

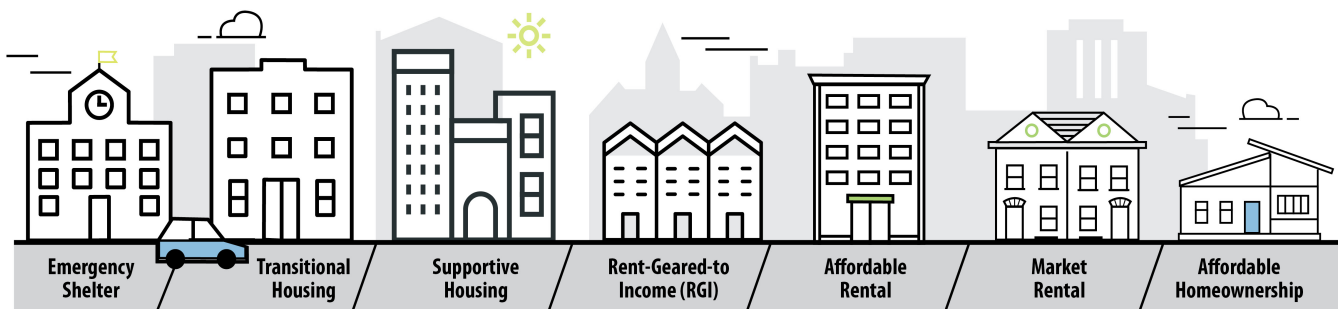


County of Wellington Housing Services

Status and Activity Report – 2022 Q3&Q4 (July 1 – December 31, 2022)

The County of Wellington is the Consolidated Municipal Service Manager (CMSM) for Social Services for the Wellington service area (City of Guelph and County of Wellington). Within the Social Services department, the Housing Services division is responsible for the delivery and administration of provincially mandated social and affordable housing programmes, as well as initiatives to prevent and address homelessness. The work carried out by the Housing Services division and our partner organizations spans across the entire Housing Continuum.

HOUSING CONTINUUM Guelph – Wellington



The Housing Continuum, illustrated above, can be thought of as the range of housing options individuals may need over a lifetime, including temporary emergency shelter, transitional and supportive housing along with subsidized, affordable and market rental housing as well as homeownership.

Most of the work of the County of Wellington Housing Services Division as Service Manager focuses on the portion of the Housing Continuum related to Emergency Shelters across to Affordable Rental Housing.

Status and Activity report presents information about Housing Services activities up to the end of the fourth quarter of 2022. This report is organized following the Housing Continuum, beginning with the updated information about Emergency Shelter services.

Emergency Shelter

Emergency Shelters are an important part of our homeless serving system, providing necessary crisis response and housing supports to adults, youth, and families experiencing and/or at risk of homelessness. As part of the ongoing transformation of the Guelph-Wellington Emergency shelter system, emergency shelter services also include outreach and diversion services. Emergency shelters have embedded a housing-focused service orientation in their service delivery model as well as a Housing First philosophy.

