



The Corporation of the County of Wellington
Social Services Committee
Minutes

November 10, 2021
Council Chambers

Present: Warden Kelly Linton
Councillor David Anderson (Chair)
Councillor Campbell Cork
Councillor Don McKay
Councillor Steve O'Neill
Mayor Cam Guthrie

Also Present: Councillor Jeff Duncan
Jordan Snobelen, Reporter, Wellington Advertiser

Staff: Eddie Alton, Social Services Administrator
Luisa Artuso, Director of Children's Early Years
Stuart Beumer, Director of Ontario Works
Brittany Bryant, Financial Analyst, Social Services
Donna Bryce, County Clerk
Troy Byrne, Accounting Supervisor, Social Services
Shauna Calder, Manager of Finance
Mark Poste, Director of Housing
Carolyn Roy, Accounting Analyst
Scott Wilson, CAO

1. Call to Order

At 1:00 pm, the Chair called the meeting to order.

2. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Social Services Financial Statements as of October 31, 2021

1/8/21

Moved by: Councillor McKay

Seconded by: Warden Linton

That the Social Services Financial Statements as of October 31, 2021 be approved.

Carried

4. Ontario Works 2022 User Fees and Charges

2/8/21

Moved by: Councillor Cork

Seconded by: Councillor O'Neill

That the Ontario Works 2022 User Fees and Charges be approved.

Carried

5. Social Services Preliminary 2022-2031 Ten-Year Plan

3/8/21

Moved by: Warden Linton

Seconded by: Councillor Cork

That the preliminary 2022-2031 Social Services Ten-Year Plan as set out in the report be endorsed and forwarded to the Administration, Finance and Human Resources Committee for inclusion in the County of Wellington's Preliminary Ten-Year Plan.

Carried

6. Children's Early Years Division

6.1 Canada-Wide Early Learning and Child Care Plan

4/8/21

Moved by: Councillor McKay

Seconded by: Councillor Cork

That the report, Canada-Wide Child Care and Early Plan, be received for information.

Carried

6.2 New Early Childhood Educator Workforce Funding Update - Verbal

5/8/21

Moved by: Mayor Guthrie

Seconded by: Warden Linton

That the New Early Childhood Workforce Funding verbal update provided by Ms. Luisa Artuso, Director of Children's Early Years be received for information.

Carried

7. Housing

7.1 Housing with Related Supports Update

6/8/21

Moved by: Warden Linton

Seconded by: Councillor Cork

That report HS-21-31 Housing with Related Supports Update be received for information.

Carried

7.2 Guelph Non-Profit Housing Corporation Capital

7/8/21

Moved by: Warden Linton

Seconded by: Mayor Guthrie

That report HS-21-32 Guelph Non-Profit Housing Corporation be received for information; and

That Council approves the commitment of \$500,000 to Guelph Non-Profit Housing Corporation from the County of Wellington's shared Housing Regeneration Reserve in the form of a 15-year forgivable loan; and

That staff be permitted to draft and execute all appropriate letters and agreements to support the commitment of this funding to the satisfaction of the County Treasurer, the Social Services Administrator and the County Solicitor.

Carried

8. Ontario Works

8.1 Ontario Works Statistics

8/8/21

Moved by: Councillor McKay

Seconded by: Warden Linton

That the September 2021 Ontario Works Statistics be received for information.

Carried

9. Closed Meeting

9/8/21

Moved by: Councillor Cork

Seconded by: Councillor McKay

That Council move into a closed meeting for the purposes of considering advice that is subject to solicitor-client privilege.

Carried

10. Adjournment

At 2:37 pm, the Chair adjourned the meeting until January 12, 2022 or at the call of the Chair.

David Anderson
Chair
Social Services Committee



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Social Services Committee
From: Shauna Calder, Manager of Finance
Date: Wednesday, November 10, 2021
Subject: **Preliminary 2022-2031 Ten-Year Plan: Social Services**

Background:

This forecast provides a high-level overview of major budget impacts and planned capital investments, and serves as a guide for departments in preparing their detailed current year operating and capital budgets. The preliminary corporate ten-year plan will be considered by the Administration, Finance and Human Resources Committee on November 16, 2021 and the forecast will be updated at the time the budget is approved early in the New Year.

Housing Services – Operating

- Grants and subsidies are increasing by \$426,000. Funding received for Reaching Home, Ontario Priority Housing Initiative (OPHI), and mental health & addictions have increased, while funding reductions are taking place in rent supplement, federal funding for County-owned social housing buildings and non-profit and co-operative providers. The funding reduction from senior level of government place additional pressure on the municipal tax levy as costs continue to rise to operate social and affordable housing.
- Budgeted rent collections from our County-owned social housing units are being maintained at the 2021 level of \$5.7 million. A conservative budget estimate has been used to account for the 2021 year-end rent revenue shortfall of \$135,000 that is being projected. We anticipate that the end of the provincial RGI rent freeze as of January 2022 will assist with rent revenues returning to more normal levels.
- Salaries, wages and benefits are increasing by \$397,000. The majority of this increase (\$275,000) is explained by the additions of a Policy Analyst (0.75 FTE) and a Housing Stability Coordinator (1.0 FTE approved in 2021) to the budget. Both positions are for a two-year year contract, with costs fully recovered through Reaching Home Funding. Additionally, the budget reflects adjustments made for minor position restructuring that is being contemplated. The increased cost to the staffing line of \$93,000 is offset by savings in other areas of the budget and does not result in any impact to the municipal bottom line.
- Supplies, Materials & Equipment has increased by \$81,000 largely due to the reallocation of expenditures from purchased services to plumbing supplies.
- Purchased Services has increased by \$576,000 mainly due to the reallocation of \$300,000 in budgeted flooring expenditures from capital to operating. A corresponding decrease has been reflected in the capital budget. An allocation of \$225,000 has been added to the budget for increased cleaning costs required as a result of COVID-19. The County portion of \$135,000 is being funded through the Shared Services Stabilization Reserve as reported in the Transfer from Reserve line. The waste removal line has increased by \$48,000 to accommodate a change in the contract price.

- The Social Assistance line is increasing by \$878,000 in part due to increased 100% provincial funding described in the grants line above (\$283,000). The remaining increase relates to a significant increase in subsidy payments for non-profit and co-operative housing providers. Benchmarks used to determine funding level are set annually by the province. The 2022 benchmarks are significantly higher than seen in any other year.
- A reduction in debenture payments for County owned social housing units has decreased the transfer payment line (\$225,000 City and \$67,000 County).
- Internal charges are increasing by \$165,000, mostly due to an internal charge from Reaching Home and Mental Health and Addictions (\$94,000). This expense is shown as a recovery in CHPI which helps offset increasing costs in addition to receiving no increase for our funding.

Housing Services – Capital

- Capital spending on County-owned social housing units totals \$42.5 million over the ten-year forecast. This represents a decrease in total spending when compared to the 2021 capital forecast caused by the shifting of flooring replacements from the capital to operating budget (\$300,000). Beyond 2022 the capital budget is increasing by \$250,000 in 2023, by \$200,000 in 2024, and by \$150,000 in 2025 through 2031 providing staff with a predictable and stable level of funding to address aging facilities and increasing costs.
- The split between the County and City portions of capital funding is based on the three-year average prior residence of tenants in County-owned buildings. The County portion of the capital funding comes from the Housing Capital Reserve.
- Two provincially funded three-year projects continue in 2022.
 - COCHI capital budget totals \$522,700.
 - OPHI capital budget totals \$507,800
- New to the capital forecast:
 - An allocation of \$45,000 per year over five years for the installation of attic insulation as part of the implementation of corporate climate change initiatives. The work is scheduled for apartment buildings located throughout the County.
 - IT replacements include the lifecycle replacements of the required infrastructure to support video security systems and internet connections at County-owned properties.
- A detailed listing of projects at County-owned units is attached to this report.

Affordable Housing – Operating

- Minor adjustments have been made to budgeted expenses for supplies, materials and equipment, and purchased services based on a review of 2021 costs to date.
- The budgeted contribution to the County's Housing Development Reserve remains constant at \$1.0 million annually over the ten-year plan, and contributions to the reserve also includes the net municipal revenue generated from each of the affordable housing properties to provide funding for future affordable housing opportunities.

