



County of Wellington Housing Services

Status and Activity Report – 2023 Q1&Q2 (January 1 – June 30, 2023)

The County of Wellington is the Consolidated Municipal Service Manager (CMSM) for Social Services for the Wellington service area (Wellington County and the City of Guelph). 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 Wellington-Guelph



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 System Manager focuses on the portion of the Housing Continuum related to Emergency Shelters across to Government-Funded Affordable Rental Housing.

This Status and Activity report presents information about Housing Services activities from January 1 to June 30, 2023. This report is organized following the Housing Continuum, beginning with the updated information about Emergency Shelter services.

Emergency Shelter

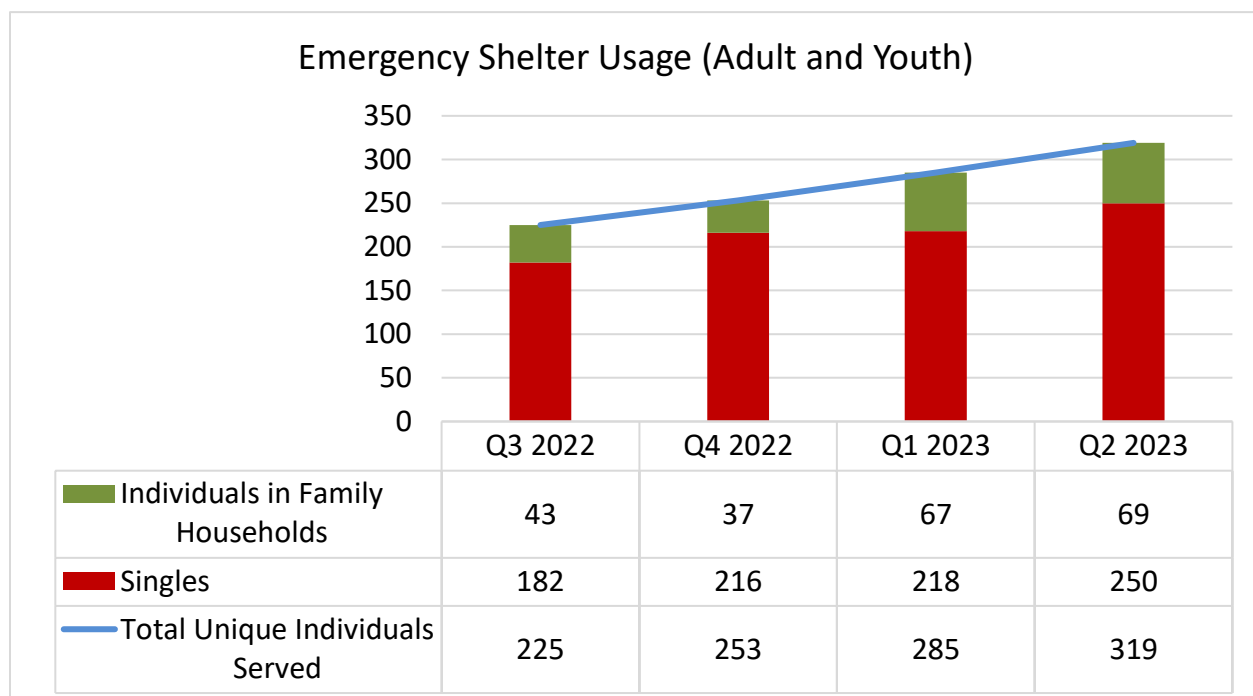
Emergency Shelters are an important part of our homeless serving system, providing necessary crisis response and housing supports to adults, youth, and families experiencing and/or at risk of homelessness. As part of the ongoing transformation of the Wellington-Guelph Emergency shelter system, emergency 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 April 2020, all adult and youth emergency shelters were closed to minimize the risk of COVID-19 transmission. As of November 2021, emergency shelter services for adults were relocated to 540 Silvercreek Parkway North in Guelph with additional emergency shelter beds available at 23 Gordon Street in Guelph.



As of June 30, 2023, there are a total of 79 emergency shelter beds across located in Guelph.

The graph below includes information about emergency shelter usage from Q3 2022 to Q2 2023 that reflects youth emergency shelter (n=14 beds) as well as adult emergency shelters at 23 Gordon Street (n=27 beds) and, at 540 Silvercreek Parkway North (n=38 beds) in Guelph.