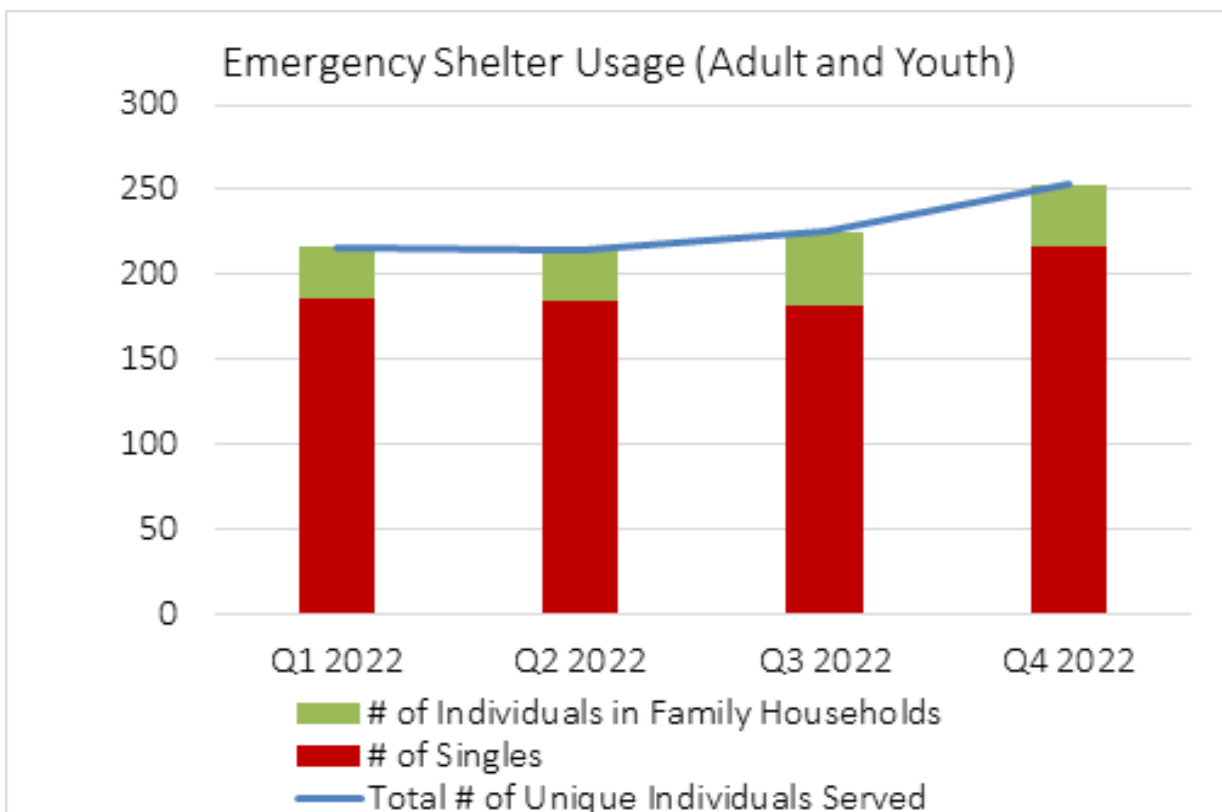
At the beginning of the pandemic in March 2020, all adult and youth emergency shelters were closed to minimize the risk of COVID-19 transmission. While the youth emergency shelter re-opened earlier in 2021, the adult emergency shelter locations have remained closed as of December 31, 2022.

Emergency shelter services for adults, temporarily located at Loyola House, were relocated to the Holiday Inn Express (HIE) in Guelph as of November 2021 and remain at HIE as of December 31, 2022.



As of December 31, 2022, there are a total of 79 emergency shelter beds across the Wellington service area.

The graph below includes information about emergency shelter usage including youth emergency shelter as well as all adult emergency shelters for each quarter of 2022.

