County residents benefited from these programs.

CANADA ONTARIO HOUSING BENEFIT (COHB)

COHB is a provincially funded PHB program that supported 168 households in Lanark County in 2024.

LANARK COUNTY PORTABLE HOUSING BENEFIT (LC-PHB)

LC-PHB is a county funded program which invested \$341,696.38 for 74 Lanark County households in 2024.

ONTARIO PRIORITIES HOUSING INITIATIVE (OPHI) HOUSING ALLOWANCE

The OPHI Rental Assistance (ORA) 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 2024 \$135,564 was invested to support 30 households.



AFFORDABLE HOUSING PROGRAMS

HOME OWNERSHIP PROGRAM

 \$132,879.95 INVESTED

5
HOUSEHOLDS

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 2024, \$132,879.95 was invested to support 5 families.


RENOVATE LANARK PROGRAM

 \$173,185.50 INVESTED

16
HOUSEHOLDS

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 2024, eligible homeowners had a household income below \$104,000.00 and a home value (MPAC) under \$468,243. \$173,185.50 was invested to support 16 households.

 WINDOWS AND DOORS
\$53,583.60

 WELL
\$10,000.00

 STRUCTURAL
\$18,585.96

 HEAT PUMP
\$10,000.00

 FOUNDATION
\$14,999.62

 INSULATION
\$15,000.00

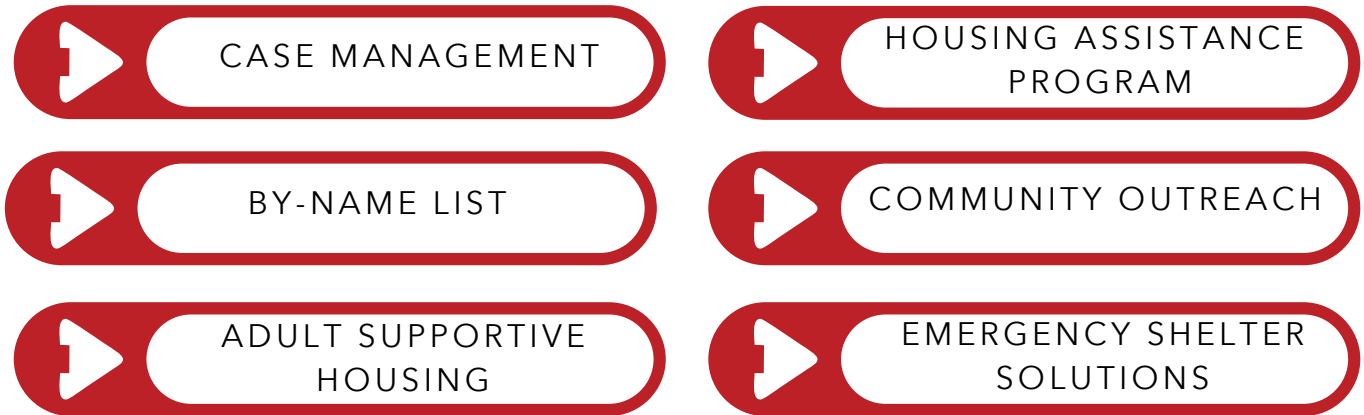
 ROOFING
\$38,134.67

 FURNACE
\$12,882.00



HOMELESSNESS PREVENTION PROGRAM

KEY COMPONENTS OF THE PROGRAM



HOMELESS RESPONSE TEAM (HRT)

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. 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 \$2,496,000 for the 2024-25 fiscal year to support these critical efforts.

COORDINATION WITH COMMUNITY SERVICES

Lanark County maintained its partnership with Lanark County Mental Health (LCMH) to address a gap identified through the By-Name List (BNL). The County funded a Mental Health & Addictions Outreach Worker to increase access to mental health services, addiction support, and harm reduction strategies for individuals at risk of, or experiencing, homelessness. The County also collaborated with LCMH 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.