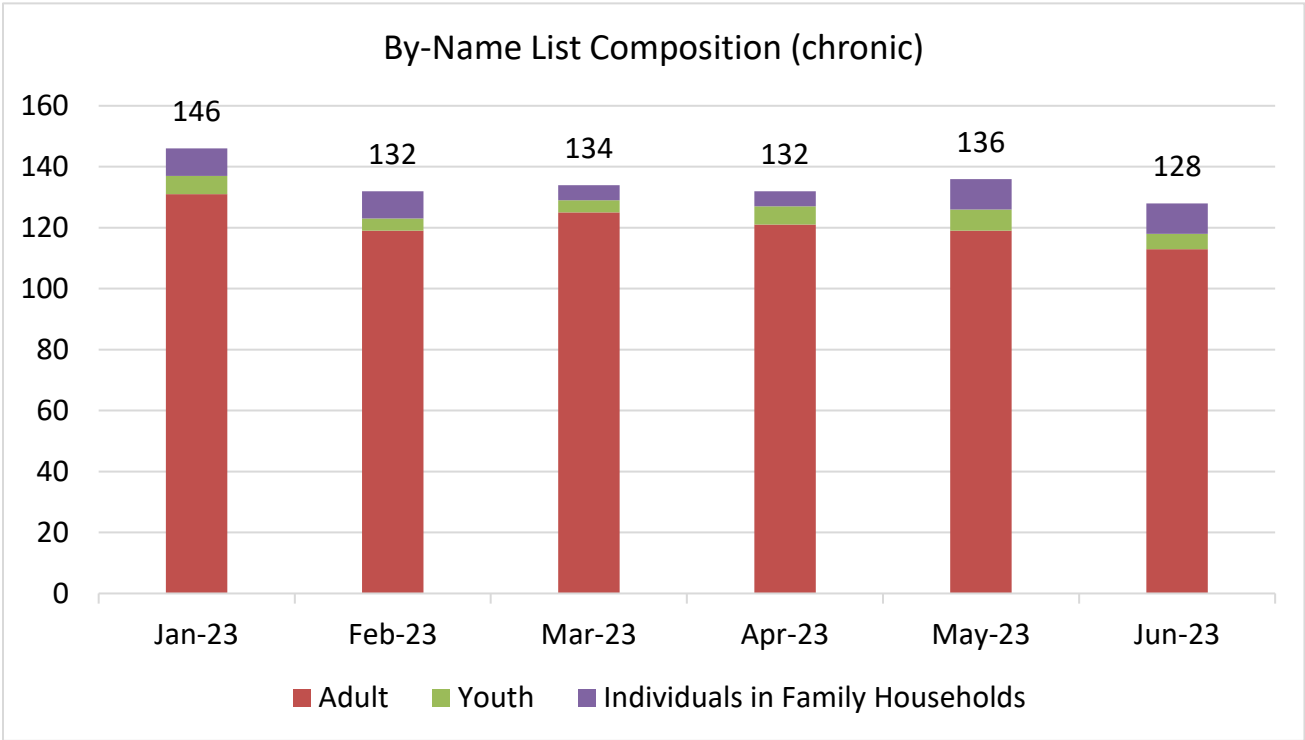


Preventing and Responding to Chronic Homelessness: the Wellington-Guelph By-Name List (BNL)

The Housing Services division, 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 Wellington-Guelph By-Name List?

The Wellington-Guelph By-Name List (BNL) is a real-time list of all people experiencing homelessness in Wellington-Guelph. The Housing Services division manages the BNL 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 January and June 2023. During this period, there was a monthly average of 135 individuals experiencing chronic homelessness active on the Wellington-Guelph By-Name List (BNL).