Affordable Housing – Capital

- Facility improvements for County owned affordable housing buildings total \$1.2 million over the ten-years and are funded through the Housing Capital Reserve.
- Affordable housing retrofit projects have historically been identified by location and are spent on an as needed basis for move out or accessibility accommodation requests. The forecast now consolidates all locations in one project and provides staff with the flexibility to address tenant requests across the portfolio.

- The provision to construct new County-owned affordable housing units throughout the County remains in the forecast. Staff will continue to monitor funding opportunities from senior levels of government for these builds and review project timing in the annual budget process.

Ontario Works - Operating

- The grants and subsidies line is increasing by approximately \$923,000 in 2022 to reflect a projected increase of 5% in caseload over 2021 budget figures. Staff anticipate caseload returning to pre-pandemic levels over the next 12-18 months as federal COVID benefits end. Final budget figures brought forward in January will be adjusted to reflect an estimated increase over year-end actual costs rather than being based on budget. Ontario Works benefits are 100% provincially funded and increases will not impact the municipal tax levy.
- Staff have received confirmation that the provincial administration funding for Ontario Works will remain at the same level as received in 2021 (frozen at 2018 actual expenditure levels). This has resulted in increased municipal costs of \$125,000 for the County and decrease of \$69,000 for the City.
- There is a small decrease in Supplies, Materials & Equipment related to the timing of lifecycle purchases of IT equipment.
- The \$894,000 increase in the social assistance line is directly related to projected increase in caseload described above and does not impact the County levy requirement.
- Funding for Agencies has increased by \$280,000 in 2022 as a result of funding commitments made to the Integrated Youth Service Network. The allocation is reduced to \$165,000 in 2023. In both years this commitment is funded through the Shared Services Stabilization reserve and does not impact the County tax levy.
- The cost-sharing ratio for administration expenses between the County and City has been adjusted based on the caseload split experienced in 2021. This resulted in a projected increase in cost of \$55,000 for the County and a corresponding decrease for the City.

Ontario Works - Capital

- The ten-year capital plan includes facility improvements at the administration offices located at 129 and 138 Wyndham Street in Guelph, and St. Andrews Street in Fergus. The ten-year total capital budget is \$1.5 million. The County's portion of \$446,000 is funded from the Property Reserve and the City's funding contribution for capital works at the Guelph locations is \$1.1 million.

Children's Early Years - Operating

- The provincial funding allocation for 2022 has not yet been received. The 2022 budget, as well as the ten-year plan, assumes no changes from the 2021 allocation with three exceptions:
 - A reduction in the current cap of 10% of provincial funding that can be allocated toward administration to 5%.
 - The elimination of a \$594,216 one-time transitional grant.
 - The addition of \$1,389,384 in 2022 and \$347,346 in 2023 for Workforce Funding. This is a 100% funded programme and requires zero municipal contribution.

- The cost implications of the first two funding changes listed is approximately \$270,000 for the County and \$400,000 for the City.
- Internal Recoveries is decreasing by \$482,000 due to the administrative cap reduction. This has a directly offset by a reduction on the internal charges line.
- Salaries, wages and benefits are increasing by \$417,000. The annualization of 2021 staffing additions accounts for \$125,000 of this increase. The in-year addition of the screener position at the County's directly operated centres results in a 2022 impact of \$81,000. The County impact of \$61,000 is funded through the use of the Shared Services Stabilization Reserve due to the short term nature of this position.
- Social Assistance is increasing by \$1.2 million related mainly to the new Workforce Funding mentioned above. Other small offsetting adjustments have been made across programme areas that will not impact service levels.
- The administrative cost split between the County and City is calculated based on the location of services delivered within the entire childcare programme. The administrative cost split for 2022 is changing by 2.16%, which equates to a \$55,000 increase for the City and \$55,000 decrease in costs for the County.

Children's Early Years – Capital

- The ten-year capital plan for Children's Early Years includes \$428,000 for lifecycle repairs and replacements at Mount Forest Child Care. Work is a 100% County cost funded from the Property Reserve.

Overall Social Services 2021 Budget Impact

The preliminary 2022 Budget for Social Services (operating + capital) reflects a tax levy increase of 5.7% for the County and 8% for the City, as outlined in the table below:

COUNTY OF WELLINGTON					
2022 SOCIAL SERVICES NET BUDGET COMPARISON - OPERATING & CAPITAL					
(all figures in \$000's)					
	Approved 2021 County Budget	2021 Budget Projections for 2022	Proposed 2022 County Budget	% Change from 2021 Projections for 2022	% Change from Approved 2021 Budget
City Tax Levy Requirement					
Social Housing	\$ 15,959	\$ 16,515	\$ 16,967	2.7%	6.3%
Ontario Works	3,300	3,371	3,658	8.5%	10.8%
Children's Early Years	3,315	3,748	3,753	0.1%	13.2%
Total	\$ 22,574	\$ 23,635	\$ 24,377	3.1%	8.0%
County Tax Levy Requirement					
Social Housing	\$ 4,679	\$ 4,773	\$ 4,819	1.0%	3.0%
Ontario Works	1,309	1,348	1,379	2.3%	5.3%
Children's Early Years	1,574	1,868	1,852	-0.9%	17.7%
Affordable Housing	1,000	1,000	1,000	0.0%	0.0%
Total	\$ 8,562	\$ 8,990	\$ 9,051	0.7%	5.7%

The detailed 2022 operating budget and revised ten-year plan will be presented to the Committee in January.

Recommendation:

That the preliminary 2022-2031 Social Services Ten-Year Plan as set out in this report be endorsed and forwarded to the Administration, Finance and Human Resources Committee for inclusion in the County of Wellington's Preliminary Ten-Year Plan.

Respectfully submitted,



Shauna Calder, CPA, CGA
Manager of Finance



COUNTY OF WELLINGTON
10 YEAR OPERATING BUDGET AND TAX RATE FORECAST
Social Housing

	Approved 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REVENUE											
Grants & Subsidies	8,744,700	9,170,200	7,935,800	7,055,100	6,462,000	6,196,700	6,381,600	5,524,400	5,496,400	4,656,200	4,549,300
Municipal Recoveries	13,305,600	14,300,500	14,671,100	15,242,500	16,168,100	17,027,700	17,582,900	18,987,600	19,648,300	21,115,600	21,879,900
Licenses, Permits and Rents	5,727,000	5,727,000	5,751,900	5,751,900	5,751,900	5,751,900	5,751,900	5,751,900	5,751,900	5,751,900	5,751,900
User Fees & Charges	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200
Other Revenue	342,300	351,700	359,300	367,300	375,600	384,100	392,800	401,700	410,900	420,500	430,300
Internal Recoveries	148,400	207,500	98,500	91,900	91,500	94,200	96,900	99,700	102,500	105,400	108,400
Total Revenue	28,286,200	29,775,100	28,834,800	28,526,900	28,867,300	29,472,800	30,224,300	30,783,500	31,428,200	32,067,800	32,738,000
EXPENDITURES											
Salaries, Wages and Benefits	4,431,800	4,828,600	5,061,100	5,099,000	5,260,300	5,441,600	5,615,500	5,796,900	5,980,200	6,172,500	6,370,000
Supplies, Material & Equipment	494,800	575,300	539,200	554,900	571,000	587,800	604,800	622,200	640,200	658,800	671,700
Purchased Services	5,711,800	6,287,400	6,200,700	6,384,100	6,604,100	6,869,800	7,121,000	7,367,500	7,594,900	7,856,800	8,107,200
Social Assistance	18,942,000	19,820,000	18,997,900	18,681,700	18,809,300	19,167,200	19,532,900	19,905,200	20,284,600	20,672,400	21,060,900
Transfer Payments	556,100	264,100	208,200	117,900							
Insurance & Financial	348,500	358,500	370,400	379,000	389,700	401,300	413,600	426,600	440,700	448,500	453,900
Internal Charges	830,200	995,600	847,700	837,600	883,900	890,300	928,700	941,800	974,200	1,010,800	1,028,000
Total Expenditures	31,315,200	33,129,500	32,225,200	32,054,200	32,518,300	33,358,000	34,216,500	35,060,200	35,914,800	36,819,800	37,691,700
Net Operating Cost / (Revenue)	3,029,000	3,354,400	3,390,400	3,527,300	3,651,000	3,885,200	3,992,200	4,276,700	4,486,600	4,752,000	4,953,700
yr/yr % change		10.7%	1.1%	4.0%	3.5%	6.4%	2.8%	7.1%	4.9%	5.9%	4.2%
DEBT AND TRANSFERS											
Transfer from Reserves		(135,000)									
Transfer to Reserves	1,650,000	1,600,000	1,600,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Total Debt and Transfers	1,650,000	1,465,000	1,600,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
TAX LEVY REQUIREMENT											
TAX LEVY REQUIREMENT	4,679,000	4,819,400	4,990,400	4,627,300	4,751,000	4,985,200	5,092,200	5,376,700	5,586,600	5,852,000	6,053,700
yr/yr % change		3.0%	3.5%	(7.3%)	2.7%	4.9%	2.1%	5.6%	3.9%	4.8%	3.4%