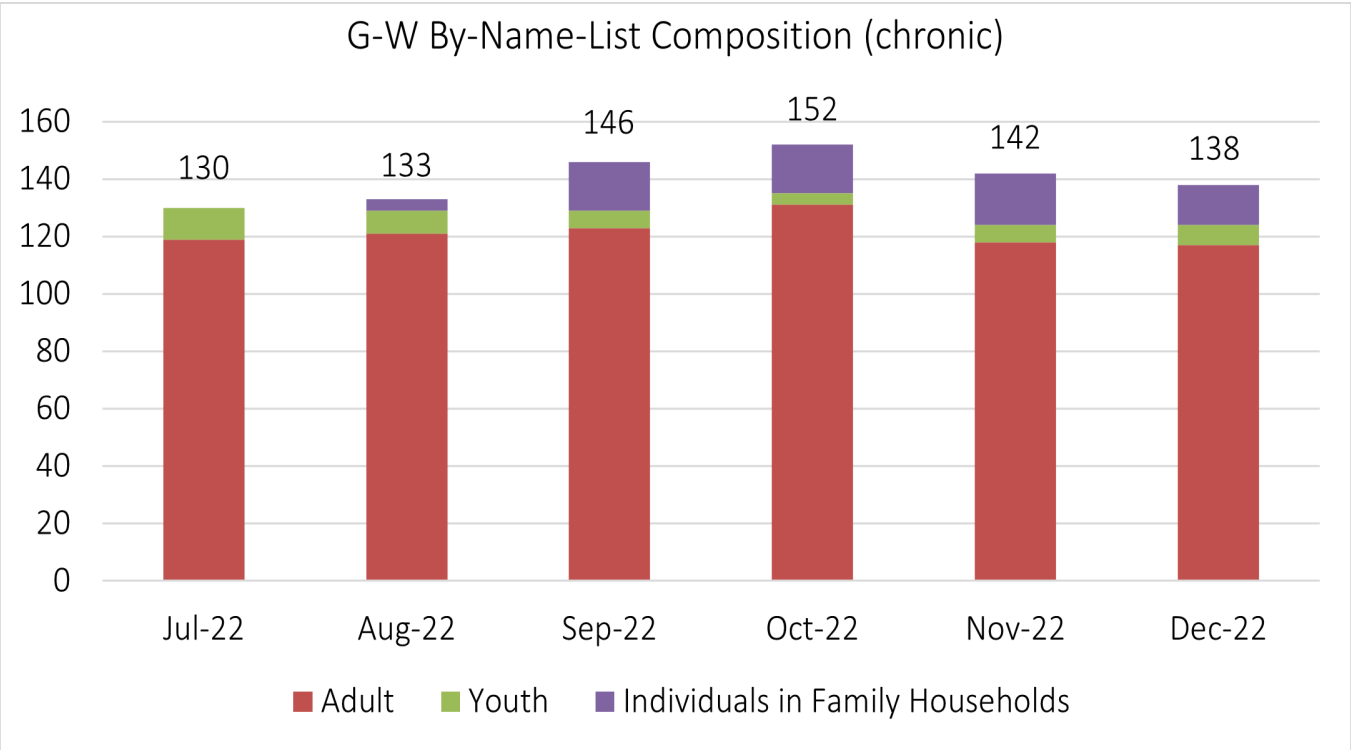


Preventing and Responding to Chronic homelessness: the Guelph-Wellington By-Name-List (BNL)

The County of Wellington in collaboration with our community partners are working to transform our local homeless serving system and end chronic homelessness. Individuals who are experiencing chronic homelessness have been experiencing homelessness for over 6 months and often need supportive housing.

What is the Guelph-Wellington By-Name-List?

The Guelph-Wellington By-Name-List (G-W BNL) is a real-time list of all people experiencing homelessness in Guelph-Wellington. The County of Wellington manages the G-WBNL which helps service providers prioritize needs, track changes in housing status as individuals and families move in and out of (chronic) homelessness and inform overall actions as we move towards ending chronic homelessness in our community. The graph below shows how the number of individuals experiencing chronic homelessness who are active on the BNL fluctuates from month to month between July and December 2022. During this period, there was a monthly average of 140 individuals experiencing chronic homelessness active on the Guelph-Wellington By-Name-List (BNL).

