

Housing and Homelessness Plan

**Community and Partner
Engagement Session**



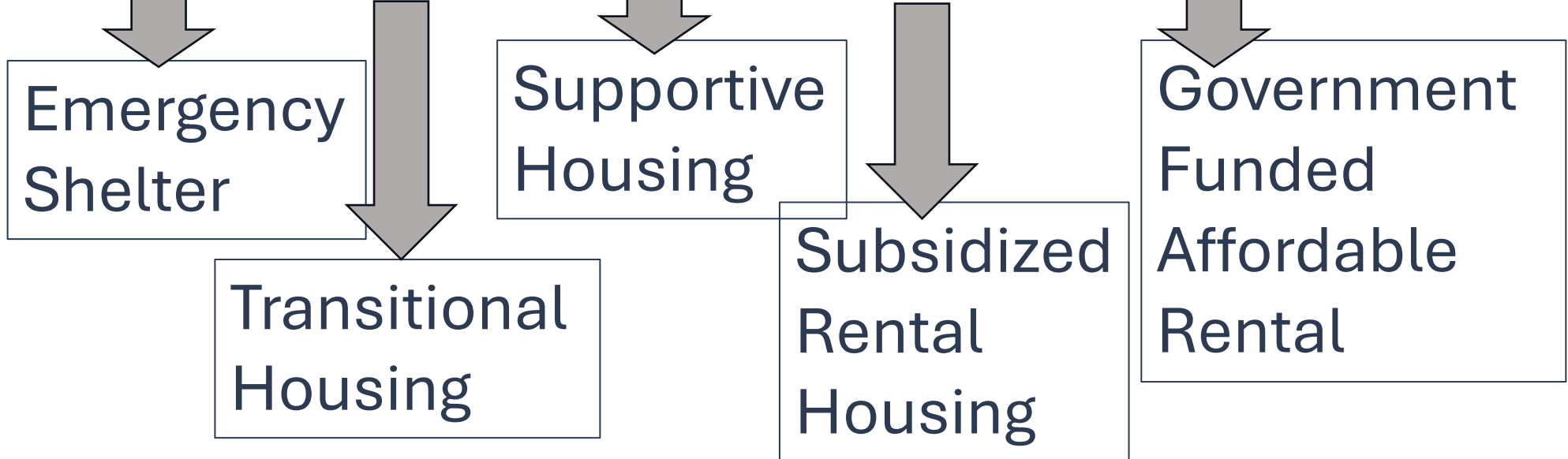
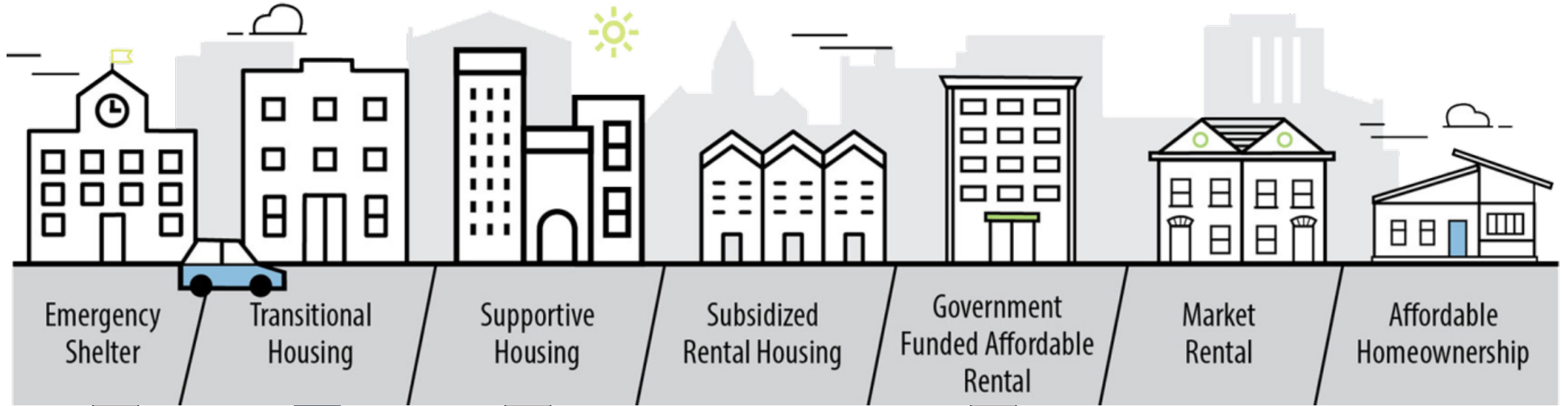


Welcome

Context

The County of Wellington is developing a new, 10-year Housing and Homelessness Plan.