County of Wellington
10 Year Capital Budget
Social Housing

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 Year Total
Social Services											
Social Housing											
County Owned Housing Units	3,450,000	3,700,000	3,900,000	4,050,000	4,200,000	4,350,000	4,500,000	4,650,000	4,800,000	4,950,000	42,550,000
COCHI Community Housing Init	522,700										522,700
OPHI Ont Priorities Housing In	507,800										507,800
Attic Insulation: Climate Change Initiative	45,000	45,000	45,000	45,000	45,000						225,000
Housing Sites IT Replacements			60,000	25,000	70,000	45,000					200,000
Housing WiFi Replacements					37,000					44,000	81,000
Total Social Housing	4,525,500	3,745,000	4,005,000	4,120,000	4,352,000	4,395,000	4,500,000	4,650,000	4,800,000	4,994,000	44,086,500
Total	4,525,500	3,745,000	4,005,000	4,120,000	4,352,000	4,395,000	4,500,000	4,650,000	4,800,000	4,994,000	44,086,500
Sources of Financing											
Recoveries	2,666,000	2,858,000	3,056,000	3,146,000	3,318,000	3,353,000	3,433,000	3,549,000	3,661,000	3,812,000	32,852,000
Subsidies	1,030,500										1,030,500
Reserves	829,000	887,000	949,000	974,000	1,034,000	1,042,000	1,067,000	1,101,000	1,139,000	1,182,000	10,204,000
Total Financing	4,525,500	3,745,000	4,005,000	4,120,000	4,352,000	4,395,000	4,500,000	4,650,000	4,800,000	4,994,000	44,086,500

County of Wellington
2022-2031 Social Housing Capital Details

Project Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Vancouver/Edmonton - 23 Houses											
Vancouver/Edmonton Full Unit Renovation	110,000	115,000	120,000								345,000
Vancouver/Edmonton Site Improvements										245,000	245,000
Total Vancouver/Edmonton - 23 Houses	110,000	115,000	120,000							245,000	590,000
Mohawk/Delaware - 50 Houses											
Mohawk/Delaware Driveway								465,000			465,000
Mohawk/Delaware Deck Replacement	50,000										50,000
Mohawk/Delaware Furnace Replacement										240,000	240,000
Total Mohawk/Delaware - 50 Houses	50,000							465,000		240,000	755,000
263 Speedvale - 62 Apartments											
263 Speedvale Bathroom Upgrades				440,000							440,000
263 Speedvale Lghtng/Clng/Rrcr Replac		255,000									255,000
263 Speedvale East Wing Roof Replace		15,000	320,000								335,000
263 Speedvale Window Replace			225,000								225,000
263 Speedvale West Wing Roof Replace								35,000	615,000		650,000
Total 263 Speedvale - 62 Apartments		270,000	545,000	440,000				35,000	615,000		1,905,000
Algonquin/Ferndale - 47 Houses											
Algonquin/Ferndale Site Dev Phase 2	10,000	170,000									180,000
Algonquin / Ferndale Siding	560,000										560,000
Algonquin/Ferndale Shingle Replacement		20,000	295,000	115,000	125,000	135,000	140,000	50,000			880,000
Algonquin/Ferndale Site Dev Phase 3				20,000	370,000						390,000
Total Algonquin/Ferndale - 47 Houses	570,000	190,000	295,000	135,000	495,000	135,000	140,000	50,000			2,010,000
Applewood/Sunset -47 Townhomes											
Applewood / Sunset Site Dev	200,000										200,000
Applewood / Sunset Roofing Rep	790,000										790,000
Total Applewood/Sunset -47 Townhomes	990,000										990,000
576 Woolwich - 100 Apartments											
576 Woolwich Parking Lot					260,000						260,000
576 Woolwich Ltng/Clng/Rrcr Replace		325,000									325,000
576 Woolwich Window & Mansard Replace			10,000	330,000							340,000
576 Woolwich Roof Replacement							70,000	1,140,000			1,210,000
576 Woolwich Bathroom Upgrades										890,000	890,000
576 Balcony Replacement									200,000		200,000
Total 576 Woolwich - 100 Apartments		325,000	10,000	330,000	260,000		70,000	1,140,000	200,000	890,000	3,225,000
232 Delhi/33 Marlborough - 109 Apartments											
33 Marl Lighting/Clng/Rrcr	290,000										290,000
232 Delhi Window Replace			325,000								325,000
33 Marlborough Roofing Replace		25,000	475,000								500,000
232 Delhi Lghtng/Clng/Rrcr Replace	5,000	315,000									320,000
33 Marlborough Kitchen Refurb					450,000						450,000
232 Delhi Kitchen Refurb					455,000						455,000
33 Marlborough Parking Lot Replacement				125,000							125,000
232 Delhi Roofing Replacement						30,000	565,000				595,000

County of Wellington
2022-2031 Social Housing Capital Details

Project Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
232 Delhi Bathroom Refurbishment								475,000			475,000
33 Marlborough Bathroom Refurbishment									485,000		485,000
Total 232 Delhi/33 Marlborough - 109 Apartments	295,000	340,000	800,000	125,000	905,000	30,000	565,000	475,000	485,000		4,020,000
Willow/Dawson - 85 Townhomes											
Willow/Dawson Shingle Replace	150,000	510,000									660,000
Willow Dawson Site Dev		200,000									200,000
Willow/Dawson Siding Replacement		445,000									445,000
Willow/Dawson Shingle Replace Phase 2						300,000	550,000				850,000
Willow/Dawson Furnace Replace								390,000			390,000
Willow/Dawson Window Replacement										1,210,000	1,210,000
Total Willow/Dawson - 85 Townhomes	150,000	1,155,000				300,000	550,000	390,000		1,210,000	3,755,000
229 Dublin - 74 Apartments											
229 Dublin Recaulking	90,000										90,000
229 Dublin Elevator Modernization	10,000	175,000									185,000
229 Dublin Carport Ceiling Replacement				275,000							275,000
229 Dublin Security Camera Install		80,000									80,000
229 Dublin Kitchen Refurbishment					610,000						610,000
229 Dublin Balcony Replacement						415,000					415,000
229 Dublin Bathroom Refurb									665,000		665,000
Total 229 Dublin - 74 Apartments	100,000	255,000		275,000	610,000	415,000			665,000		2,320,000
387 Waterloo - 72 Apartments											
387 Waterloo Mansard Roof Replacement							180,000				180,000
387 Waterloo Kitchen Refurbishments			555,000								555,000
387 Waterloo Window Replacement				625,000							625,000
387 Waterloo Roofing Replacement						20,000	870,000				890,000
387 Waterloo Parking Lot									280,000		280,000
387 Waterloo Bathroom Refurb									665,000		665,000
Total 387 Waterloo - 72 Apartments			555,000	625,000		20,000	1,050,000		945,000		3,195,000
130 Grange - 72 Apartments											
130 Grange Kitchen Refurbishments						620,000					620,000
130 Grange Lghtng/Clng/Rcrrc Line		235,000									235,000
130 Grange Window Replacement					465,000						465,000
130 Grange Parking Lot				170,000							170,000
130 Grange Bathroom Refurb								615,000			615,000
130 Grange Site Improvements				200,000							200,000
Total 130 Grange - 72 Apartments		235,000		370,000	465,000	620,000		615,000			2,305,000
411 Waterloo - 41 Apartments											
411 Waterloo Parking Lot Replacement	50,000										50,000
411 Waterloo Window Replacement					265,000						265,000
411 Waterloo Kitchen Cupboard Replacement						355,000					355,000
411 Waterloo Roofing Replacement			20,000	355,000							375,000
411 Waterloo Elevator Modernization						15,000	210,000				225,000
411 Waterloo Bathroom Replacement										385,000	385,000
Total 411 Waterloo - 41 Apartments	50,000		20,000	355,000	265,000	370,000	210,000			385,000	1,655,000