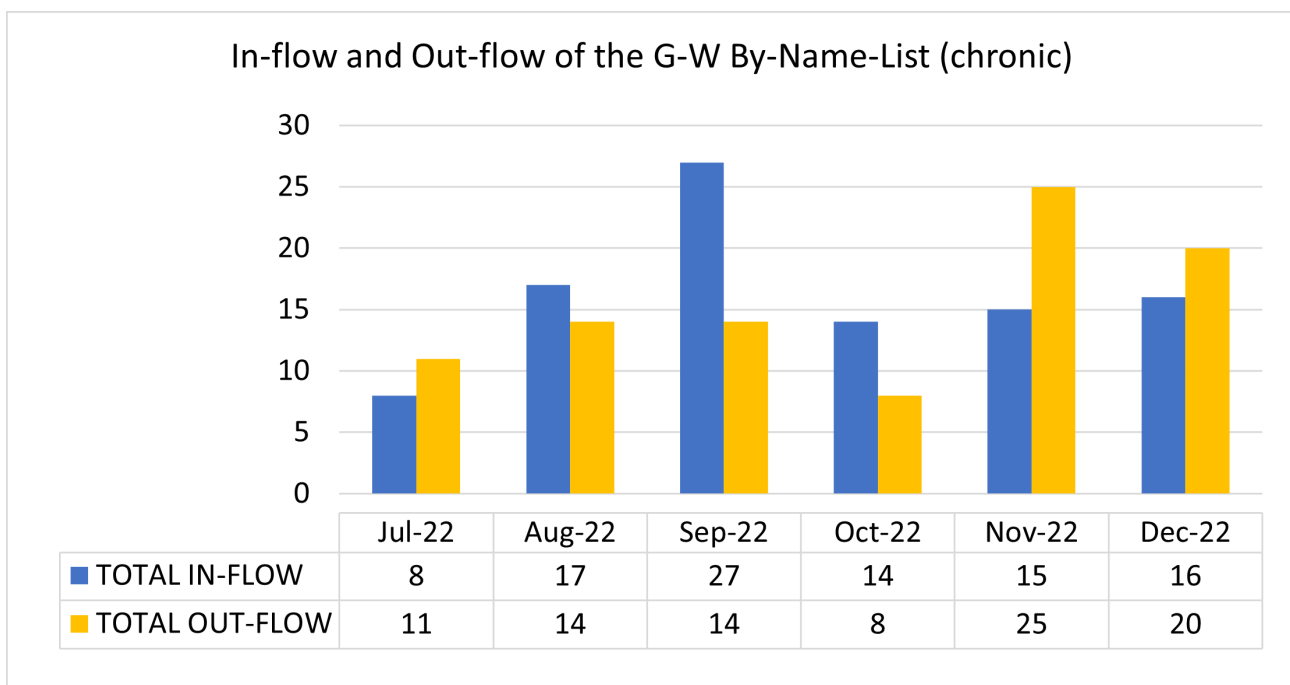


In-flow and Out-flow the Guelph-Wellington By-Name-List (chronic)

In-flow refers to new names on the BNL and out-flow refers to individuals exiting the BNL into a housing placement or when they become inactive. Information gathered through the Guelph-Wellington BNL helps us understand who is coming into the homelessness system (in-flow) and who is being housed/leaving the system (out-flow).

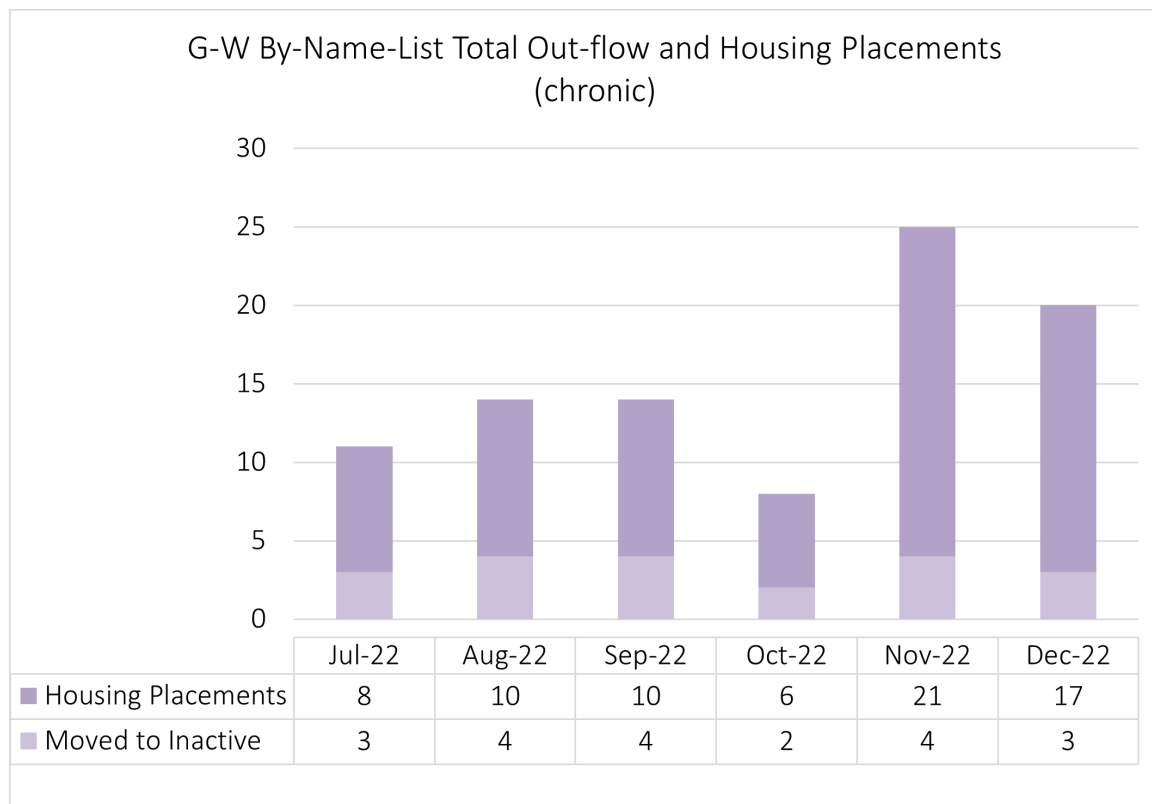
Monitoring BNL information helps us target outreach and diversion strategies to help reduce in-flow and, helps inform local resources and strategies that connect individuals with permanent housing solutions, which increases out-flow.