Plan will provide an overview of the County's current and longer-term programmes and priorities in the housing and homelessness system.



Session Goals

The County of Wellington wishes to engage the community to review proposed strategies to address housing and homelessness issues and seek your feedback and ideas.



Agenda

1. Review of the Strategic Framework for the 10-year Housing and Homelessness Plan
2. Group Discussions on each of the Strategic Goals
3. Closing Thoughts
4. How to Continue to Input into this Process

Why a Housing and Homelessness Plan?

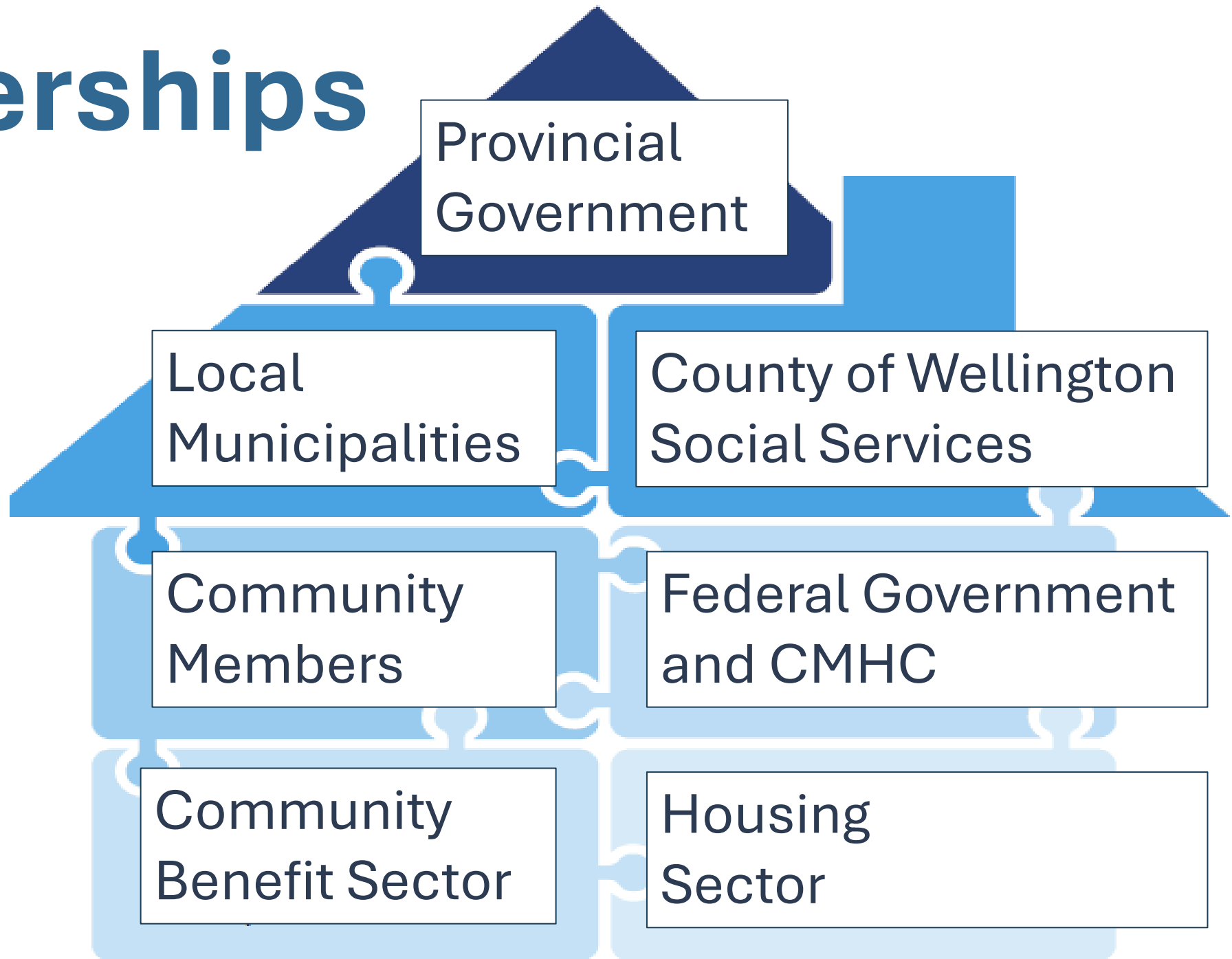
- The County of Wellington is responsible for housing in the City of Guelph and the municipalities that comprise the County of Wellington.
- As the service system manager, the County of Wellington is responsible for delivering, administering and funding provincially mandated social and affordable housing programmes.