County of Wellington
2022-2031 Social Housing Capital Details

Project Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
32 Hadati - 89 Apartments											
32 Hadati Make Up Air Replace	350,000										350,000
32 Hadati Lghtng/Clng/Rcrc Replacement		315,000									315,000
32 Hadati Elevator Modernization					10,000	200,000					210,000
32 Hadati Retaining Wall						30,000	510,000				540,000
32 Hadati Balcony Replacements										410,000	410,000
Total 32 Hadati - 89 Apartments	350,000	315,000			10,000	230,000	510,000			410,000	1,825,000
Edward St. Arthur - 14 Apartments											
110 Edward Roofing Replacement									385,000		385,000
110 Edward Kitchen Replacement										140,000	140,000
Total Edward St. Arthur - 14 Apartments									385,000	140,000	525,000
Frederick St Arthur - 10 Apartments											
133 Frederick Metal Roof install										250,000	250,000
Total Frederick St Arthur - 10 Apartments										250,000	250,000
221 Mary St. Elora - 20 Apartments											
221 Mary Window Replacement			150,000								150,000
221 Mary Roofing Replacement									20,000	310,000	330,000
221 Mary Elevator Mod								10,000	180,000		190,000
Total 221 Mary St. Elora - 20 Apartments			150,000					10,000	200,000	310,000	670,000
22 Church St. Erin - 11 Apartments											
22 Church Metal Roof Install			10,000	110,000							120,000
Total 22 Church St. Erin - 11 Apartments			10,000	110,000							120,000
14 Centre St. Erin - 16 Apartments											
14 Center Metal Roof Install		10,000	210,000								220,000
14 Centre Window Replacement			120,000								120,000
14 Centre Elevator Modernization						10,000	175,000				185,000
14 Centre St Kitchen Refurbishments									160,000		160,000
14 Centre Bathroom Refurb										155,000	155,000
Total 14 Centre St. Erin - 16 Apartments		10,000	330,000			10,000	175,000		160,000	155,000	840,000
450 Ferrier Ct. Fergus - 41 Apartments											
450 Ferrier Corridor Refurbishments	85,000										85,000
450 Ferrier Elevator Modernization		10,000	175,000								185,000
450 Ferrier Balcony Replacement									205,000		205,000
Total 450 Ferrier Ct. Fergus - 41 Apartments	85,000	10,000	175,000						205,000		475,000
500 Ferrier Ct. Fergus - 41 Apartments											
500 Ferrier Bathroom Refurbishments								350,000			350,000
500 Ferrier Elevator Modernization						15,000	210,000				225,000
500 Ferrier Balcony Replacement									185,000		185,000
Total 500 Ferrier Ct. Fergus - 41 Apartments						15,000	210,000	350,000	185,000		760,000
56 Mill St. Harriston - 15 Apartments											
56 Mill Window and Door Replacement	100,000										100,000
Total 56 Mill St. Harriston - 15 Apartments	100,000										100,000
51 John St. Harriston - 16 Apartments											
51 John St Window Replacement							140,000				140,000

County of Wellington
2022-2031 Social Housing Capital Details

Project Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
51 John Metal Roof Install	240,000										240,000
Total 51 John St. Harriston - 16 Apartments	240,000						140,000				380,000
450 Albert St. Mt. Forest - 31 Apartments											
450 Albert Elevator Modernization				10,000	160,000						170,000
Total 450 Albert St. Mt. Forest - 31 Apartments				10,000	160,000						170,000
235 Egremont St. Mt. Forest -11 Apartments											
235 Egremont Metal Roof Install				120,000							120,000
Total 235 Egremont St. Mt. Forest -11 Apartments				120,000							120,000
Irwindale Palmerston - 16 Houses, 4 Apts											
Palmerston 4-Plex Windows Doors and Siding Replacen	75,000										75,000
Total Irwindale Palmerston - 16 Houses, 4 Apts	75,000										75,000
212 Whites Rd. Palmerston -32 Apartments											
212 Whites Lghtng/Clng/Rcrc Replace		115,000									115,000
212 Whites Roofing Replacement		25,000	405,000								430,000
212 Whites Elevator Modernization				10,000	160,000						170,000
Total 212 Whites Rd. Palmerston -32 Apartments		140,000	405,000	10,000	160,000						715,000
Social Housing Various Locations											
Housing Building Retrofit	285,000	340,000	485,000	1,145,000	870,000	2,205,000	880,000	1,120,000	755,000	715,000	8,800,000
Total Social Housing Various Locations	285,000	340,000	485,000	1,145,000	870,000	2,205,000	880,000	1,120,000	755,000	715,000	8,800,000
Total County Owned Units	3,450,000	3,700,000	3,900,000	4,050,000	4,200,000	4,350,000	4,500,000	4,650,000	4,800,000	4,950,000	42,550,000

[illegible]



County of Wellington
10 Year Capital Budget
Affordable Housing

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 Year Total
Social Services											
Affordable Housing											
165 & 169 Gordon Lock Changes	110,000										110,000
165 & 169 Gordon Aluminized Roofing Replac	100,000										100,000
Provision for New County Afd Housing Units		6,000,000			6,000,000			6,000,000			18,000,000
Affordable Housing Retrofits	70,000	77,000	82,000	99,000	137,000	93,000	97,000	109,000	106,000	135,000	1,005,000
Total Affordable Housing	280,000	6,077,000	82,000	99,000	6,137,000	93,000	97,000	6,109,000	106,000	135,000	19,215,000
Total	280,000	6,077,000	82,000	99,000	6,137,000	93,000	97,000	6,109,000	106,000	135,000	19,215,000
Sources of Financing											
Subsidies		2,000,000			2,000,000			2,000,000			6,000,000
Reserves	280,000	4,077,000	82,000	99,000	4,137,000	93,000	97,000	4,109,000	106,000	135,000	13,215,000
Total Financing	280,000	6,077,000	82,000	99,000	6,137,000	93,000	97,000	6,109,000	106,000	135,000	19,215,000



COUNTY OF WELLINGTON
10 YEAR OPERATING BUDGET AND TAX RATE FORECAST
Ontario Works

	Approved 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REVENUE											
Grants & Subsidies	24,053,000	24,975,800	25,574,600	26,185,300	26,812,900	27,447,700	28,101,200	28,774,400	29,468,500	30,179,700	30,924,600
Municipal Recoveries	3,189,400	3,175,800	3,318,100	3,481,800	3,713,900	3,883,000	4,121,500	4,284,100	4,505,700	4,752,200	4,970,800
Internal Recoveries	64,000	84,000	89,500	89,100	85,700	80,600	76,900	73,100	69,500	64,600	59,200
Total Revenue	27,306,400	28,235,600	28,982,200	29,756,200	30,612,500	31,411,300	32,299,600	33,131,600	34,043,700	34,996,500	35,954,600
EXPENDITURES											
Salaries, Wages and Benefits	6,658,800	6,833,500	7,040,300	7,235,100	7,462,900	7,698,700	7,943,200	8,196,300	8,457,700	8,727,500	9,005,300
Supplies, Material & Equipment	185,600	157,800	161,300	164,700	168,400	171,900	175,800	179,500	181,900	185,300	187,400
Purchased Services	465,100	470,400	488,300	502,100	519,200	533,300	548,100	555,600	557,000	546,100	525,600
Social Assistance	19,606,700	20,500,500	21,055,600	21,628,300	22,210,800	22,810,800	23,416,900	24,059,400	24,723,200	25,407,700	26,135,900
Transfer Payments	194,500	478,400	367,300	206,300	210,400	214,700	219,000	223,300	227,600	232,200	237,000
Insurance & Financial	111,300	109,400	113,200	116,400	120,700	124,700	129,500	134,200	139,400	144,600	150,100
Minor Capital Expenses		10,000				14,000	18,000				36,000
Internal Charges	1,393,300	1,334,500	1,353,600	1,391,700	1,484,200	1,465,500	1,549,100	1,539,600	1,586,200	1,662,900	1,660,200
Total Expenditures	28,615,300	29,894,500	30,579,600	31,244,600	32,176,600	33,033,600	33,999,600	34,887,900	35,873,000	36,906,300	37,937,500
Net Operating Cost / (Revenue)	1,308,900	1,658,900	1,597,400	1,488,400	1,564,100	1,622,300	1,700,000	1,756,300	1,829,300	1,909,800	1,982,900
yr/yr % change		26.7%	(3.7%)	(6.8%)	5.1%	3.7%	4.8%	3.3%	4.2%	4.4%	3.8%
TRANSFERS											
Transfer from Reserves		(280,000)	(165,000)								
Total Transfers		(280,000)	(165,000)								
TAX LEVY REQUIREMENT	1,308,900	1,378,900	1,432,400	1,488,400	1,564,100	1,622,300	1,700,000	1,756,300	1,829,300	1,909,800	1,982,900
yr/yr % change		5.3%	3.9%	3.9%	5.1%	3.7%	4.8%	3.3%	4.2%	4.4%	3.8%



