



Committee Report

HS-25-10

To: Chair and Members of the Joint Social Services and Land Ambulance Committee
From: Dave Purdy, Director of Housing Services
Date: Wednesday, June 11, 2025
Subject: **Preliminary Housing Services Needs Assessment Wellington-Guelph Service System Area**

Background:

Housing is one of the most fundamental of human needs. It is also a key component that shapes the economic and social sustainability of communities (e.g. social inclusion and community growth).

Access to safe, affordable and adequate housing is the foundation of a community's well-being and affects all residents. Communities with a range of housing choices that meet the full range of their community's housing needs (including the needs of low and moderate-income residents), tend to be more livable, more economically competitive and resilient. Access to good quality affordable housing supports community-wide benefits related to economic competitiveness, health, education and community well-being. Housing solutions require a collective, community-wide leadership response that is driven by a coordinated approach from all levels of government and community partners (both from the profit and not-for-profit sectors).

Update:

The intent and scope of this preliminary report is to stimulate discussion, planning, further investigations and more in-depth inquiry into housing needs and solutions in Wellington-Guelph. It is designed to be a guiding document to provide information of the need for community housing that falls within the scope of social services (those with low and very low income), as well as core housing needs for households with a moderate income who are likely spending more than 30% of their income on shelter costs. And finally, to share Municipal Planning and Financial tools to promote Affordable Housing Development and related localized demographic information.

The report highlights the roles of all levels of government, the role of the County of Wellington as the Service System Manager for Housing Services for Wellington-Guelph, the various funding envelopes received by Housing Services, the development of new Community Housing, Government-Funded Affordable Housing, and/or increased rent supplements to increase affordability and prevent homelessness. The report also highlights funding limitations and the need for partnerships from all levels of government and community partners to address the complexities of the current housing and homelessness challenges in our area.

The report provides separate municipal profiles that highlight local demographic information, Community Housing Stock, Centralized Waitlist analysis, and a preliminary housing needs assessment analysis.

In closing, the analysis report captures high-level discussion points, recommendations and suggested next steps.

Strategic Action Plan:

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Tackling a Major Community Opportunity – Housing
- Making the Best Decisions for the Betterment of the Community

Recommendation:

That the Joint Social Services and Land Ambulance Committee recommend to County Council to receive the report, Preliminary Housing Services Needs Assessment Wellington-Guelph Service System Area Report, for information.

Respectfully submitted,



Dave Purdy
Director of Housing Services

In consultation with/approved by:

Luisa Artuso, Social Services Administrator
Scott Wilson, Chief Administrative Officer