Why a Housing and Homelessness Plan? (continued)

A Housing and Homelessness Plan sets out how the County will:

- ✓ Create new affordable rental units.
- ✓ Improve sustainability of the existing community housing stock.
- ✓ Work with community partners in delivering housing and related support services.
- ✓ Prevent and reduce homelessness.

Partnerships



The Housing and Homelessness System in the County of Wellington

- 3,021 subsidized housing units in the Wellington service area.
- 1,246 rent-geared-to-income (RGI) units and 131 units of affordable housing owned and operated by the County of Wellington (as Service Manager).
- 165 emergency shelter beds.

The Housing and Homelessness System in the County of Wellington (continued)

- 60 transitional housing units in the Wellington service area.
- 108 permanent supportive housing units in the Wellington service area.
- 681 government-funded affordable housing units in the Wellington service area.

Housing and Homelessness Plan Framework



Respond to Homelessness Crisis

- Increase housing stability for residents.

Housing and Homelessness Plan Framework



Increase Affordable Housing Options

- Improve options for low-to-moderate income households.

Housing and Homelessness Plan Framework



Maintain and Modernize Existing Housing

- Preserve existing community housing stock.

Housing & Homelessness Plan Framework



Provide Housing Stability Supports

- Help people at risk of homelessness to remain housed.

Housing and Homelessness Plan Framework



Improve the Service System

- Promote more accessible and welcoming practices.

Discussion

- What is your initial sense of this framework?
- Are these goals and objectives reflective of what you are seeing as community need?
- Are these consistent with your understanding of the role of Wellington County?



Smaller Group Work

Respond to Homelessness Crisis

Did you
know?

- 48% of homeless individuals surveyed have completed high school education or above.
- Almost half of those experiencing homelessness have been living in the Wellington-Guelph area for 5+ years.
- Most individuals and families experiencing homelessness do not require the intensive in-home supports provided by Housing First programmes.

Respond to Homelessness Crisis (continued)

Did you
know?

- Individuals and families on the County of Wellington's By-Name list have completed an assessment and have been prioritized to participate in a Housing First program.
- Rehousing is expected to occur as individuals transition from homelessness to housing stability.

Respond to Homelessness Crisis

Potential Strategies

- Improve integration of Coordinated Access System.
- Help households remain stably housed.
- Outreach system and rapid responses for individuals and households experiencing unsheltered homelessness.

Respond to Homelessness Crisis

Potential Strategies (continued)

- Prevent individuals and families from entering homelessness.
- More purposeful engagement with rural partners and those with lived experiences to understand Wellington-Guelph's rural context.

Respond to Homelessness Crisis

Potential Strategies (continued)

- Create a rural Conversation Table to facilitate conversations while leverages, as well as expanding, existing relationships and initiatives.

Small Group Discussion

What is going well with the County's response to homelessness?

What are your ideas for responding to the homelessness crisis in the next five years?

What solutions or suggestions are needed to have your ideas in place?

Increase Affordable Housing Options

Did you know?

- In Canada, affordability is defined as having shelter costs less than 30% of a household's income before tax.
- Many people think affordable housing is subsidized rental housing, when it is a broad term that includes rental, homeownership, private and public housing.

Increase Affordable Housing Options (continued)

Did you know?

- The County supported the creation of 82 affordable rental units from 2020-2025; despite significant reductions in Federal/Provincial funding.
- The vacancy rate in the City of Guelph is 1.9% which is below the healthy threshold of 3% vacancy rate.

Increase Affordable Housing Options

Potential Strategies

- Find ways to increase affordable housing options.
- Build new partnerships and strengthen existing ones.
- Housing regeneration.

Small Group Discussion

What does Affordability in the Wellington-Guelph service area mean to you?

What is going well with building new affordable housing units in the County of Wellington?

What are your ideas for increasing new housing options for those with low-to-moderate incomes in the next five years?

What solutions or suggestions are needed to have your ideas in place?



15 Minute Break

Maintain and Modernize Existing Housing

Did you know?