County of Wellington
10 Year Capital Budget
Ontario Works

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 Year Total
Social Services											
Ontario Works											
129 Wyndham Generator Upgrade	40,000										40,000
129 Wyndham: Interior Upgrades	50,000										50,000
129 Wyndham: Roofing										239,000	239,000
129 Wyndham: Security						48,000					48,000
129-133 Wyndham, Stone Work	40,000										40,000
138 Wyndham: Carpet Replacement				60,000							60,000
138 Wyndham: Fire Alarm System	30,000					24,000					54,000
138 Wyndham: HVAC Replacements	475,000										475,000
138 Wyndham: Replace Heat Exchanger						72,000					72,000
138 Wyndham: Roof Top AC							123,000				123,000
138 Wyndham: Roofing										184,000	184,000
Fergus OW: Roof Replacement				83,000							83,000
Fergus OW: Rooftop Air Conditioners										61,000	61,000
Total Ontario Works	635,000			143,000		144,000	123,000			484,000	1,529,000
Total	635,000			143,000		144,000	123,000			484,000	1,529,000
Sources of Financing											
Recoveries	482,000			48,000		119,000	98,000			336,000	1,083,000
Reserves	153,000			95,000		25,000	25,000			148,000	446,000
Total Financing	635,000			143,000		144,000	123,000			484,000	1,529,000



COUNTY OF WELLINGTON
10 YEAR OPERATING BUDGET AND TAX RATE FORECAST
Children's Early Years Division

	Approved 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REVENUE											
Grants & Subsidies	21,812,300	22,655,200	21,613,300	21,265,900	21,265,900	21,265,900	21,265,900	21,265,900	21,265,900	21,265,900	21,265,900
Municipal Recoveries	3,315,200	3,752,500	3,823,400	4,014,000	4,220,600	4,442,800	4,643,800	4,824,600	5,050,600	5,266,200	5,474,900
User Fees & Charges	1,186,300	1,261,000	1,286,200	1,311,900	1,338,000	1,364,700	1,392,000	1,419,800	1,448,200	1,477,100	1,506,600
Internal Recoveries	487,300	104,900	104,900	104,900	104,900	104,900	104,900	104,900	104,900	104,900	104,900
Total Revenue	26,801,100	27,773,600	26,827,800	26,696,700	26,929,400	27,178,300	27,406,600	27,615,200	27,869,600	28,114,100	28,352,300
EXPENDITURES											
Salaries, Wages and Benefits	8,190,800	8,607,700	8,812,300	9,084,300	9,400,800	9,709,800	10,021,200	10,342,400	10,675,500	11,017,900	11,370,400
Supplies, Material & Equipment	599,600	610,400	625,700	637,200	649,000	661,100	673,800	686,900	700,400	714,000	726,800
Purchased Services	785,500	742,900	755,500	765,400	775,400	785,600	795,700	806,200	818,600	832,700	848,600
Social Assistance	17,250,400	18,473,600	17,421,300	17,064,500	17,052,700	17,039,300	17,026,400	17,013,300	16,997,600	16,982,000	16,966,300
Insurance & Financial	151,800	149,000	153,000	157,600	163,800	169,700	176,400	182,900	189,800	196,800	203,600
Minor Capital Expenses		12,500		11,000		11,000			33,000	50,000	34,000
Internal Charges	1,396,600	1,090,400	1,116,400	1,149,900	1,195,100	1,254,000	1,296,300	1,296,400	1,320,800	1,359,200	1,391,400
Total Expenditures	28,374,700	29,686,500	28,884,200	28,869,900	29,236,800	29,630,500	29,989,800	30,328,100	30,735,700	31,152,600	31,541,100
Net Operating Cost / (Revenue)	1,573,600	1,912,900	2,056,400	2,173,200	2,307,400	2,452,200	2,583,200	2,712,900	2,866,100	3,038,500	3,188,800
yr/yr % change		21.6%	7.5%	5.7%	6.2%	6.3%	5.3%	5.0%	5.6%	6.0%	4.9%
TRANSFERS											
Transfer from Reserves		(60,600)									
Total Transfers		(60,600)									
TAX LEVY REQUIREMENT	1,573,600	1,852,300	2,056,400	2,173,200	2,307,400	2,452,200	2,583,200	2,712,900	2,866,100	3,038,500	3,188,800
yr/yr % change		17.7%	11.0%	5.7%	6.2%	6.3%	5.3%	5.0%	5.6%	6.0%	4.9%



County of Wellington
10 Year Capital Budget
Children's Early Years Division

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10 Year Total
Social Services											
Children's Early Years Division											
MFCC: Flooring Replacement								69,000			69,000
Mount Forest: Air Conditioning									250,000		250,000
Mount Forest: Parking Lot										109,000	109,000
Total Children's Early Years Division								69,000	250,000	109,000	428,000
Total								69,000	250,000	109,000	428,000
Sources of Financing											
Reserves								69,000	250,000	109,000	428,000
Total Financing								69,000	250,000	109,000	428,000



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Social Services Committee
From: Luisa Artuso, Director of Children's Early Years Division
Date: Wednesday, November 10, 2021
Subject: Canada-Wide Early Learning and Child Care Plan

Background:

The 2021 federal budget, "A Recovery Plan for Jobs, Growth, and Resilience,"ⁱ introduced a Canada-Wide Early Learning and Child Plan which is a monumental and historic investment in a national high quality licensed child care system. The plan acknowledges the importance of the licensed child care system as both an economic and social issue. As an economic issue, high quality licensed child care promotes participation in the workforce, particularly for mothers, which is essential for continued economic stability and pandemic recovery. As a social issue, high quality licensed child care promotes the wellbeing and development of children in the most critical first five years in life. Children who have a healthy start in their early years have a greater chance of enjoying and succeeding in formal academic education; developing stronger social and resiliency skills; and are more likely to participate in the workforce as adults.ⁱⁱ

This report provides information on the Canada-Wide Early Learning and Child Care Plan, an update on agreements reached with provinces to date and outlines considerations for the Ontario bi-lateral agreements specific to the Wellington service delivery area.

The Canada-Wide Early Learning and Child Care Plan aims to address long standing barriers that prevent social and economic equity for children and families. The goals of the national plan are consistent with goals of municipally led child care service plans throughout Ontario - high quality child care that is equitably available, accessible and affordable for all families. The national plan aims to:

- Reduce child care fees by 50% by the end of 2022 for child care spaces serving children under the age of 6 years
- Reduce child fees to approximately \$10/day by 2025-26 for child care spaces serving children under the age of 6 years
- Increase the number of high quality licensed child care spaces for children under the age of 6 years, primarily in the public and non-profit sector
- Support the growth of the qualified Early Childhood Education workforce which includes increasing training and development opportunities, and the need for increased wages.
- Improve and expand before- and after-school child care

The 2021 federal budget proposes new investments totaling up to \$30 billion over the next 5 years with an ongoing commitment of \$8.3 billion in new funding after year 5. It includes the current federal Early Learning and Child Care investments made since 2015.

- \$4.1 billion in 2021/22
- \$5.6 billion in 2022/23
- \$7.0 billion in 2023/24
- \$8.0 billion in 2024/25
- \$9.2 billion in 2025/26

Update:

Since July 2021, the federal government has reached Early Learning and Child Care agreements with 8 provinces across Canada.

While the agreements are currently not publically available, various federal announcements and media reports indicate that all agreements include a 50% reduction in child care user fees by the end of 2022, for user fees to be further reduced to approximately \$10/day by the end of 2026, and the creation of new public or non-profit child care spaces for children under the age of 6 years. Most provinces have also negotiated Early Childhood Educator (ECE) workforce recruitment and retention strategies, some of which include labour force adjustment analysis and new wage grids for ECEs.