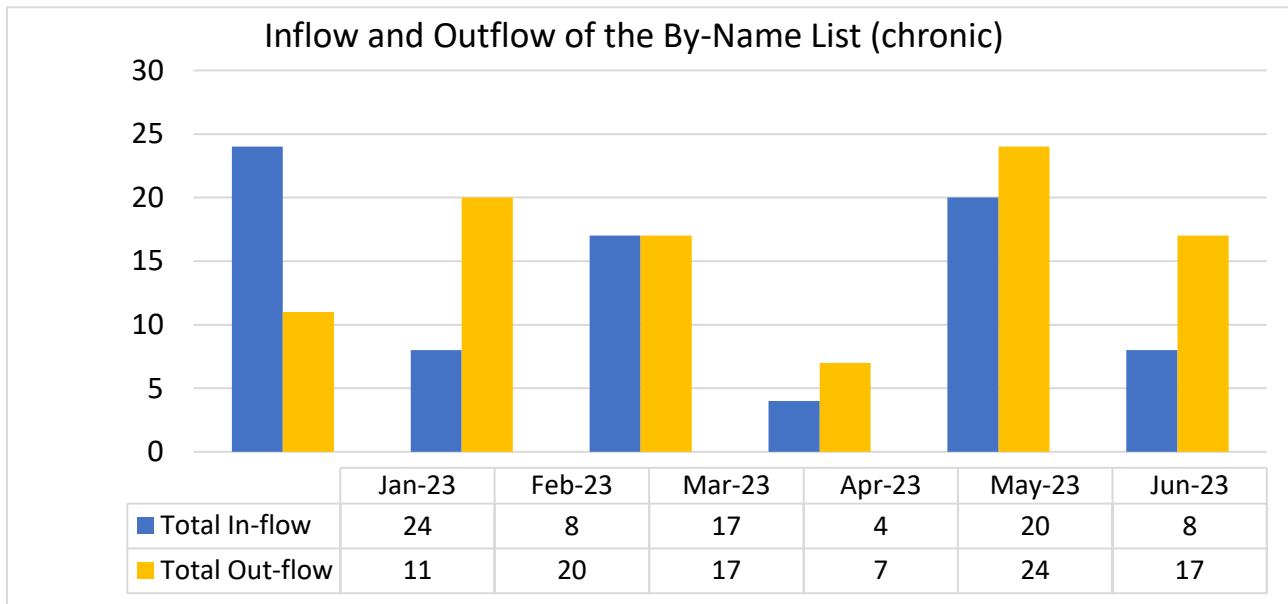


Inflow and Outflow of the Wellington-Guelph By-Name List (chronic)

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

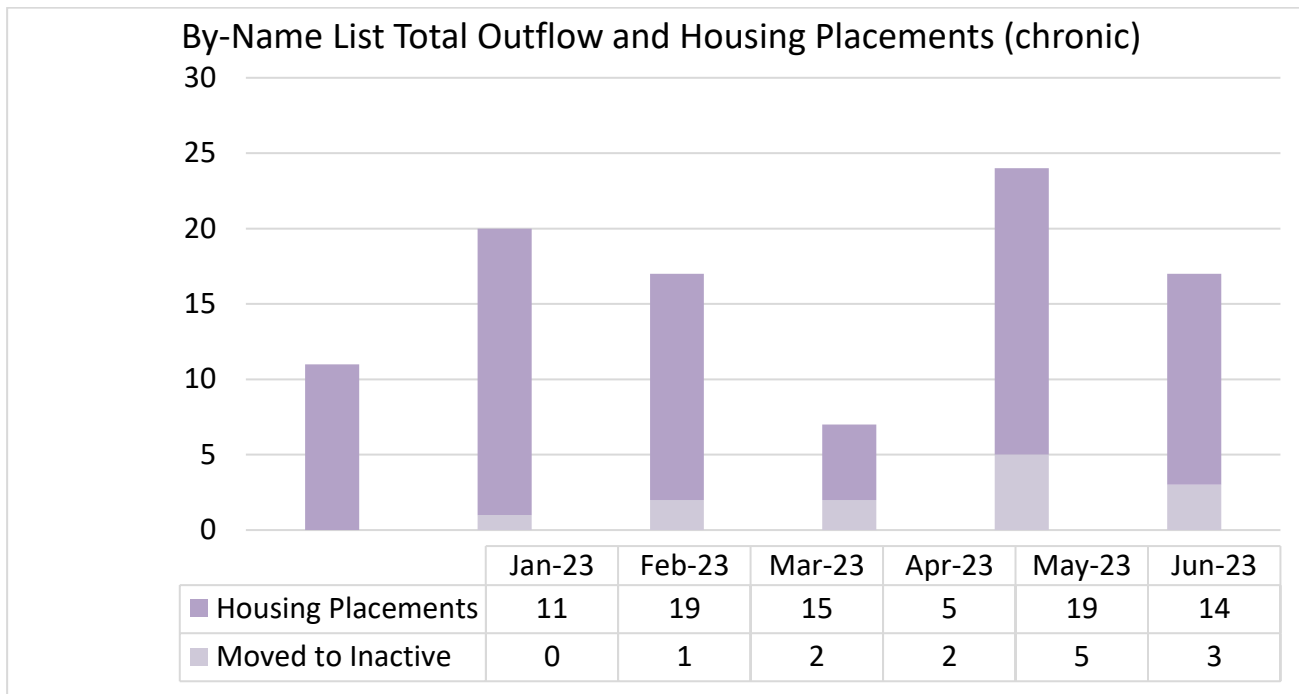
Monitoring BNL information helps us target outreach and diversion strategies to help reduce inflow and, helps inform local resources and strategies that connect individuals with permanent housing solutions, which increases outflow.

