



HOUSING AND HOMELESSNESS REPORT

2025

LANARK
COUNTY



LAND ACKNOWLEDGMENT

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.



A MESSAGE FROM COUNTY LEADERSHIP

MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER KURT GREAVES

Housing is a basic human need without which life is extremely difficult. Our dedicated housing and homelessness team work hard everyday to help those that need a hand up. Even though we continue every year to provide more options on the housing continuum the number of unhoused people continues to escalate in Lanark County and across the Province. This illustrates that there are root causes of homelessness that need a concerted effort, from all levels of government, to solve. This report outlines the myriad of accomplishments Lanark County has done, and we will continue to expand on in the future.

MESSAGE FROM THE WARDEN RICHARD KIDD

Throughout 2025, Lanark County made meaningful progress in strengthening the local housing and homelessness system. Recognizing that successful housing solutions extend beyond physical infrastructure, the County worked in close collaboration with community partners to deliver innovative programs that address the social, economic, and health factors contributing to housing instability. These efforts included the launch of the LIFT mobile outreach program, ongoing enhancements to homelessness response, and expansion of supportive and transitional housing options.

Lanark County Council remains committed to addressing local needs by leveraging funding from both provincial and federal partners. This included increasing access to rent supports such as the Canada-Ontario Housing Benefit (COHB), as well as securing capital funding to maintain and preserve the County's existing housing assets. By maximizing external funding opportunities, the County has extended the impact of municipal investments, supported more households, and achieved stronger outcomes across the housing system.

As pressures continue to grow across Ontario, coordinated action, investment, and strong commitment from all levels of government are essential. Lanark County Council remains dedicated to sustainable and intentional investment in housing programs, homelessness services, and coordinated supports.



LOOKING AHEAD

THE DEVELOPMENT OF THE 10-YEAR HOUSING AND HOMELESSNESS PLAN

The development of a new 10-Year Housing and Homelessness Plan is underway, building on the foundation of the previous plan. Over the past decade, Lanark County has made meaningful progress in addressing local housing needs, supported by the ongoing leadership and commitment of County Council. Through consistent, year-over-year investments and measured decision-making, housing initiatives have delivered real impact across the community.

Pressures across the housing system continue to grow and evolve. Lanark County recognizes that today's challenges are increasingly complex and urgent, requiring a more integrated and forward-looking response. Council has directed staff to undertake the development of a plan that is not only strategic, but also grounded in evidence, responsive to community needs, and focused on delivering tangible and measurable outcomes.

The Plan will respond to demographic change, rising housing demand, and deepening affordability challenges, while establishing a clear framework for coordinated action. It will reflect an understanding that housing and homelessness are part of a broader, interconnected system, and that lasting progress depends on approaches that strengthen the system as a whole and improve access to safe, stable, and affordable housing for residents across Lanark County.



COMMUNITY HOUSING

RENT-GEARED-TO-INCOME HOUSING

Community housing, including rent-geared-to-income (RGI) units, represents a foundational component of Lanark County's housing system. These units are intended to provide long-term affordability for households with low or fixed incomes by ensuring that rent is proportionate to income, typically set at approximately 30% of gross household earnings. This model enables individuals and families who would otherwise be unable to access housing in the private market to achieve and maintain stable housing.

As a core element of the overall housing system, community housing plays a critical role in preventing homelessness, supporting housing stability, and enabling transitions from emergency and temporary housing into more permanent accommodations.

LANARK COUNTY HOUSING CORPORATION

The Lanark County Housing Corporation (LCHC) is owned and operated by the County of Lanark and plays a central role in the delivery of community housing. The LCHC portfolio extends across the County and the Town of Smiths Falls, providing housing options that support residents with low-and-moderate incomes. The LCHC manages 517 RGI units, and 5 affordable units, forming a significant component of Lanark County's community housing system.

LCHC CAPITAL RETROFITS AND SUSTAINABILITY IMPROVEMENTS

Lanark County Council approved an agreement under the National Housing Co-Investment Fund (NHCF), which secured significant funding to support the renewal and modernization of the housing portfolio. This investment has enabled a range of sustainability-focused upgrades across LCHC properties, including:

- 🏠 Solar project at 16 Herriott and 176 Robert
- 🏠 Heating retrofit at 16 Herriott and 176 Robert
- 🏠 Heat pump installations at over 100 locations

These improvements help to increase energy efficiency, reduce operating costs, and enhance the long-term viability of the LCHC housing stock.