Province	Total Allocation	50% Reduction in Child Care User Fees by end of 2022	Child Care User Fees to Approx. \$10/day by end of 2026	Creation of New Licensed Spaces by 2026	ECE Workforce Initiatives
British Columbia ⁱⁱⁱ	\$3.2 billion	✓	✓	30,000	✓
Nova Scotia ^{iv}	\$605 million	✓	✓	9,500	✓
Yukon ^v	\$42 million	*	✓	110	✓
Prince Edward Island ^{vi}	\$121 million	✓	✓	450	✓
Newfoundland and Labrador ^{vii}	\$347 million	*	✓	5,895	✓
Quebec ^{viii}	\$6 billion	*	✓	10,000 +	✓
Saskatchewan ^{ix}	\$1.1 billion	✓	✓	28,000	✓
Manitoba ^x	\$1.2 billion	✓	✓	23,000	

**previous provincial plan in place*

At this time, it is unknown if or when Ontario may reach a bi-lateral agreement with the federal government. County staff have been advocating to the Ministry of Education for the negotiations to include the following:

- That Consolidated Municipal Service Managers be consulted during the negotiation stage of the bi-lateral agreements. Ontario is the only province in Canada whereby the child care system is planned and managed by the municipal level of government. It is critical that the knowledge and expertise of service system managers are reflected in the Ontario agreement in order to maximize the success of the new federal investment in the communities they serve, especially in communities that receive 100% municipal funds to support the child care sector.
- That current for-profit child care spaces be included in the goal of achieving reduced child care user fees to approximately \$10/per day. Wellington has a requirement for all programmes to meet a significant portion of a quality monitoring measurement tool to ensure public funds are allocated only to licensed child care spaces that provide high quality child care. With a significant number of child care spaces in our service delivery being for-profit, it is essential for these operators to be included in the fee reduction strategy to promote equitably affordable child care for families.
- That funding for the creation of new licensed spaces in the public and non-profit sector be prioritized to fill significant gaps in areas where there is no licensed child care or for less than 20% of the birth to 4 population of children. Further, that community-based capital funding be made available in addition to the current school-based capital funding opportunities. The

current gaps of licensed child care in our service delivery are due to insufficient operating grants and lack of flexibility in capital funding applications.

- That fee subsidies continue to be available for eligible families alongside the national child care plan. The majority of families currently in receipt of fee subsidies in the Wellington service would be unable to afford approximately \$10/day in fees.
- That funding be provided to increase the Provincial Wage Enhancement Grant which currently falls short in its purpose to bridge the wage gap for all ECEs working across the child care sector to be compensated at the same level of ECEs working in school boards.

Recommendation:

That the report, Canada-Wide Child Care and Early Plan, be received for information.

Respectfully submitted,



Luisa Artuso
Director of Children's Early Years Division

ⁱ ©Her Majesty the Queen in Right of Canada (2021), New Opportunities for Canadians, Pgs. 95-104, [budget-2021-en.pdf](#)

ⁱⁱ Barnett, 1992; Jenkins, Boivin, Akbari, 2015

ⁱⁱⁱ Canada announces historic first early learning and child care agreement, [Canada announces historic first early learning and child care agreement | Prime Minister of Canada](#)

^{iv} Nova Scotian families to benefit from early learning and child care agreement, [Nova Scotian families to benefit from early learning and child care agreement | Prime Minister of Canada \(pm.gc.ca\)](#)

^v Canada and Yukon announce major expansion of \$10 a day child care, [Canada and Yukon announce major expansion of \\$10 a day child care - Canada.ca](#)

^{vi} iPolitics, Ottawa and PEI sign child-care agreement by Aiden Chamandy, [Ottawa and P.E.I. sign child-care agreement \(ipolitics.ca\)](#)

^{vii} \$10 a day child care for families in Newfoundland and Labrador, [\\$10 a day child care for families in Newfoundland and Labrador | Prime Minister of Canada \(pm.gc.ca\)](#)

^{viii} Ottawa announces \$6B transfer to Quebec aimed at strengthening child care, CBC News, The Canadian Press, posted August 5, 2021, [Ottawa announces \\$6B transfer to Quebec aimed at strengthening child care | CBC News](#)

^{ix} \$10-a-day child care plan for Saskatchewan, Department of Finance Canada, [\\$10 a day child care for families in Saskatchewan - Canada.ca](#)

^x \$10 a day child care for families in Manitoba, Employment and Social Development Canada, [\\$10 a day child care for families in Manitoba - Canada.ca](#)



COUNTY OF WELLINGTON

COMMITTEE REPORT

HS-21-31

To: Chair and Members of the Social Services Committee
From: Mark Poste, Director of Housing
Date: Wednesday, November 10, 2021
Subject: **Housing with Related Supports Update**

Background:

The County's Housing with Related Supports programme was originally known as the Domiciliary Hostel Program (DHP), and started as a provincial programme administered through the Consolidated Municipal Service Manager (CMSM). While it has undergone several transitions over the years the programme has been in place since the 1950's. Funding for this programme was cost shared with the Ministry of Community and Social Services and the CMSMs on an 80/20 split. CMSM's would enter into an agreement with an eligible housing provider (traditionally a local retirement residence) to provide subsidy to eligible individuals to help with any affordability issues. A per-diem subsidy based on the individual's income is topped-up to a maximum amount. This per diem would be set by the Province and increase each year by 2-3%. In addition, eligible recipients of the programme received a personal needs benefits and other mandatory and discretionary benefits that were legislated through the Ontario Works Act. Housing providers funded through this programme would provide support with activities of daily living for people who require a minimal to moderate level of personal care.

In 2013, the Province consolidated 5 programmes: Emergency Shelter, Domiciliary Hostel, Consolidated Homelessness Prevention Programme, Emergency Energy Fund, and the Rent Bank. The new program was titled Consolidated Homelessness Prevention Initiative (CHPI). The mandate of the CHPI programme is to prevent and end homelessness by improving access to adequate, suitable, and affordable housing and homelessness services for people experiencing homelessness and for people at risk of homelessness.

Context in Wellington County Today

There are currently 8 Retirement Homes funded through CHPI in the City of Guelph and Wellington County representing 129 subsidized beds. Each of these facilities are unique in terms of the number of residents that have overall and the number of subsidy beds provided. This programme provides incredible value for the residents and the relationships with these providers is very important. Over the years there has been a slow reduction in the number of homes participating and a reduction in subsidized spaces due to the low per diem rate offered. At its highest point the County had funding agreements with 13 homes.

College Place

One of the retirement residences the County worked with to support their clients to make their living arrangements more affordable was the College Place site located at 166 College Ave W, Guelph and was owned and operated by Precision Health out of Nova Scotia. In 2018, Precision Health sold the building at 166 College Ave W to a developer and entered into a lease agreement with the developer until October 31st, 2021 while they looked for a new location for the residents. Over the summer

Precision Health confirmed that they would not be securing a lease extension and did not have a property to support the individuals at that were living at 166 College Ave W.

Over the Summer and early Fall, County staff worked with staff at College Place and the Ontario Health Team West on putting together transition plans for people within the complex. In total, 50 individuals were rehoused with new housing solutions as a part of this process. This rehousing effort was a large undertaking and was made possible by finding placements across a number of existing programmes and buildings.

Breakdown of Housing Placements:

- 19 placements were made with existing partners within the Housing with Related Supports programme;
- 10 placements were made in long-term care facilities with no need for subsidy;
- 2 placements were made in the existing social and affordable housing stock within the community;
- 8 placements were made in private rental market housing with shallow subsidy support;
- 11 placements were made in a number of private market residences with no need for subsidy.

A number of the housing solutions that were used in this rehousing effort ended up removing clients from the Housing with Related Supports programme. Housing options like long-term care facilities and rent supports, shifted the funding responsibility of the Housing with Related Supports programme from the homeless serving system to capacity within the Ministry of Long-Term Care, the Ministry of Health as well as the Ministry of Municipal Affairs and Housing funded programmes. While there were initial concerns that the programme would see large cost increases through this rehousing process, staff are no longer expecting to see major budget impacts as a result of these changes. In the next 6 weeks, there will be follow up with residents to see how things are working out with their new housing placements.

In June, staff placed a temporary hold on intakes for the Housing with Related Supports programme while we worked with our partners on a solution to the College Place concerns. Staff will be lifting that temporary hold on intakes across the Housing with Related Supports programme as spaces and budget allows.