HOMELESSNESS PREVENTION PROGRAM

HOUSING ASSISTANCE PROGRAM (HAP)

The Housing Assistance Program (HAP) helps individuals experiencing homelessness or those at risk of becoming homeless maintain stable housing. It provides short-term and emergency aid for rent, utilities, deposits, moving expenses, repairs, food security, and shelter costs. Eligible applicants can receive up to \$1,500 once per year, with funds directly paid to landlords or service providers. In 2024, 573 households were supported through the HAP program with \$650,664.83 invested, and 491 gift cards provided.

ENCAMPMENT RESPONSE

The Homeless Response Team and the By-Name List Committee are responsible for coordinating Encampment Response supports and services, as well as 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. This approach reflects the County's effort to address the needs of those in vulnerable situations and improve their living conditions.



YOUTH ASSISTANCE

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



MENTAL HEALTH & HARM REDUCTION SUPPORTS

\$126,000 was allocated to LCMH to provide mental health and harm reduction supports to individuals experiencing homelessness.



AFTER HOURS ASSISTANCE

\$80,000 was allocated to Victim Services to provide after-hours support to 335 individuals experiencing homelessness.



BACK PACK PROGRAM

The Back Pack Program supports individuals experiencing homelessness by providing access to essential items such as blankets, socks, gift cards, and toiletries. This program offers practical assistance to 150 individuals to help meet their immediate needs.



BY-NAME LIST (BNL)



99 HOUSEHOLDS
HOUSED



21 YOUTH, 334%
INCREASE FROM 2023



21 FAMILIES, 30%
DECREASE FROM 2023

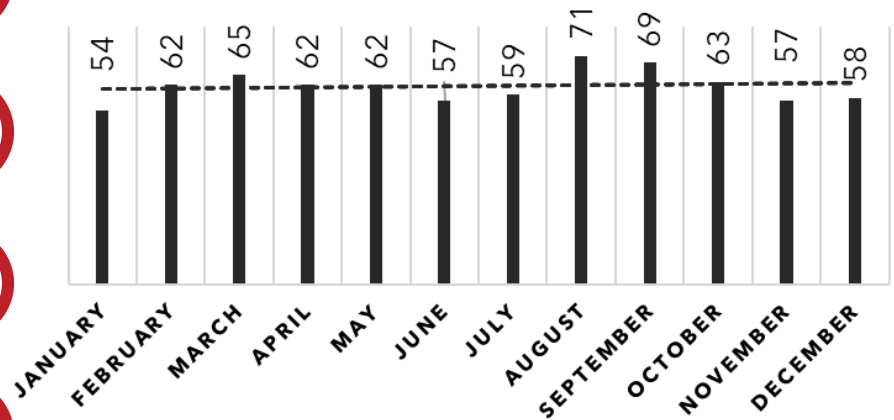


99 CHRONICALLY
HOMELESS HOUSEHOLDS



136 NEWLY IDENTIFIED
HOUSEHOLDS

TOTAL HOMELESS HOUSEHOLDS CAPTURED ON THE BY-NAME LIST IN 2024



BY-NAME LIST

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. The Lanark County BNL Committee meets monthly and includes various community partners such as Cornerstone Youth Services, LCMH, Victim Services, Lanark County Interval House, Ontario Provincial Police (OPP), Lanark County Community Paramedics, Leeds and Grenville Addictions and Mental Health. The committee addresses challenges related to rural homelessness in Lanark County and works to improve service coordination and support for those affected.

BY-NAME LIST RENT SUBSIDY

The By-Name List Rent Subsidy helps 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 for 25 households during their housing search journey.



SUPPORTIVE HOUSING

THE BRIDGE HOUSE

Lanark County, in partnership with LCMH, launched its first transitional housing program. In July 2024, the doors opened to a new 13-bed facility designed to provide temporary housing for individuals experiencing homelessness from the By-Names list. This facility offers wrap-around services in a housing-first model. Housing-first programs are a well-established and evidence-based approach to addressing homelessness. While new to Lanark County, this proven strategy has already shown its effectiveness in supporting individuals and reducing homelessness throughout Lanark County.

