



Foundations for the Future

Lanark County 10-Year Housing and Homelessness Plan



December 2019



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Letter from the Warden

The foundation for a healthy community is safe, affordable housing for all residents. This basic human need has become more prominent in the five years since Lanark County published its first 10-Year Housing and Homelessness Plan in 2014.

Lanark County and its' constituent municipalities have identified a need for coordinated efforts to address the barriers and opportunities related to providing a robust and high-quality housing and homelessness system.

Many residents and community organizations contributed to the development of this plan. Without the varied and thoughtful input of many contributors, this plan would not be as fulsome a document.

Municipalities face an ongoing challenge in providing affordable housing and homelessness services in an environment of austerity. This plan will provide a foundation upon which we will build a system to be proud of for many years.

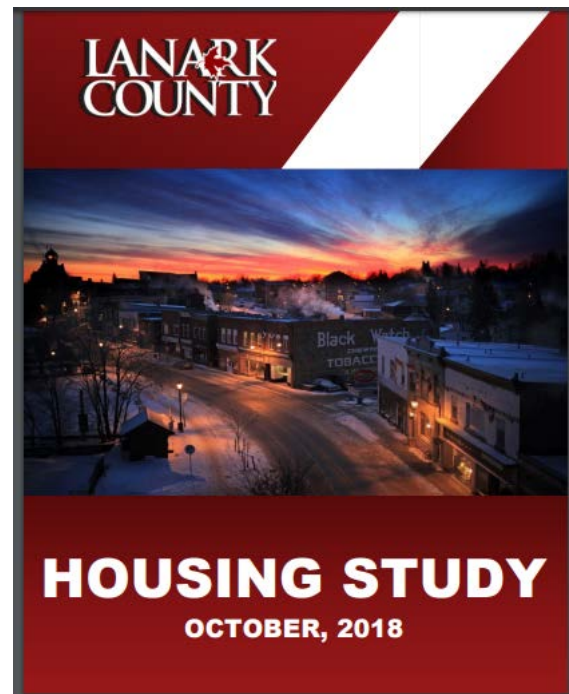
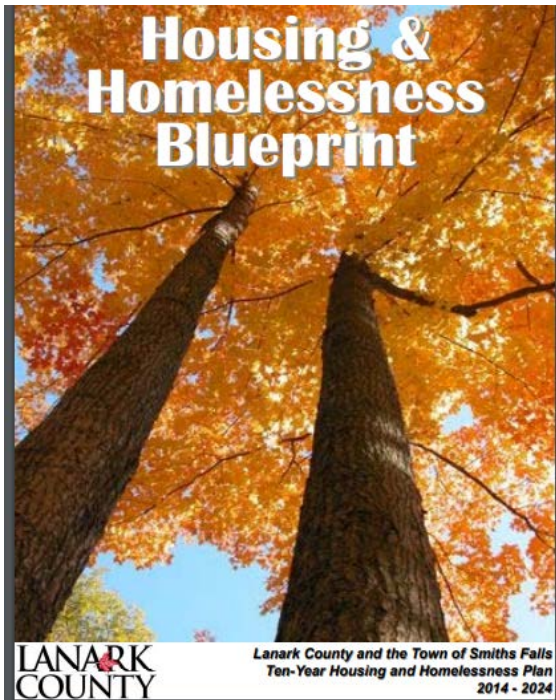
Warden Brian Campbell



Acknowledgements

Foundations for the Future is an update to the Lanark County Housing and Homelessness Blueprint published in 2014. This plan fulfills the requirement for the Service Manager to review and update their priorities and strategies to address housing and homelessness issues.

Many organizations and individuals participated in this update by completing surveys, attending community consultation sessions and by providing resources or advice. In particular, I would like to acknowledge the input of the previous Housing Services Manager, Sandy Grey, and the Director of Social Services, Emily Hollington, whose contributions can be found throughout this document.



1.0 Executive Summary

This update to the Lanark County 10-Year Housing and Homelessness Plan provides a framework for improving access to safe and healthy homes for the people of Lanark County and the Town of Smiths Falls.

Process

The Housing and Homelessness Blueprint, Lanark County's original 10-Year Plan was published in 2014. The *Housing Services Act, 2011* requires that the Consolidated Municipal Service Manager review and, if necessary, update the plan. The process began in Spring 2018 with a series of community meetings. The input was sought from the public, interested organizations and municipal officials through a series of surveys. The input was received from over 20 service providers and 300 residents.