Although in the end this process saw all residents find a new housing solution, this was extremely difficult. Residents that had a place to call home were forced to relocate, and staff that worked at College Place and supported some of our community's most vulnerable for years lost their roles. We hope that everyone impacted by this facility's closing is able to rebound and find stability. Staff would like to thank everyone involved with finding solutions for the residents at College Place, especially the staff at College Place, members of the County's Housing Stability Team and members of the Ontario Health West Home and Community Care Team.

Financial Implications:

The previously planned 2022 operating budget allocation to support the costs anticipated as a result of the closing of College Place have been removed from the Preliminary 2022-2031 Social Housing Ten Year Plan that is also included on this agenda.

Recommendation:

That report HS-21-31 Housing with Related Supports Update be received for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Poste". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Mark Poste

Director of Housing



COUNTY OF WELLINGTON

COMMITTEE REPORT

HS-21-32

To: Chair and Members of the Social Services Committee
From: Mark Poste, Director of Housing and Shauna Calder, Manager of Finance
Date: Wednesday, November 10, 2021
Subject: **Guelph Non-Profit Housing Corporation Capital**

Background:

Guelph Non-Profit Housing Corporation is one of our community's largest housing provider partners for the delivery of social and affordable housing. The 512 Social housing units and 33 affordable housing units in their portfolio are second only to the County of Wellington's directly owned and operated units. Recently, the Guelph Non-Profit board has been working through their long term capital asset budgets, with the help of the County funded building condition assessments. The buildings while in a good state of repair, are now averaging 28 years of age and are beginning to see multiple large building assets in need of replacement to ensure the health and safety of tenants and staff. With many large capital projects having taken place over the last number of years and more coming in the near future, the corporation's existing capital reserves are being put under significant strain.

The Guelph Non-Profit Housing Corporation Board has submitted an Extraordinary Capital Funding Request of the County to support their longer-term capital shortfall. The building condition assessment numbers are showing an average capital shortfall of close to \$950,000 over each of the next five years, and the board is looking for support while they find a long-term solution. In recent years, Guelph Non-Profit has been in receipt of additional capital funding from the County of Wellington in the form of the Canada-Ontario Community Housing Initiative (COCHI), however this funding has not been significant enough to have a major impact on their capital funding shortfall. The County will continue to look at opportunities to support Guelph Non-Profit with future allocations of COCHI, but the provider needs more short-term support while they explore solutions.

Staff are recommending that Committee and Council support the one-time allocation of \$500,000 of capital funding to Guelph Non-Profit Housing Corporation through the County's shared Housing Regeneration Reserve. This investment will help Guelph Non-Profit in the short-term with their capital reserve shortfall. This would be provided in the form of a 15-year forgivable loan similar to funding dispersed through the COCHI programme, with a requirement to continue delivering social housing for the term of the agreement. The \$500,000 draw on the regeneration reserve would largely be offset by the \$477,000 Guelph Non-Profit is required to return to the County as a result of the Annual Information Reserve reconciliation process for their 2020 and 2021 year ends.

County staff will continue to work with the staff and board of Guelph Non-Profit Housing Corporation towards exploring solutions to the capital funding gaps they are experiencing. The solutions to be explored could include future investments from municipal, provincial, federal levels of government as well as the possibility of debt financing.

Financial Implications:

Providing Guelph Non-Profit a one-time allocation of \$500,000 from the shared Housing Regeneration Reserve to assist with significant capital pressures is in line with the intended use of this reserve. As mentioned in the body of the report, the unbudgeted recovery of \$477,000 from the Annual Information Return reconciliations largely offset this forgivable loan.

Recommendation:

That report HS-21-32 Guelph Non-Profit Housing Corporation be received for information, and

That Council approves the commitment of \$500,000 to Guelph Non-Profit Housing Corporation from the County of Wellington's shared Housing Regeneration Reserve in the form of a 15-year forgivable loan, and

That staff be permitted to draft and execute all appropriate letters and agreements to support the commitment of this funding to the satisfaction of the County Treasurer, the Social Services Administrator and the County Solicitor.

Respectfully submitted,



Mark Poste
Director of Housing



Shauna Calder
Manager of Finance

County of Wellington - Ontario Works



2018-21 County / City Caseload

Monthly County of Wellington Caseload	2018	2019	2020	2021	Change From Previous Month Cases	Change From Previous Month %	Change From Previous Year Cases	Change From Previous Year %
January	399	398	375	289	(7)	-2.4%	(86)	-22.9%
February	406	397	371	286	(3)	-1.0%	(85)	-22.9%
March	387	402	383	291	5	1.7%	(92)	-24.0%
April	383	414	386	292	1	0.3%	(94)	-24.4%
May	384	411	370	290	(2)	-0.7%	(80)	-21.6%
June	377	402	350	284	(6)	-2.1%	(66)	-18.9%
July	384	381	330	289	5	1.8%	(41)	-12.4%
August	380	381	322	287	(2)	-0.7%	(35)	-10.9%
September	394	372	306	269	(18)	-6.3%	(37)	-12.1%
October	389	374	316					
November	396	369	298					
December	395	354	296					
Total	4,674	4,655	4,103	2,577				
Average	390	388	342	286			(56)	-16.3%

Monthly City of Guelph Caseload	2018	2019	2020	2021	Change From Previous Month Cases	Change From Previous Month %	Change From Previous Year Cases	Change From Previous Year %
January	1,653	1,612	1,680	1,279	(18)	-1.4%	(401)	-23.9%
February	1,694	1,600	1,697	1,241	(38)	-3.0%	(456)	-26.9%
March	1,662	1,610	1,712	1,243	2	0.2%	(469)	-27.4%
April	1,659	1,611	1,772	1,222	(21)	-1.7%	(550)	-31.0%
May	1,683	1,658	1,667	1,212	(10)	-0.8%	(455)	-27.3%
June	1,684	1,669	1,578	1,201	(11)	-0.9%	(377)	-23.9%
July	1,651	1,668	1,522	1,203	2	0.2%	(319)	-21.0%
August	1,670	1,699	1,482	1,176	(27)	-2.2%	(306)	-20.6%
September	1,608	1,672	1,392	1,111	(65)	-5.5%	(281)	-20.2%
October	1,612	1,647	1,355					
November	1,605	1,640	1,325					
December	1,581	1,651	1,297					
Total	19,762	19,737	18,479	10,888				
Average	1,647	1,645	1,540	1,210			(330)	-21.4%

