



# AFFORDABLE HOUSING & HOMELESSNESS

## OUR VISION

Everyone in Guelph & Wellington can find and maintain an appropriate, safe and affordable place to call home.

## WHAT WE KNOW



A single person on Ontario Works pays 91% of their monthly income for a bachelor apartment in Guelph Wellington<sup>1</sup>.

A \$10 investment in intervention services for high needs homeless individuals can save \$23 on other services such as shelter costs and emergency room visits<sup>2</sup>.

**\$10**



A family of four living on OW pays 52% of their monthly income for a 3-bedroom apartment in Guelph Wellington<sup>3</sup>.

**67%**

The increase in the number of shelter users between 2010 and 2012<sup>1</sup>.



35% of tenant households in Wellington County and 45% in Guelph cannot afford the average market rent (30% of gross annual income)<sup>2</sup>.

The number of families staying in the shelter system increased 120% between 2010 and 2012<sup>3</sup>.



**1,300**

The number of households on the centralized waiting list for social housing in Guelph Wellington<sup>4</sup>.



There are approximately 3 times more new applicants to the centralized waiting list than applicants housed per month<sup>5</sup>.

Guelph has the second lowest vacancy rate in Ontario. For every 100-rental units fewer than two are available to rent<sup>6</sup>.

**1.7%**

## WHAT MUNICIPALITIES CAN DO

- Make annual budget contributions to an affordable housing reserve fund for affordable and supportive housing.
  - Waive development charges and other municipal fees for affordable housing geared to low-income renters.
  - Support the implementation of the 10-year Housing and Homelessness Plan.
  - Promote and encourage living wage employment.
  - Advocate to federal and provincial governments on issues related to income, housing, food insecurity and health.
  - Support an Ontario Housing Benefit.
  - Adopt a vision of shared prosperity.
  - Take a leadership position by naming poverty as an issue, keeping it on the public agenda, and developing public/private partnerships.
  - Convene stakeholders – develop ongoing relationships that build capacity.
  - Engage people with lived experience of poverty in decision-making.
  - Provide information and data to help stimulate new thinking and ideas for eliminating poverty and ending homelessness.
- 

## QUESTIONS TO ASK CANDIDATES

- What measure would you support to ensure that individuals and families living in poverty have a safe and affordable place to live?
  - Do you agree to make annual contributions to support an affordable housing reserve fund and strategically partner with key stakeholders to utilize the fund as needed?
  - Would you support waiving development charges and other municipal fees for affordable housing geared towards low-income renters?
- 

## INNOVATIVE IDEAS



The City of Saskatoon's Affordable Housing Reserve (AHR) provides up to a 10% grant for a range of affordable housing projects. The AHR is financed primarily by a portion of the profits from the sale of City-owned lands. The City of Saskatoon is the only City in Canada that has maintained and expanded its role as a land bank. The Reserve has supported funding for specific projects and other activities such as housing demonstration projects, housing research and business planning support. More information is available here: <http://www.saskatoon.ca>

# 2

## HOSTELS TO HOMES



The City of Hamilton has been given the flexibility to use emergency shelter per diems for housing and support costs, in an effort to find more permanent housing solutions for those accessing the shelter system. An Integrated Mobile Case Management Team is available 24 hours a day, 7 days a week to provide clients with mobile support, housing placement, access to employment supports and community-based services. More information:

<http://www.caledoninst.org/Publications/PDF/871ENG.pdf>

# 3

## HOMeward TRUST



Homeward Trust embraces the principle of **Housing First**—that every person has the right to a safe, secure home. This principle is at the core of both the Government of Alberta and City of Edmonton 10 year plans to end homelessness. **The Housing First approach** involves giving homeless people direct access to permanent housing along with the services they need and want to stay housed. The Housing First Support Program is intended to last for 12 months. Once clients are stabilized they are transitioned to reduced levels of support. More information:

<http://www.homewardtrust.ca/programs/housing-first.php>

This fact sheet was prepared by:



### References

- <sup>1</sup> “2014 Nutritious Food Basket Report” (2014). Wellington-Dufferin-Guelph Public Health. Guelph, ON.
- <sup>2</sup> *ibid*
- <sup>3</sup> Goering, P., Veldhuizen, S., Watson, A., Adair, C., Kopp, B., Latimer, E., Nelson, G., MacNaughton, E., Streiner, D. & Aubry, T. (2014). “National At Home/Chez Soi Final Report.” Mental Health Commission of Canada. Calgary, AB. Retrieved from [http://www.mentalhealthcommission.ca/English/system/files/private/document/mhcc\\_at\\_home\\_report\\_national\\_cross-site\\_eng\\_2.pdf](http://www.mentalhealthcommission.ca/English/system/files/private/document/mhcc_at_home_report_national_cross-site_eng_2.pdf)
- <sup>4</sup> Grodzinski, E., Londerville, J. & Sutherns, R. (2013). “Discussion paper: Housing & homelessness for the Wellington and Guelph CSM area.” Wellington, ON. Retrieved from <http://www.wellington.ca/en/socialservices/resources/APlacetoCallHomeFINALforwebMARCH20.pdf - A Place to Call Home Plan>
- <sup>5</sup> County of Wellington (2012) “Interim summary of findings and conclusions of the need and demand study for 2006 to 2011” Wellington, ON. Retrieved from <http://www.wellington.ca/en/socialservices/resources/hhpdiscussionpaperfeb62013.pdf - link to Discussion Paper>
- <sup>6</sup> Grodzinski, E., et al. (2013):
- <sup>7</sup> *ibid*;
- <sup>8</sup> *ibid*;
- <sup>9</sup> “Rental market statistics” (2014). Canada Mortgage & Housing Corporation. Retrieved from [http://www.cmhc-schl.gc.ca/odpub/esub/64725/64725\\_2014\\_B01.pdf](http://www.cmhc-schl.gc.ca/odpub/esub/64725/64725_2014_B01.pdf)