The monthly fluctuations of new individuals coming onto the BNL (in-flow) individuals exiting the G-W BNL (out-flow) shown in the graph below do not include the total number of individuals experiencing chronic homelessness who are active on the G-W BNL. On average between July and December 2022, monthly in-flow was 16 and monthly out-flow was 15.



G-W BNL Outflow: Housing Placements for Individuals Experiencing Chronic Homelessness

Individuals housed from the G-W BNL are accommodated in various housing types, including market rentals, affordable rentals, Rent-Geared-to-Income housing (RGI), supportive and transitional housing. The number of housing placements from the G-W BNL varies each month.



Between July and December 31, 2022: There are a total of 72 housing placements for individuals experiencing chronic homelessness on the G-W BNL.

Transitional Housing:

Transitional Housing refers to temporary or time limited housing units that provide an intermediate step between emergency crisis shelter and permanent housing. Transitional housing units provide a safe and stable housing option along with individualized wrap-around support services that could include health, mental health, substance use supports, counselling, job training and placement, community activities, and help with life skills.



As of December 31, 2022: There are a total of 30 Transitional Housing units across the Wellington service area (Guelph and Wellington County).

In addition, as of December 31, 2022 there are an additional 32 units of Transitional Housing in development, expected to become available in 2024.

Supportive Housing

Supportive Housing refers to housing that combines rental assistance (i.e., rent subsidy) with individualized health support services for people with high needs related to physical or mental health, developmental disabilities, or substance use. Supportive housing units can be delivered in “scattered sites” across different housing provider locations or can be purpose-built housing.



As of December 31, 2022: There are a total of 40 Supportive Housing units across the Wellington service area (Guelph and Wellington County).

In addition, as of December 31, 2022 there are an additional 72 units of Supportive Housing in development, expected to become available in 2023.

Rent- Geared-to-Income (RGI) Housing

Rent- Geared-to-Income (RGI) is also referred to as social housing or subsidized housing. Rent- Geared-to-Income housing are units for which the tenants pay no more than 30% of their household income on rent. The remainder of the rental cost is subsidized through government contributions.



As of December 31, 2022: There are a total of 2,885 RGI units across the Wellington service area (Guelph and Wellington County).

Affordable Housing

Affordable Housing rental units refer to government - funded housing where the rent is at or below the average market rent of a unit in the regional market area. All Affordable Housing placements are assigned chronologically.