Vision and Principles

The plan envisions a county in which all residents have access to safe and healthy homes. Safe and healthy homes are an essential part of building strong local communities.

The purpose of the Lanark County Social Services Department is to provide guidance, support, and resources to the people of Lanark County. The vision is a community where all people are respected and supported to live empowered and fulfilled lives.

Environmental Scan

- Annual growth rate of 2.2%
- Highest areas of growth are along the Highway 7 corridor in the municipalities of Beckwith, Carleton Place, Mississippi Mills, and Drummond/North Elmsley
- By 2038, Lanark County is expected to grow by 11,550 dwellings
- The 2016 Census reports 48.7% of renters and 16.2% of homeowners spend more than 30% of income on housing; this is not considered affordable
- Housing prices are rising at a faster rate than household income
- 27 individuals were identified as homeless in the 2018 Homelessness Enumeration



2.0 Background

The *Housing Services Act, 2011* established matters of provincial interest relating to the housing and homelessness system in Ontario. The Ontario Housing Policy Statement is intended to provide further direction to Service Managers to support the development of their plans. A revised policy statement was issued in 2016, in alignment with the Long-Term Affordable Housing Strategy, with the goal of ending chronic homelessness by 2025. The new policy statement highlights that Housing and Homelessness Plans are an important tool to support poverty reduction, raise the importance of strong partnerships and collaboration across sectors, and that strategies should focus on client-centered coordinated access to housing and homelessness services.

The *Promoting Affordable Housing Act, 2016* amends four Acts to help increase the supply of affordable housing and modernize social housing by:

- Giving municipalities the option to implement inclusionary zoning which requires affordable housing units to be included in residential developments;
- Making second units such as above-garage apartments or basement units in new homes less costly to build by exempting them from development charges;
- Encouraging more inclusive communities and strengthening tenant rights by preventing unnecessary evictions from social housing and creating more mixed-income housing; and
- Gathering data about homelessness in Ontario by requiring Service Managers to conduct a local enumeration of those who are homeless in their communities, so that Ontario can continue to work towards its goal of ending chronic homelessness by 2025 (Ministry of Municipal Affairs and Housing, April 2018).



Housing and homelessness plans must include:

- ◆ An assessment of current and future housing needs within the Service Manager's area;
- ◆ Objectives and targets relating to housing needs;
- ◆ A description of the measures proposed to meet the objectives and targets; and
- ◆ A description of how progress towards meeting the objectives and targets will be measured.

Lanark County is the Consolidated Municipal Service Manager responsible for administering a range of housing and homelessness programs for Lanark County and the Town of Smiths Falls. Local municipalities have an important role in ensuring the provision of a healthy environment for the encouragement of adequate housing supply.



2.1 Methodology

The 2019 Housing and Homelessness Plan was developed in conjunction with the 2018 Lanark County Housing Study. The study provided a comprehensive analysis of the current need and supply for all forms of housing, specifically affordable housing. A series of recommendations was produced to address immediate, short and long-term housing needs within the County.

The housing and homelessness planning process involved a comprehensive assessment of the housing and homelessness issues, across the entire housing continuum. Community and stakeholder consultations were fundamental to the development of this plan. Specific activities included:

Community Consultations	→	Three consultation meetings, open to the public were held in Perth, Carleton Place and Smiths Falls. 45 people attended.
Community Survey	→	208 Lanark County residents completed a housing and homelessness survey.
Organization Survey	→	21 organizations completed the Service Provider survey.
Planners Survey	→	Meeting with Municipal Planners and 8 surveys completed.