The monthly fluctuations of new individuals coming onto the BNL (inflow) and individuals exiting the BNL (outflow) shown in the graph below do not include the total number of individuals experiencing chronic homelessness who are active on the BNL. On average between January and June 2023, monthly inflow was 13 and monthly outflow was 16.



BNL Outflow: Housing Placements for Individuals Experiencing Chronic Homelessness

Individuals housed from the 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 BNL varies each month.



Between January and June 30, 2023: There are a total of 83 housing placements for individuals experiencing chronic homelessness on the 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 June 30, 2023: There are a total of 30 Transitional Housing units across the Wellington service area.

In addition, as of June 30, 2023, there are 28 units of Transitional Housing in development and expected to be available in 2024-2025 in Guelph.

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 June 30, 2023: There are a total of 48 Supportive Housing units across the Wellington service area.

In addition, as of June 30, 2023, there are 64 units of Supportive Housing in development, which are expected to become available in 2024 in Guelph.

Rent-Geared-to-Income (RGI) Housing

Rent-Geared-to-Income (RGI) housing 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 June 30, 2023: There are a total of 2,952 RGI units across the Wellington service area (Wellington County and Guelph).

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.

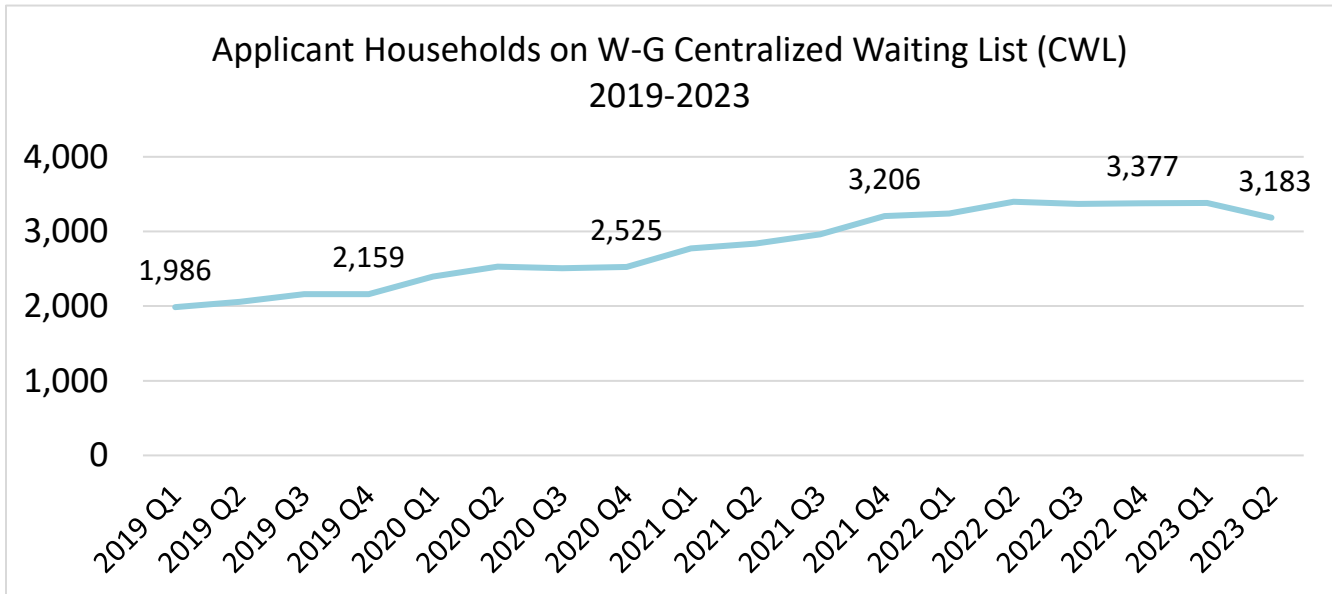


As of June 30, 2023: There are a total of 616 Affordable Housing units across the Wellington service area (Wellington County and Guelph).

In addition, as of June 30, 2023, there are 65 units of Affordable Housing in development expected to become available in 2024.

