

# Housing and Homelessness Plan 2022 Annual Report Content

## Introduction

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The 2022 Annual Report highlights the achievements made in Year 9 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 community’s vision that:

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

In conjunction with Housing First Principles, we know 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 while the community is continuing to feel the impact of a housing crisis spurred by the global pandemic.

## Snapshot of Housing & Homelessness

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### Demand for Rent-Geared-to-Income Housing

**505** applicants applied for RGI housing through the centralized waiting list as of December 31, 2022.

### Priority Status

Special Provincial Priority (SPP)	4%
Homelessness Status	31%
Chronological	65%

### Demand by Unit Size

1 Bedroom	65%
2 Bedroom	17%
3 Bedroom	10%
4+ Bedroom	9%

### Applicant Type

Singles and Couples	56%
Families	33%
Seniors	11%

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## Where Applicants Applied From

Stratford	44%
St. Marys	5%
North Perth	7%
West Perth	2%
Perth East	0.6%
Perth South	1%
Outside Perth County	34%
No Response	6%

## Households Experiencing Homelessness

**129** households were experiencing homelessness in Stratford, Perth County, and St. Marys according to the area's By-Name-List as of December 31, 2022. This is **41** fewer households than the previous year (Year 8 – 2021).

- **93%** were experiencing chronic homelessness
- **16%** identified as Indigenous

## Gender Identity

Women	39%
Men	52%
Trans/Non-Conforming	5%
Chose Not to Answer	5%

*\*Percentages do not add up to 100% due to rounding*

**93%** of women self-identified as survivors of domestic violence. Data reflects 42 out of the 50 women who chose to answer this question.

## Household Composition

Families	14%
Youth	22%
Single Adults	64%

## Level of Acuity

High Acuity	71%
Moderate Acuity	28%
Low Acuity	2%

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## Cost of Housing

### Average Market Rent (AMR) – Yearly Comparison

Unit Size	2020	2021	2022	% Change 2020-2022
1 Bedroom	\$1,239	\$1,253	\$1,405	Increase 13%
2 Bedroom	\$1,421	\$1,487	\$1,782	Increase 25%
3 Bedroom	\$1,663	\$1,894	\$2,331	Increase 40%

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

### Average Housing Resale Price for Huron-Perth

**\$605,294** in December 2022, a **9.4% decrease** from the resale price in December 2021.

Source: Huron Perth Residential Market Activity and MLS® Home Price Index Report December 2022.

## 2022 Accomplishments

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### Strategic Directive #1 – Ending Homelessness

#### Households Experiencing Homelessness Housed by Year

Source: City of Stratford Social Services Department, By-Name List

	2020	2021	2022
Private Market	35	51	22
Private Market with Rent Support	17	20	9
RGI in Community Housing	20	23	19
Unknown	11	6	2
<b>Total moved into housing</b>	<b>83</b>	<b>100</b>	<b>52</b>

Of the households housed in 2022:

- **88%** had experienced chronic homelessness (homeless for 6 or more months)
- **236** households accessed emergency accommodation
- **419** households received financial assistance through the Housing Stability Bank (previously known as CHPI) program for:
  - Last month's rent deposit – **14%**
  - Moving or storage costs – **11%**

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- Rent arrears – **22%**
- Utility arrears – **18%**
- Furniture – **21%**
- Other – **14%**

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

### Strategic Directive #2 – Creating Attainable Housing Options

#### Households in Receipt of Rent Supports by Year

Source: City of Stratford Social Services Department

**49** households continued to participate in the Affordable Homeownership Loan Program

Construction continued in the development of the Britannia Street Affordable Housing Project. Applications are currently being accepted for available units.

**76** new rent supports were introduced through various programs & funding streams.

Municipalities within the service area identified Attainable Housing as a priority in their strategic plans.

The Community Safety & Well-Being Plan continues to recognize the importance of housing to a general sense of well-being and includes attainable housing as one of the four priorities.

### Strategic Directive #3 – Sustaining Community Housing

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

Source: City of Stratford Social Services Department

	<b>2020</b>	<b>2021</b>	<b>2022</b>
Special Provincial Priority	16	13	8
Urgent – Homelessness	27	19	29
Chronological	35	21	18
<b>Total – Housed</b>	<b>78</b>	<b>53</b>	<b>55</b>

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- As service manager, the City of Stratford completed operational reviews of all local non-profit and cooperative housing providers to improve supports for their sustainability.
- Leveraged over **\$1.2 million** for improvements at community housing properties and **\$200,000** for transitional funding for housing providers approaching the end of the operating agreements.
- Continuing to work collaboratively with community partners and agencies to create sustainability, permanency, and improvements.

### Strategic Directive #4 – Addressing a Diversity of Needs

PC Connect – a partnership between the municipalities of Stratford, Perth County, North Perth, and St. Marys – continues to provide affordable and accessible intercommunity public transit service throughout Perth County, Stratford, St. Marys, Kitchener-Waterloo, and London.

- A total of **618** passes were issued to those experiencing transportation barriers which is a **172%** increase from 2021.

The City of Stratford Social Services partnered with the United Way to establish the Connections Centre in Stratford to increase accessibility to resources for those who are experiencing homelessness.

Coordinated Access continued to be used resulting in improved tracking systems, increased community partnerships, and providing better service to those we serve.

The Mobile Crisis Rapid Response Team in coordination with the Huron-Perth Healthcare Alliance and the Mobile Integrated Health Team was expanded.

Community Developers were hired throughout the service area to provide case management based on specific, individual needs and implement projects based on the demonstrated needs of the area.

### Conclusion

It is understood that the effects of the pandemic are continuing to have an impact on housing and homelessness. While the real estate market is beginning to neutralize and interest rates are starting to decline, home ownership and rent are unattainable for many. The Social Services Department as well as the Community Safety & Well-Being Plan Partnership members are reviewing key performance indicators to ensure resources are allocated to the areas demonstrating the most need. The data from 2022 suggests a focus on youth facing homelessness, more community housing as opposed

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to temporary shelters, and continuous collaboration with other levels of government, non-profits, and private developers to begin to address the on-going housing crisis.