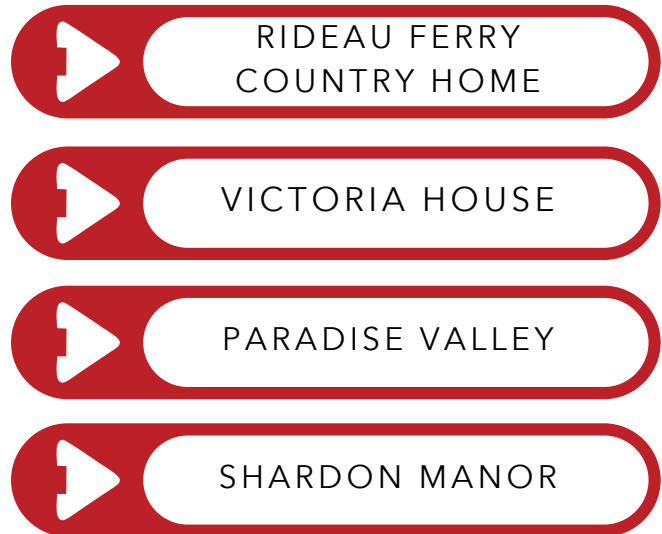


The Bridge House serves individuals from the By-Name list who struggle with mental health and substance use. The home operates with a low-barrier approach, allowing residents to focus on their personal goals. Individuals are not required to abstain from substance use to remain in the program, as long as they engage in harm reduction strategies and actively work toward recovery. The facility also allows pets, which is often a large barrier when trying to find housing. Lanark County Mental Health provides onsite staffing and various additional supports, such as occupational therapy, housing-based case management, harm reduction supports and supplies, and access to nurse practitioner care. This exciting collaboration between the County and LCMH is a great example of agencies coming together to address the widespread increase in homelessness that we continue to see.

SUPPORTIVE HOUSING

ADULT SUPPORTIVE HOUSING

The Adult Supportive Housing (ASH) program serves residents who meet specific income and asset criteria and require assistance with daily living. In September 2024, the County expanded its Adult Supportive Housing portfolio by 9 beds at Shardon Manor, funded by the Social Services Relief Funds (SSRF). With a total of 76 beds available, the ASH program offers comprehensive support, including accommodation, meal preparation, and supervision to ensure regular medication intake. In 2024 the ASH program housed 106 individuals .



LANARK COUNTY CRISIS BED FOR HOMELESSNESS

In 2024, the County launched a pilot crisis bed program within one of its adult supportive housing residences. This initiative offers a cost-effective alternative to hotel or motel accommodations, while also providing meals and supportive services. Since opening in July, the crisis bed has served seven individuals, offering them temporary shelter and critical support during times of need.



COMMUNITY OUTREACH

EMPATHY IN ACTION **LANARK COUNTY'S YIMBY CAMPAIGN**



On October 10, 2024, Lanark County celebrated World Homelessness Day by leveraging the Yes In My Backyard (YIMBY) campaign. The County released a promotional video emphasizing the importance of affordable housing to educate the community on small initiatives that members can undertake to support local efforts to end NIMBYism. NIMBY, "Not In My Backyard," refers to opposition to developments or projects near one's community due to fear of potential negative impacts. The video featured local residents showing support and empathy, highlighting the importance of ensuring that everyone deserves a home. This initiative aimed to foster a more inclusive and supportive community by addressing the widespread issue of homelessness and encouraging positive action towards affordable housing solutions.

UNDERSTANDING HOMELESSNESS **COMMUNITY INFORMATION SESSION**

The County hosted two virtual public information sessions on homelessness facilitated by Iain De Jong of OrgCode Consulting. Iain helps organizations and communities work toward ending homelessness. He provokes people to think about homelessness differently and respond to it in such a way that evidence and data is favoured over charity and opinion.





HOW TO REACH US

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LANARK
COUNTY