County of Wellington - Ontario Works



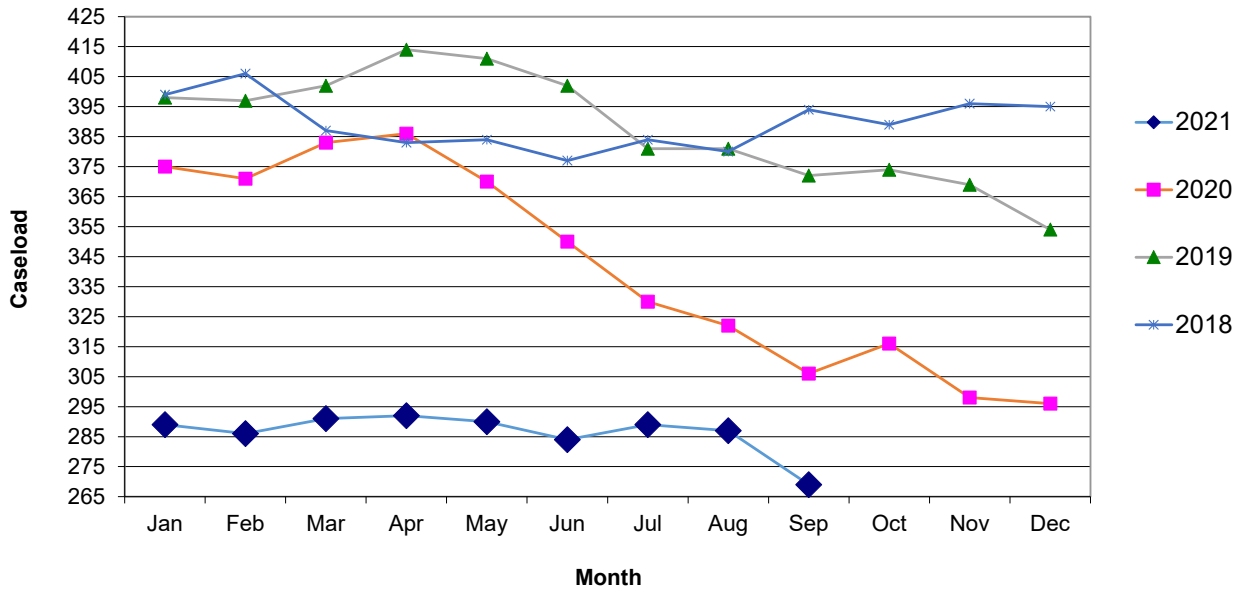
2018-21 County / City Caseload

Monthly Total City and County Combined Caseload	2018	2019	2020	2021	Change From Previous Month Cases	Change From Previous Month %	Change From Previous Year Cases	Change From Previous Year %
January	2,052	2,010	2,055	1,568	(25)	-1.6%	(487)	-23.7%
February	2,100	1,997	2,068	1,527	(41)	-2.6%	(541)	-26.2%
March	2,049	2,012	2,095	1,534	7	0.5%	(561)	-26.8%
April	2,042	2,025	2,158	1,514	(20)	-1.3%	(644)	-29.8%
May	2,067	2,069	2,037	1,502	(12)	-0.8%	(535)	-26.3%
June	2,061	2,071	1,928	1,485	(17)	-1.1%	(443)	-23.0%
July	2,035	2,049	1,852	1,492	7	0.5%	(360)	-19.4%
August	2,050	2,080	1,804	1,463	(29)	-1.9%	(341)	-18.9%
September	2,002	2,044	1,698	1,380	(83)	-5.7%	(318)	-18.7%
October	2,001	2,021	1,671					
November	2,001	2,009	1,623					
December	1,976	2,005	1,593					
Total	24,436	24,392	22,582	13,465				
Average	2,036	2,033	1,882	1,496			(386)	-20.5%

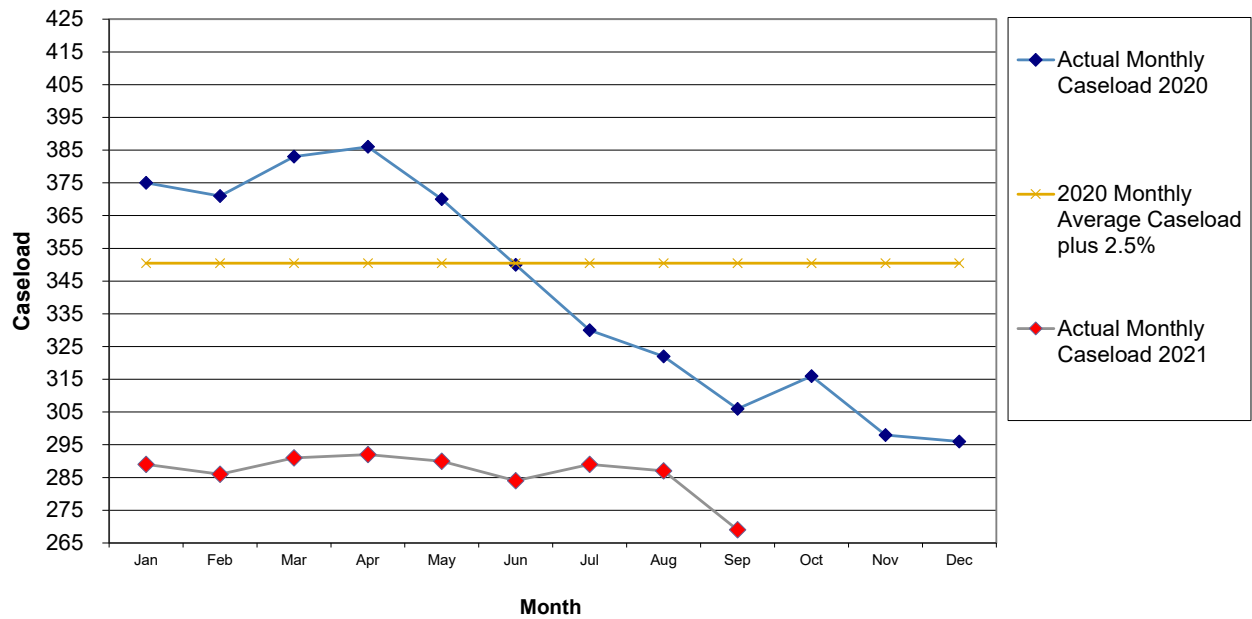
Monthly City/County % Share of Caseload	City 2018	County 2018	City 2019	County 2019	City 2020	County 2020	City 2021	County 2021
January	80.6%	19.4%	80.2%	19.8%	81.8%	18.2%	81.6%	18.4%
February	80.7%	19.3%	80.1%	19.9%	82.1%	17.9%	81.3%	18.7%
March	81.1%	18.9%	80.0%	20.0%	81.7%	18.3%	81.0%	19.0%
April	81.2%	18.8%	79.6%	20.4%	82.1%	17.9%	80.7%	19.3%
May	81.4%	18.6%	80.1%	19.9%	81.8%	18.2%	80.7%	19.3%
June	81.7%	18.3%	80.6%	19.4%	81.8%	18.2%	80.9%	19.1%
July	81.1%	18.9%	81.4%	18.6%	82.2%	17.8%	80.6%	19.4%
August	81.5%	18.5%	81.7%	18.3%	82.2%	17.8%	80.4%	19.6%
September	80.3%	19.7%	81.8%	18.2%	82.0%	18.0%	80.5%	19.5%
October	80.6%	19.4%	81.5%	18.5%	81.1%	18.9%		
November	80.2%	19.8%	81.6%	18.4%	81.6%	18.4%		
December	80.0%	20.0%	82.3%	17.7%	81.4%	18.6%		
Average	80.9%	19.1%	80.9%	19.1%	81.8%	18.2%	80.9%	19.1%

Note: City/County splits are based on % municipal breakdown caseload report as a % of the Official Stats on the Operational Report

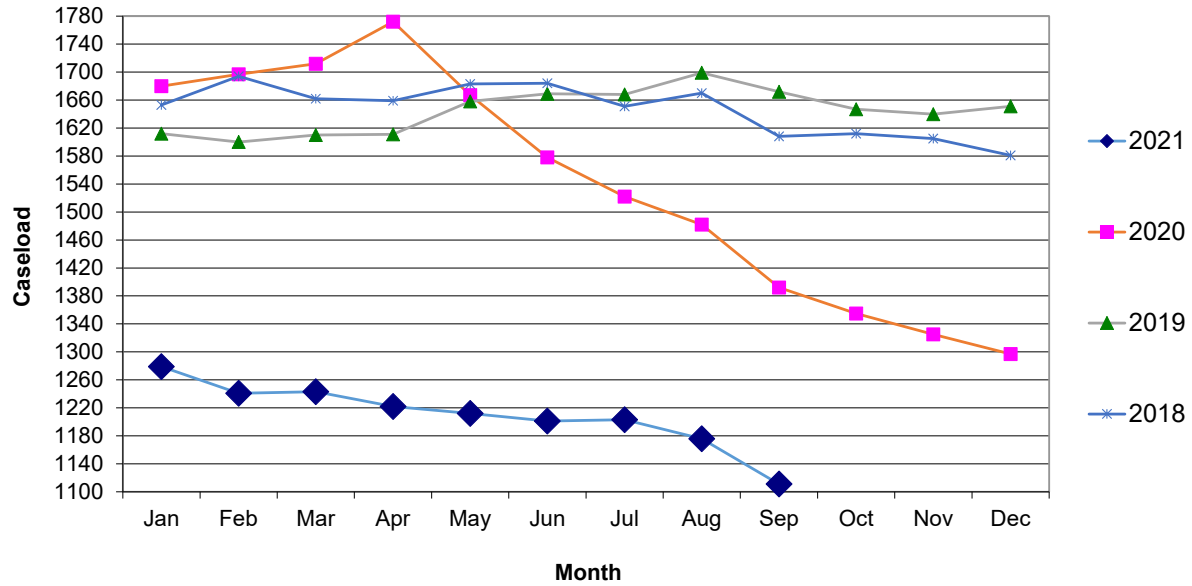
County of Wellington Ontario Works Caseload - January 2018 to September 2021



County of Wellington Ontario Works Caseload Budget/Actual Comparison



City of Guelph Ontario Works Caseload - January 2018 to September 2021



City of Guelph Ontario Works Caseload Budget/Actual Comparison