COMMUNITY HOUSING

NON-PROFIT HOUSING PROVIDERS

Lanark County works collaboratively with 5 Non-Profit Housing Providers who play a critical role in the delivery of community housing. Together, these providers maintain approximately 210 RGI units and 117 affordable units throughout Lanark County and the Town of Smiths Falls. These providers include Carebridge Community Support, Five Arches Non-Profit Housing Corporation, Clayton Seniors Housing Corporation, Carleton Place Municipal Non-Profit Housing Corporation, Tayside Community & Residential Support Options, and Tay Valley Non-Profit Housing Corporation. An additional 15 units (7 RGI and 8 affordable) are expected to be added to this portfolio in 2026, with the opening of Carebridge's 63 Halton Street in the Town of Perth.

These partnerships represent a significant and longstanding component of the housing system. Many of these housing projects were developed through historical funding programs and are now approaching the end of their mortgage terms, marking a period of transition. As a result, new service agreements are currently being negotiated with these providers to ensure the continued delivery of affordable housing.

The continued provision of these units have been supported by ongoing municipal investment, reflecting the County's commitment to maintaining and strengthening the community housing portfolio. These partnerships are essential to preserving existing affordable housing supply as well as supporting residents with low-and-moderate incomes across Lanark County.

RENT SUPPLEMENT AND TARGETED HOUSING SUPPORTS

Lanark County continues to prioritize housing affordability through rent supplement investments and targeted partnerships. These initiatives provide RGI assistance within the private market, expanding options beyond community housing.

In 2025, 65 rent supplement units were funded across the County. The County continues to partner with community partners, such as Lanark County Interval House, supporting 4 Second Stage and 11 Beyond Second Stage housing for women and children fleeing domestic violence.

These investments reflect a commitment to expanding flexible housing supports, improving access to affordable housing, and directing resources to households facing the greatest barriers.



COMMUNITY HOUSING

CENTRALIZED WAITING LIST

The centralized waiting list (CWL) is the system used to manage and prioritize access to RGI housing across Lanark County. Households apply through a single coordinated process and are assessed based on eligibility and priority. The CWL prioritizes survivors of domestic abuse and human trafficking (SPP), placing them at the top of the wait list, as legislated by the province.

The CWL reflects households that require the deepest level of assistance, who are often unable to secure or sustain housing through the private market or other housing support programs.

RGI IN NUMBERS

- 🏠 Average net household income for LCHC families receiving RGI was \$20,733
- 🏠 Average net household income for LCHC singles receiving RGI was \$13,432
- 🏠 Average net household income for LCHC seniors receiving RGI was \$21,282
- 🏠 At the end of 2025, there was a total of 470 applicants on the CWL
- 🏠 In 2025, there were 50 RGI applicants housed from the CWL
- 🏠 191 new applications were received in 2025
- 🏠 At the end of 2025, there were 28 SPP applications on the CWL
- 🏠 31 SPP applicants and 5 Local Priorities were housed from the CWL

LOCAL HOUSING PRIORITY

In April 2025, County Council approved the introduction of a Local Housing Priority. Under this approach, 1 in every 5 units offered to the CWL (excluding SPP) are allocated to households identified through this priority. The Local Housing Priority is specifically targeted to individuals experiencing chronic homelessness in the county, representing a focused effort to respond to increasing pressures within the homelessness system. By prioritizing chronic homelessness, the initiative aims to improve access to housing for those with the greatest needs, while supporting more timely exits from homelessness.

This approach reflects the complexity of pressures on the housing system. Individuals experiencing chronic homelessness often face significant barriers to housing stability and may require a greater level of support and system resources. As a result, targeted prioritization is necessary to address both the immediate and longer-term impacts of homelessness on the housing system, while balancing the needs of all households on the waitlist.



AFFORDABLE HOUSING PROGRAMS

RENT ASSISTANCE PROGRAMS

In addition to community housing, Lanark County plays an active role in supporting housing assistance programs that help residents access and maintain housing in the private market. County Council continues to prioritize these programs as a key component of the housing system, providing direct financial support for households to offset rental costs and improve affordability outside of RGI housing.