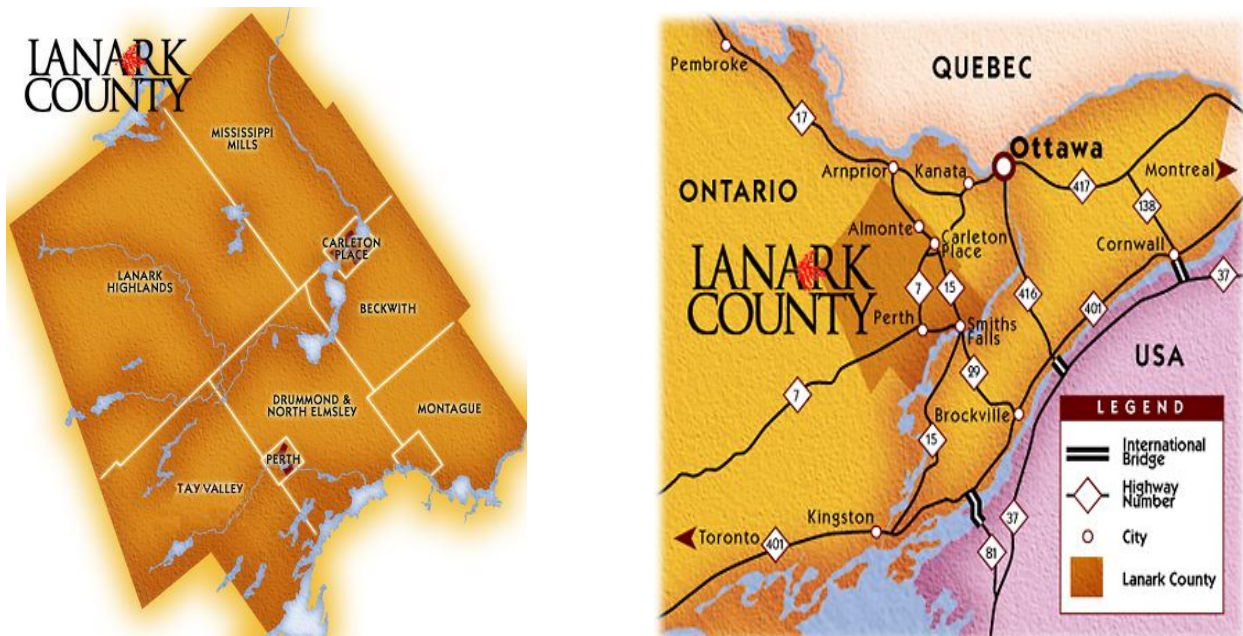
2.2 Study Area

Lanark County consists of eight municipalities and is the Consolidated Municipal Service Manager for the Town of Smiths Falls. Located in Eastern Ontario, between the cities of Ottawa and Kingston, residents enjoy a rural lifestyle while having easy access to major centres.

The local municipalities included in this report are:

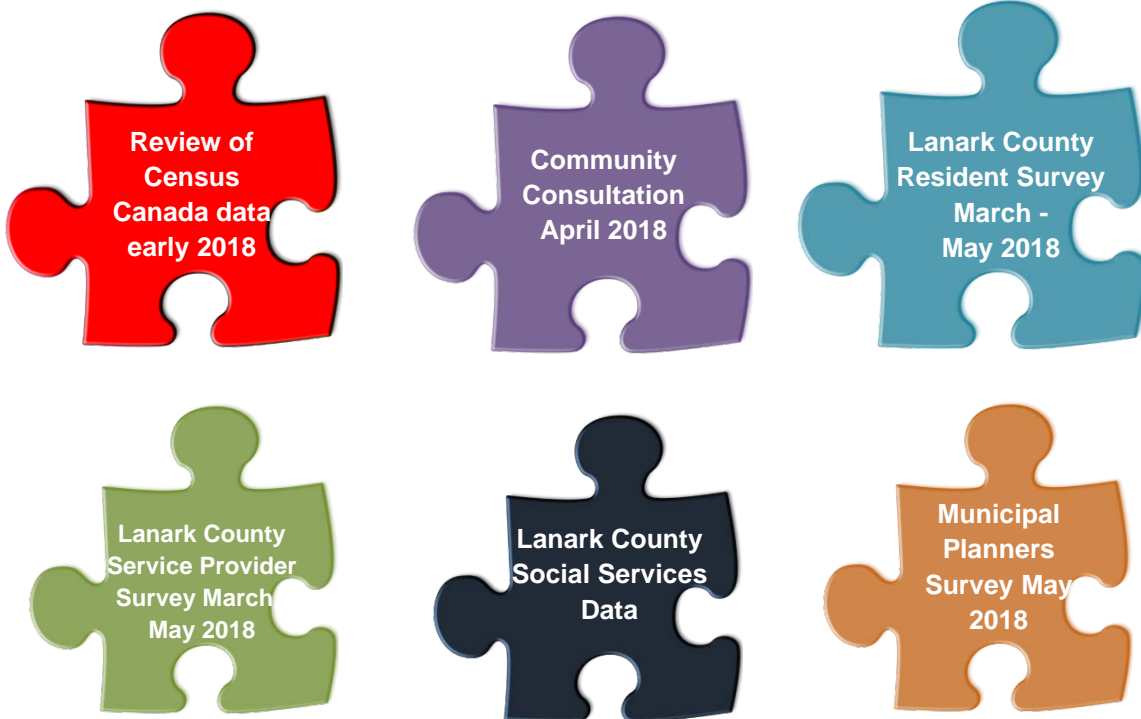
- ❖ Town of Smiths Falls
- ❖ Town of Carleton Place
- ❖ Town of Perth
- ❖ Township of Drummond/North Elmsley
- ❖ Township of Lanark Highlands
- ❖ Township of Beckwith
- ❖ Municipality of Mississippi Mills
- ❖ Township of Montague
- ❖ Township of Tay Valley