- Community housing refers to a range of housing options: non-profit, co-operative, public and affordable housing.
- In addition to the housing owned and operated by the County, there are 20 non-profit and co-operative housing providers across the City of Guelph and County of Wellington.

Maintain and Modernize Existing Housing (continued)

Did you know?

- There are thousands of subsidized, affordable and market rental housing units in the County and Guelph but wait times to access can be long.

Maintain and Modernize Existing Housing

Potential Strategies

- Evaluate community needs to identify opportunities to enhance affordability.
- Maintain and modernize asset management strategies.
- Reduce environmental impacts and utility demand.

Maintain and Modernize Existing Housing

Potential Strategies (continued)

- Support long-term capital planning for social housing providers to address renovation and repair needs.

Small Group Discussion

What is going well with the existing community housing system?

What are your ideas on how to maintain or modernize community housing in the next five years?

What solutions or suggestions are needed to have your ideas in place?

Provide Housing Stability Supports

Did you know?

The County offers:

- A Housing Stability Rent Support for households experiencing and/or at risk of homelessness.
- A rent subsidy or support Programme allowing individuals and families to receive a geared-to-income rent for a unit in the private market.

Provide Housing Stability Supports (continued)

Did you know?

The County offers other programmes including:

- Housing Allowance Programme,
- Community Agency Delivery Programme,
- Community Agency Supported Unit Programme, and
- Supportive Addiction and Mental Health Housing Programme.

Provide Housing Stability Supports Potential Strategies

- Community response to homelessness.
- Increase opportunities for eviction prevention.
- Enhance and strengthen the service delivery of Housing Stability

Provide Housing Stability Supports

Potential Strategies (continued)

- Use data to inform system planning and decision making.
- Strengthen partnerships with the health sector to provide opportunities for continuity of care.

Small Group Discussion

What is going well with the County of Wellington's programmes and initiatives to prevent homelessness?

What are your ideas for increasing housing stability for residents in the next five years?

What solutions or suggestions are needed to have your ideas in place?

Improve the Service System

Did you know?

- In 2024, 17.1% of tenants and 2.4% of homeowners in the County of Wellington and 21% of tenants and 5.2% of homeowners in the City of Guelph were identified to be in core housing need.
- The Coordinated Entry System was implemented in 2017 to improve coordination and service delivery for individual and families experiencing, or at risk of homelessness.

Improve the Service System

(continued)

Did you
know?

Many partners support the Housing Stability System, including: Community Resource Centre of North and Centre Wellington, County of Wellington Social Services, East Wellington Community Services, Family & Children's Services of Guelph and Wellington County, Rural Wellington Community Team, Specialized Outreach Services (SOS), Women in Crisis, Stepping Stones, Stonehenge and Wyndham House.

Improve the Service System

Potential Strategies

- Identify, specify and use data to inform core housing need analysis.
- Narrow focus of service delivery, while continuing County leadership and support role.
- Inform strategic plan and policy by understanding the client experience to see where transformational changes can be made.

Improve the Service System

Potential Strategies (continued)

- Develop standards and training, KPIs, consistent expectations and compliance from service providers for a structured system approach to coordination of service delivery.
- Service parter and public information educational materials, training and platform.
- Foster access to culturally appropriate housing and homelessness services for Indigenous peoples.

Improve the Service System

Potential Strategies (continued)

- Mandatory cultural training for County and frontline staff, as well as service partners to provide equitable opportunities and resources/supports.
- Technology and education innovation and advancement.
- Building new, and sustaining, community partnerships.
- Continuous feedback from clients on service improvement, as well as internal feedback tracking.

Improve the Service System

Potential Strategies (continued)

- Collaborate and share information, demographic areas, land use, between City and County to determine where sites are needed, using Centralized Waitlist to prioritize where housing is needed most.
- Continuous feedback from clients on service improvement, as well as internal feedback tracking.
- Cross jurisdictional networking to share strategies (remove silos).

Small Group Discussion

Do you have a friend or family member that has accessed housing or homelessness services in the last year?

What elements of the service system are working well?

What ideas do you have to improve service access over the next five years?

What solutions or suggestions are needed to have your ideas in place?

Closing Thoughts

Additional items to inform the new housing and homelessness plan?



Next Steps

Follow-up
Survey

Conversation
Toolkit

Validation
Session

Follow-up Survey



Please use this code to take our short survey. Your feedback is important!

Stay tuned for information on the community validation session by following the County on Facebook, Instagram, or our website.



Thank You!