These rental assistance programs are delivered through housing allowances or portable housing benefits (PHB), that offer flexibility by allowing households to secure housing that best meets their needs while remaining in their communities. This monthly rental subsidy supports households outside of the community housing system, alleviating pressure on the CWL. These initiatives help prevent homelessness, reduces pressure on the RGI system, and creates additional pathways to stable housing for low- and-moderate income residents.

Lanark County maintains a separate waiting list for these rental assistance programs, with 187 households on the list at the end of 2025, reflecting continued demand for flexible, market-based housing supports.

LANARK COUNTY PORTABLE HOUSING BENEFIT (LC-PHB)

In 2025, Lanark County expanded its PHB program by adding an additional 25 spaces, bringing the total to 96 active households by year end. This County-funded initiative represented an average monthly investment of \$37,920.90, reflecting a continued commitment to improving access to affordable housing and supporting housing stability.

CANADA ONTARIO HOUSING BENEFIT (COHB)

COHB is a 100% provincially and federally funded PHB that is facilitated by Lanark County. In 2025, the program supported an additional 34 households in Lanark County, bringing the total to approximately 177 households receiving assistance. This program provides a combined monthly subsidy of approximately \$97,700 reflecting its significant role in improving affordability and supporting housing stability for residents.

Lanark County receives annual COHB allocations and consistently utilizes its available funding. In recognition of ongoing demand, the County continues to request additional allocations to expand the program's reach and support more households in need.



AFFORDABLE HOUSING PROGRAMS

ONTARIO PRIORITIES HOUSING INITIATIVE (OPHI) HOUSING ALLOWANCE

OPHI Rental Assistance is a federally and provincially funded funding stream that provides Service Managers with flexibility to address local housing priorities. Lanark County Council has prioritized the use of this funding to support two rental assistance programs that respond directly to local need.

A total of 26 households are supported through these programs, with \$124,878 invested, reflecting the County's ongoing commitment to leveraging flexible funding to maximize impact within the housing system.

ONTARIO PRIORITIES HOUSING INITIATIVE (OPHI) REPAIR STREAM

The repair stream of OPHI is designed to help non-profit housing providers maintain and preserve their existing rental units. This funding allows non-profit providers to undertake necessary capital work for structural upgrades, energy efficiency improvements, and accessibility enhancements, that may otherwise be financially out of reach. In 2025 \$144,380 was invested to ensure the aging housing stock remains safe, functional, and sustainable over the long term.

HOME OWNERSHIP PROGRAM

The Home Ownership Program provides financial assistance in the form of a forgivable loan to fund a down payment for eligible households. In 2025, 6 households were supported, representing an investment of \$180,080. The program has evolved into a self-sustaining model, with repaid funds being reinvested to support future applicants.

This initiative plays an important role in supporting transitions from renting to homeownership, helping households build equity while creating movement within the housing system. By enabling moderate-income households to exit the rental market, the program also helps relieve pressure on limited rental supply and contributes to overall system flow.



EXPANDING THE HOUSING SUPPLY

CANADA-ONTARIO COMMUNITY HOUSING INITIATIVE (COCHI)

In 2025, Lanark County allocated an additional \$1,330,740 through COCHI funding to support the completion 63 Halton Street. This funding has been critical in advancing the project to completion, ensuring that these units can be brought into the community housing portfolio.

This reflects County Council's ongoing commitment to strategically leveraging available funding to preserve and expand affordable housing supply. By addressing final project costs, the County is ensuring that new units are delivered and become available to support residents with the greatest housing needs, contributing to long-term housing stability across the system.

AFFORDABLE HOUSING TAX INCENTIVE GRANT

The Affordable Housing Tax Incentive Grant (AHTIG) provides funding to eligible applicants in the form of an annual operating grant issued at the commencement of each year. 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.

AFFORDABLE HOUSING CAPITAL GRANT

The Affordable Housing Capital Grant (AHCG) is a one-time capital investment designed to support the creation of new affordable housing units. The program is intended to directly contribute to the development and expansion of affordable rental, with a focus on increasing long-term housing stability.