Figure 1: Map of Lanark County



2.3 Sources and Collation of Information

Several sources were used as information for this report. Sources are noted throughout the report and referenced at the end. Statistics Canada census data is the primary source of demographic information, with the most recent census completed in 2016. Canada Mortgage and Housing Corporation (CMHC) does not maintain housing data for smaller communities and as result information for many primary housing indicators, such as average market rent and rental vacancy rates, are not available for Lanark County. Therefore, information was obtained from various other sources such as local agencies, community members and local municipalities.



Also taken into consideration, Lanark County Sustainable Communities Official Plan, lower tier by-laws and Official Plans, and Lanark County Community Vision and Strategic Plan.



2.4 Mission, Vision, Values

The Social Services Department is guided by the following vision and values:

We Envision.....

A community where all people are respected and supported to live empowered and fulfilled lives.



Our Values.....

- ✓ An inclusive community – together we are better
- ✓ Compassion & Appreciation – everyone's story matters
- ✓ Collaboration & Collective Energy – together we are stronger



3.0 Current Housing Picture

In Canada, the provision of housing is guided by legislation, policies, and programs from all three levels of government. This section provides a brief overview of the key documents that influence housing in Lanark County under the federal, provincial and municipal levels.

3.1 Federal Policy

In 1938, the federal government passed the *National Housing Act* (NHA), making it possible for municipalities to borrow money from them to provide affordable housing in their community. Following World War II, Canada passed legislation to provide citizens with a social safety net of child and medical benefits, pensions, employment insurance, and social housing; this was the beginning of formal social cohesion in the country, beyond what religious alliances had started. In 1948, the NHA was revised to support federal-provincial partnerships to build housing for low-income households. This was the beginning of Ontario's large-scale social housing (IHM, 2010).

In 2017, the federal government announced the release of Canada's first-ever National Housing Strategy. "The Government of Canada believes every Canadian deserves a safe and affordable home. Affordable housing is a cornerstone of inclusive communities. It helps to strengthen the middle class and grow the economy. Canada's first-ever National Housing Strategy is a 10-year, \$55+ billion plan that will give more Canadians a place to call home" (Canada, 2017). The strategy outlines priority areas for action including housing for those in greatest need (vulnerable populations); social housing sustainability; indigenous housing; northern housing; sustainable housing and communities; a balanced supply of housing.

The federal government has made long-term commitments to ensure the strategy is here to stay and grow. The new legislation promotes a human rights-based approach to housing and requires the government to maintain a strategy that prioritizes the housing needs of the most vulnerable; regular reporting to Parliament on progress towards targets and outcomes; and a detailed report to be tabled every three years, starting in 2020 (Canada, 2017).



3.2 Provincial Policy

The *Planning Act* has a significant impact on the production of housing in a municipality. Several sections in the Act relate directly to the provision of housing and particularly items such as affordable housing, density, secondary units, zoning, etc. The Provincial Policy Statement (PPS) is issued under Section 3 of the *Planning Act*. Section 1.4 of the PPS requires planning authorities to provide for an appropriate range of housing types and densities to meet the projected requirements of current and future residents. These policies also require the establishment and implementation of affordable housing. In the PPS, affordable means:

- In the case of ownership housing, the least expensive of:
 - housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate-income households; or
 - housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

- In the case of rental housing, the least expensive of:
 - a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate-income households; or
 - a unit for which the rent is at or below the average market rent of a unit in the regional market area.