Centralized Waiting List (CWL)

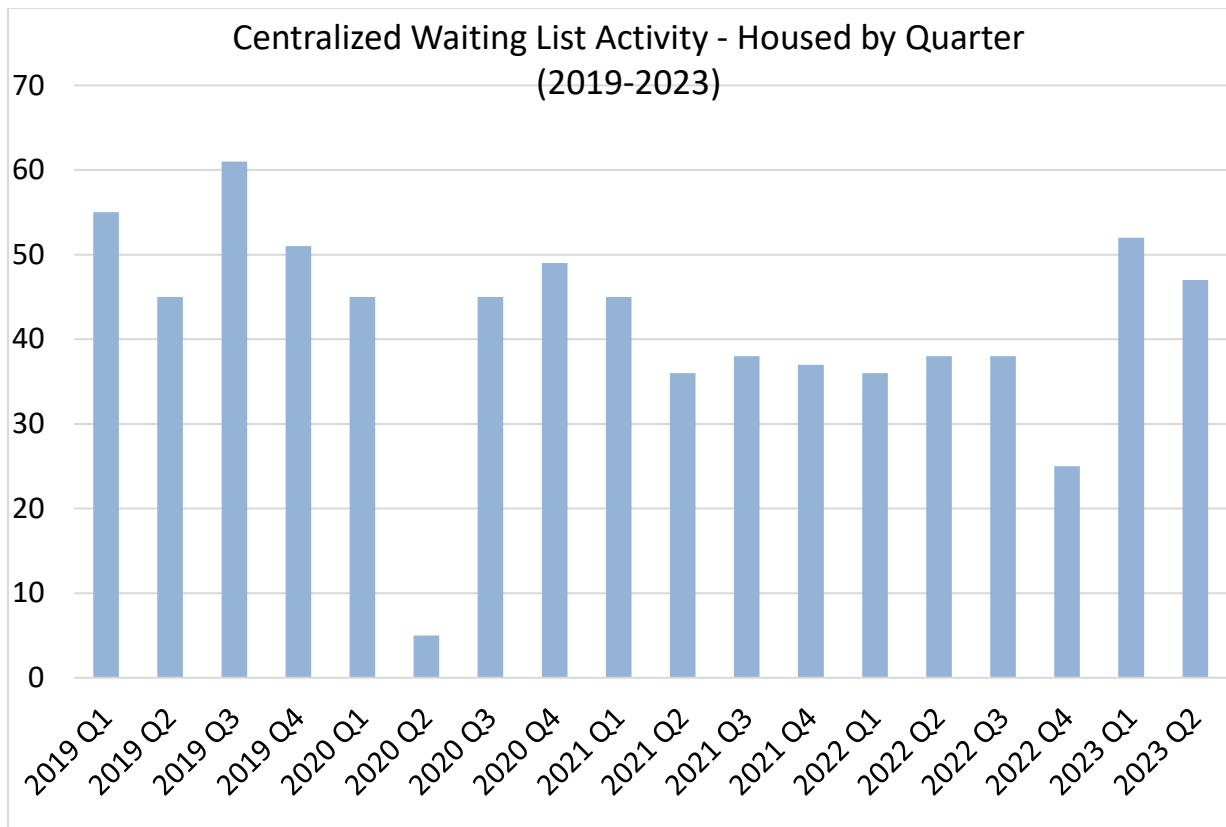
As part of the Service System Manager role, the Housing Services division manages the Wellington-Guelph Centralized Waiting List. The Centralized Waiting Lists in each service system manager area have been established in compliance with criteria set out in the Housing Services Act, 2011 and the Regulations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



The graph above represents eligible households on the CWL waiting for Rent-Geared-to-Income (RGI) housing. As of June 30, 2023, there are a total of 3,183 households on the CWL, a small decrease from 2022 Q4. The total number of application households fluctuates depending on the number of eligible applications as well as the number of cancelled or ineligible applications and the number housed. Since 2019, the total number of households on the CWL waiting for Rent-Geared-to-Income (RGI) housing continues to trend upwards.

Centralized Waiting List (CWL) Housed Data

The housing placements from the CWL, illustrated on the next page, include individuals and families housed in RGI units and household transfers from one RGI unit to another.



The graph above shows fluctuations in the total number of housing placements from January 1, 2019, until June 30, 2023. The extreme drop that appears in 2020 Q2 reflects the beginning of the COVID-19 pandemic when there was a temporary hold on move-ins due to restrictions put in place to slow the transmission of the COVID-19 virus.

The graph also shows increased number of housing placements in 2023 Q1 and Q2 compared to housing placements in 2022 Q4. These changes reflect a temporary slowdown in housing placements that occurred at the end of 2022 as the Housing Services division was working through safety-related protocols for move-ins. The rise in housing placements seen in 2023 to date reflect increased move-in activity following this pause. It is important to note that this fluctuation in the number of housing placements does not impact the larger picture of limited RGI housing stock and the growing need for RGI housing in Wellington-Guelph.