In 2025, Linden Housing Co-Operative submitted an AHCG application for 10 new affordable units. In recognition of the project's alignment with local housing needs, County Council approved an increase in the 2026 budget to support this request, approving an investment of \$250,000.

In addition to the capital investment, the County has committed to entering into an agreement to provide rent-geared-to-income (RGI) assistance for these units, further strengthening affordability and ensuring access for households with the greatest need.



HOMELESSNESS PREVENTION

ADDRESSING HOMELESSNESS

Homelessness response and prevention is a critical component of the housing system and reflects the most acute and complex housing need within the community. It is closely linked to broader system pressures, including limited housing supply, increasing costs, and gaps in affordability. As these pressures intensify, more individuals and families are at risk of losing housing or are unable to access stable, appropriate accommodations.

Lanark County recognizes that homelessness is not a standalone issue, but part of a larger housing continuum requiring coordinated and responsive solutions. County Council continues to support and invest in innovative programs and service approaches that address the evolving nature of homelessness, with a focus on prevention, rapid rehousing, and long-term housing stability.

Ongoing collaboration with community partners, combined with a strong focus on data collection and analysis, is essential to understanding emerging trends and responding effectively to housing need. Lanark County continues to strengthen the system's ability to respond to these evolving pressures by using local data to inform targeted program development, improve outcomes, and ensure that residents experiencing homelessness have access to appropriate supports and clear pathways to permanent housing.

ENCAMPMENT RESPONSE

Lanark County, in coordination with the By-Name List Committee, actively leads encampment response efforts across the County, including outreach and support for individuals who are unsheltered or living in encampments. Outreach teams conduct regular visits, engaging directly with individuals experiencing homelessness to provide connections to emergency housing options, supports, and essential supplies.

This approach reflects the County's ongoing commitment to meeting people where they are and addressing immediate needs while working toward longer-term housing solutions. Together, these efforts represent a coordinated and evolving response to homelessness that prioritizes dignity, access, and pathways to stability.



HOMELESSNESS PREVENTION

BY-NAME LIST (BNL)

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, Lanark County Mental Health, Victim Services, Lanark County Interval House, Ontario Provincial Police (OPP), Lanark County Community Paramedics, and Leeds and Grenville Addictions and Mental Health. The committee addresses challenges related to rural homelessness and works to improve service coordination and support for those affected.

▶ 112 HOUSEHOLDS
HOUSED

▶ 19 YOUTH

▶ 43 FAMILIES

▶ 87 CHRONICALLY
HOMELESS HOUSEHOLDS

▶ 182 NEWLY IDENTIFIED
HOUSEHOLDS

Total Homeless Households on BNL



BY-NAME RENT SUBSIDY

The BNL Rent Subsidy is an initiative designed to aid individuals in securing market rent housing while awaiting other support opportunities. For those actively registered on the BNL and experiencing homelessness, this subsidy provided crucial support for 19 households in 2025.



HOMELESSNESS PREVENTION

INVESTMENTS IN HOMLESSNESS PREVENTION

Lanark County administers funding through the Ministry of Municipal Affairs and Housing's Homelessness Prevention Program (HPP), a provincially funded initiative that supports Service Managers in delivering housing and support services for individuals at risk of, or experiencing, homelessness. The program provides flexible funding to prevent, address, and reduce homelessness, including chronic homelessness. For the 2025-2026 fiscal year, Lanark County was allocated \$2,496,000 to support these efforts.

Lanark County Council allocated this funding to support the prioritization of targeted investments that strengthen the housing system and respond to the evolving needs of residents experiencing homelessness.

HOUSING ASSISTANCE PROGRAM (HAP)

The Housing Assistance Program (HAP) is a local program funded through HPP that provides direct, short-term financial assistance to help individuals maintain or secure housing. Supports may include assistance with rent, utilities, deposits, moving costs, food insecurity, and emergency shelter needs. Eligible households may receive up to \$1,500 annually, with payments typically made directly to landlords or service providers.

In 2025, HAP supported 804 households, representing an investment of approximately \$650,000. An additional 491 gift cards were distributed to assist with immediate needs. Together, these programs play a critical role in preventing homelessness and stabilizing housing for residents across the County.