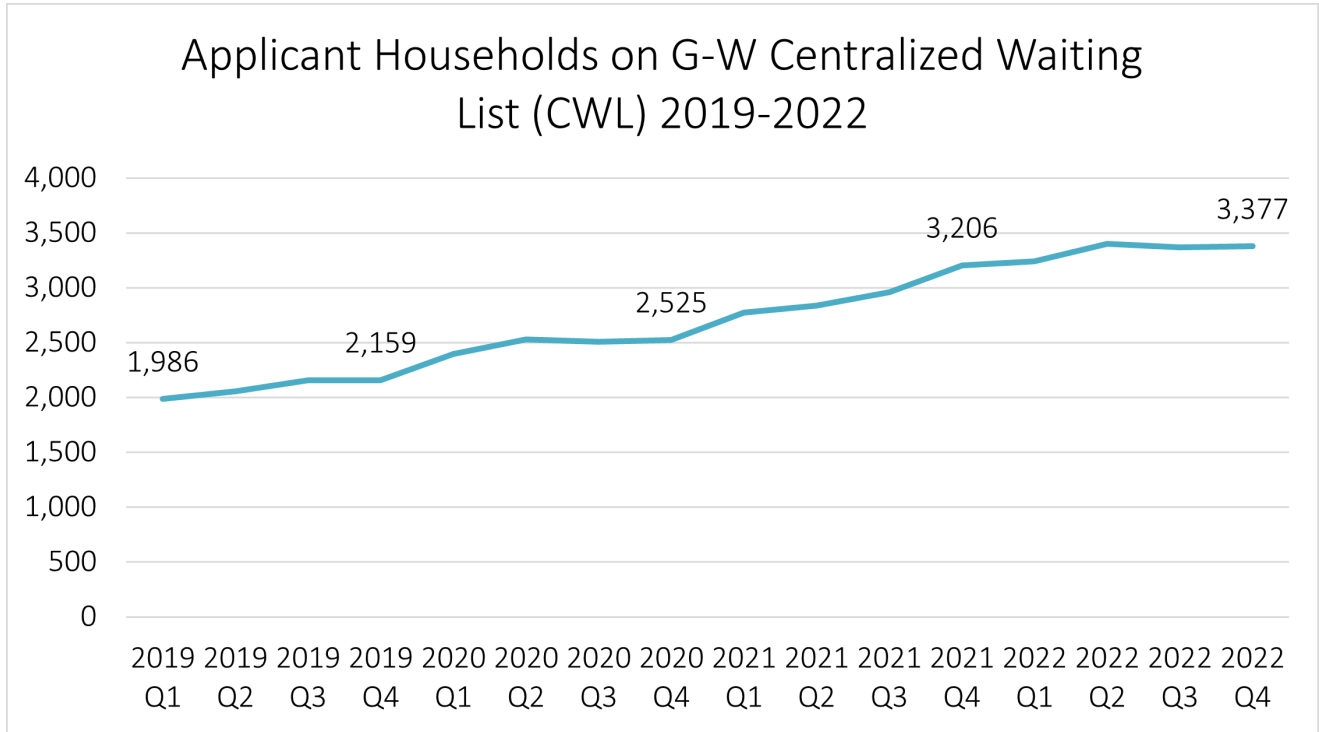


As of December 31, 2022: There are a total of 616 Affordable Housing units across the Wellington service area (Guelph and Wellington County).

In addition, as of December 31, 2022, there are an additional 65 units of Affordable Housing in development expected to become available in 2023.

Centralized Waiting List (CWL)