EMERGENCY HOMELESSNESS AFTER HOURS ASSISTANCE

Victim Services remains a valued long-term partner in supporting individuals experiencing homelessness in Lanark County. In 2025 a \$90,000 investment was provided to deliver critical after-hours support, assisting 335 individuals who required immediate response outside of standard service hours.



HOMELESSNESS PREVENTION

YOUTH HOMELESSNESS

An allocation of \$80,000 was provided to Cornerstone Landing Youth Services to support youth experiencing homelessness.

ADULT SUPPORTIVE HOUSING

The Adult Supportive Housing (ASH) program in Lanark County serves residents who meet specific income and asset criteria and require assistance with daily living tasks. With a total of 87 beds, the ASH program offers comprehensive support, including accommodation, meal preparation, and supervision to ensure regular medication intake. Lanark County successfully housed 116 individuals through partnerships with the ASH providers.

LOCATIONS:



**RIDEAU FERRY
COUNTRY HOME**



VICTORIA HOUSE



PARADISE VALLEY



SHARDON MANOR

SHARDON MANOR CRISIS BED 2025

In 2025, the Shardon Manor Crisis Bed expanded to a total of two beds, serving 25 individuals. Most individuals supported were adults aged 25 to 55 (72%), with the majority relying on income supports such as Ontario Works, Ontario Disability Support Program, Old Age Security, and Canada Pension Plan.

A notable proportion of admissions involved individuals transitioning from provincial institutions, particularly hospitals and correctional facilities, highlighting the role of crisis beds in supporting system transitions.

This initiative provides a cost-effective alternative to hotel or motel accommodations, while offering more appropriate supports, including meals and on-site services that contribute to improved stability and outcomes for individuals experiencing homelessness.



HOMELESSNESS PREVENTION

COORDINATION WITH COMMUNITY SERVICES

Lanark County continued its partnership with Lanark County Mental Health (LCMH) to address gaps identified through the By-Name List (BNL). In response to evolving service needs and the introduction of new services, the County realigned staffing resources. The Harm Reduction Worker position was pivoted to a Housing-Based Case Manager (HBCM) role to address service gaps following the conclusion of time-limited Pulse funding. This ensured continuity of support for individuals with complex needs requiring intensive, housing-focused case management.

The County continued to collaborate with LCMH to administer the HBCM position and, following the end of the original grant in March 2025, committed to ongoing funding. The HBCM receives referrals from the By-Name List, prioritizing individuals whose mental health and addiction challenges present significant barriers to securing and maintaining housing.

COLLABORATIVE MOBILE OUTREACH

Lanark County secured funding through the Health Canada Emergency Treatment Fund in order to contract with LCMH to launch the LIFT program, a collaborative mobile outreach initiative involving Lanark County Mental Health, Lanark County Paramedic Service, Lanark County, and Southeast Public Health. This program represents a strategic investment in innovative, community-based approaches that respond directly to the evolving needs of individuals experiencing homelessness. Lanark County secured LIFT funding through the Health Canada Emergency Treatment Fund Grant.

LIFT delivers mobile, relationship-based support directly within community settings, including encampments, helping to reduce barriers to care for vulnerable populations. By focusing on outreach, accessibility, and coordinated service delivery, LIFT strengthens the County's ability to meet people where they are and respond to complex needs in a timely and effective way.

THE BRIDGE HOUSE

Lanark County, in partnership with LCMH, maintained a transitional housing program that expanded to 22 beds in 2025. It provided temporary housing for 33 individuals experiencing homelessness from the By-Name List, offering wraparound supports through a housing-first, low-barrier model. Residents can remain housed while engaging in harm reduction as well as other supports. Onsite services include staffing, occupational therapy, housing-based case management, harm reduction supports and supplies, and nurse practitioner care.



COMMUNITY OUTREACH

SUPPORTING INFORMED TENANCY

In April and May of 2025, the Canadian Centre for Housing Rights (CCHR) presented a series of online sessions to educate tenants on their rights as renters. These sessions covered key topics, including Human Rights in Housing, Repairs and Maintenance, Eviction Prevention, and Housing Basics.

This initiative reflects the County's commitment to ensuring that tenants are informed, supported, and empowered, with the knowledge and tools needed to navigate the housing system and advocate for their rights.

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LANARK COUNTY