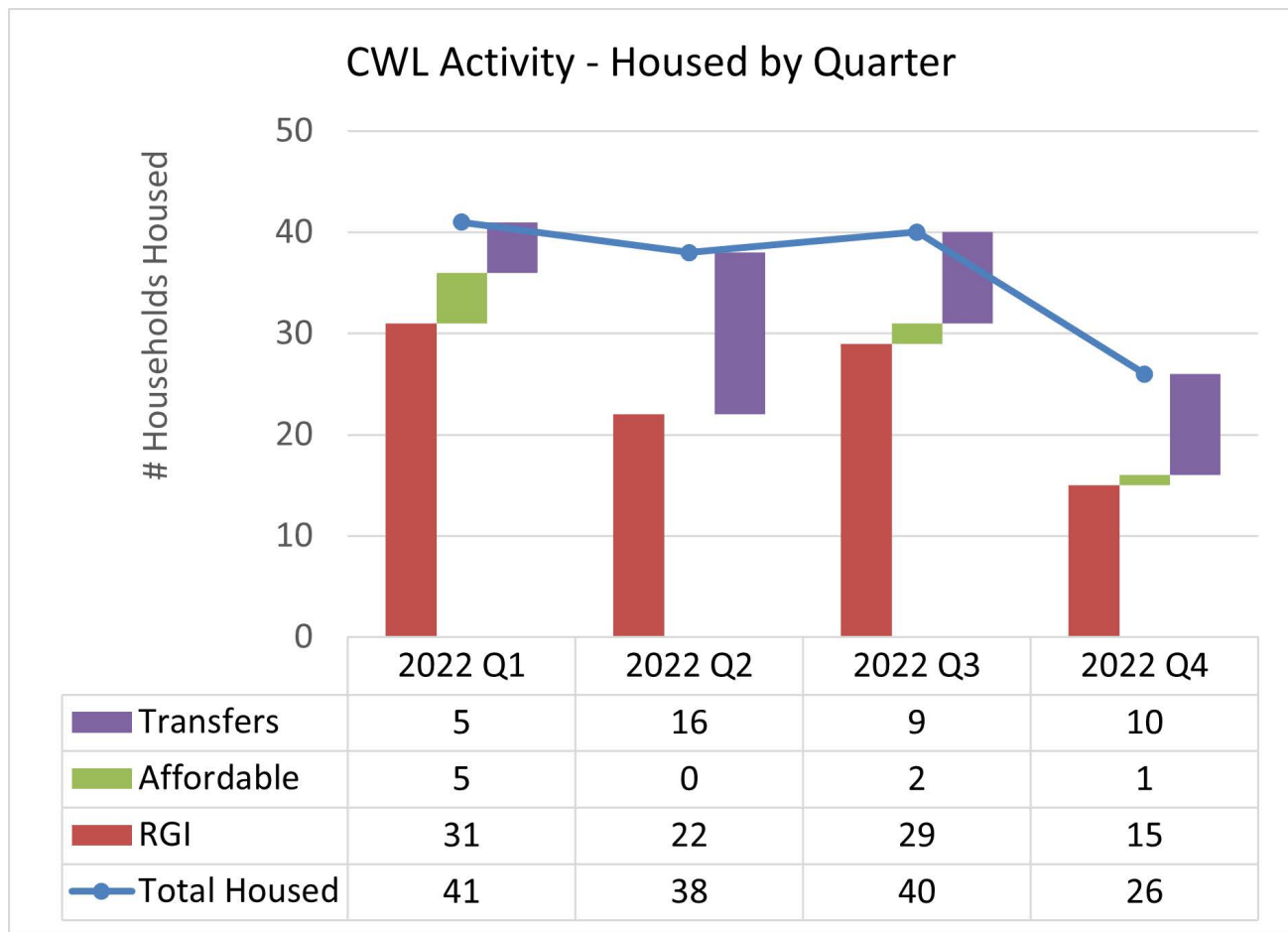
As part of the Service Manager role, the County of Wellington manages the Guelph-Wellington Centralized Waiting List. The Centralized Waiting Lists in each service manager area have been established in compliance with criteria set out in the Housing Services Act, 2011 and the Regulations for the purposes of allocating Rent-Geared-to-Income, Rent Support and Special Needs housing units. Affordable housing applications are also managed through the CWL process by Housing Services.



The graph above represents eligible households waiting for rent-geared-to-income (RGI) housing on the G-W CWL, showing a total of 3,377 households on the CWL as of December 31, 2022. Overall, the total number of households on the CWL waiting for rent-geared-to-income (RGI) housing continues to trend upwards.

Centralized Wait List (CWL) Housed Data

The housing placements from the CWL, illustrated below, include households housed in RGI units, affordable housing rental units as well as household transfers from one RGI unit to another. When a CWL applicant household is housed, their application is removed from the CWL.



Restrictions due to the COVID-19 pandemic remained in place to protect the health of staff and the public in the first half of 2022. Housing placements in 2022 Q3 and Q4 have remained lower than the pre-pandemic average of 60 placements per quarter in 2019 (pre-pandemic).