In 2010, the province released the Long-Term Affordable Housing Strategy (LTAHS) which set out a roadmap to address housing needs by creating a flexible, community-centered approach to building healthy strong communities. In 2016, updates to the strategy were introduced, with a vision that “every person has an affordable, suitable and adequate home to provide the foundation to secure employment, raise a family and build strong communities” (Ontario, 2016). The update included the following goals:

- Develop an appropriate and sustainable supply of housing;
- Create an equitable, portable system of financial assistance;
- People-centered, efficient housing programs;
- Develop an Indigenous Housing Strategy;
- End homelessness; and
- Achieve an evidence-informed system.



The Ontario Housing Policy Statement was released by the province to outline items that are to be addressed by Service Managers in local housing and homelessness plans. The statement outlines eight policy directions that align with provincial direction, they include:

- Accountability and Outcomes
- Goal of Ending Homelessness
- Coordination with Other Community Services
- Indigenous Peoples
- A Broad Range of Community Needs
- Non-Profit Housing Corporations & Non-Profit Housing Cooperatives
- The Private Housing Market
- Climate Change and Environmental Sustainability



An updated vision for Long-Term Affordable Housing Strategy:
Every person has an affordable, suitable, and adequate home to provide the foundation to secure employment, raise a family, and build strong communities.

ontario.ca/housingstrategy



3.3 Local Policy

The responsibility for providing housing and homelessness services rests mainly with the municipal government. This provides challenges as well as opportunities to develop efficient and effective programs. Housing impacts many other programs and policy areas such as economic development, health care, education, community development, and a healthy labour force. Lanark County has many roles in encouraging affordable housing development spanning the functions of many departments.

3.3.1 10-Year Housing and Homelessness Plan

In 2014, Lanark County launched its 10-Year Housing and Homelessness Plan. The vision is “a county where residents have access to safe and healthy homes that help to build strong local communities”. The plan describes five guiding principles:

- Housing is a key social determinant of health. Safe housing that is affordable is a requirement for healthy people and healthy communities.
- People have the right to housing, including informed choices and personal safety.
- Sustainability is important for the environment and to make the best use of resources.
- Inclusiveness and involvement are key to building trust; involvement of all stakeholders – housing providers, local municipalities, service providers and community members – is key to producing the best possible plan and implementing it successfully.
- More money is necessary, but creative solutions can be found through service integration and community coordination.

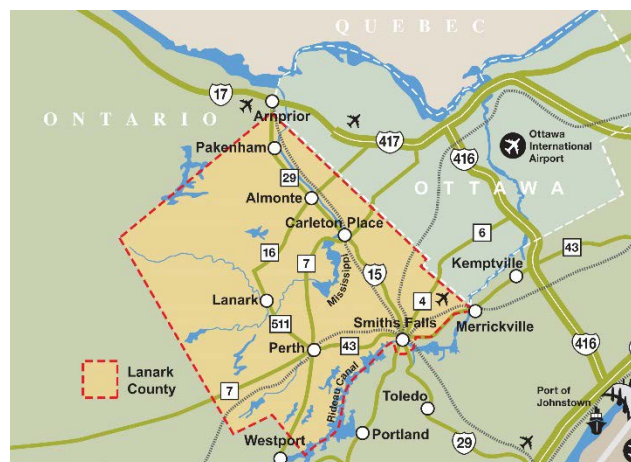


3.3.2 Lanark County Official Plan

Section 8.2.9 of Lanark County's Official Plan refers to affordable housing. It states:

Council and local councils will provide for affordable housing enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the County by:

- a) Monitoring the need for social assisted housing for households and seniors through periodic surveys in co-operation with area municipalities. Where specific needs are identified, Council will work with the Ministry of Municipal Affairs and Housing and the Social Services Department of the County of Lanark to meet identified needs.
- b) Encouraging infills and housing intensifications particularly in urban core areas. This may be achieved through the conversion of single-detached dwellings to multiple units, through redevelopment at higher densities, through land severances on large under-utilized lots which create opportunities for development on the severed lot (subject to the relevant policies elsewhere in this plan) and through infill on vacant lands.
- c) Ensuring a minimum 10-year supply of residential land at all times.
- d) Working with the development industry to ensure that a 2-year minimum supply of registered or draft approved lots and blocks for new residential development is available at all times.
- e) Monitoring population projections and the residential development targets discussed in section 1.0 of the Official Plan.
- f) Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.



3.3.3 Municipal Official Plans

An Official Plan is a municipal policy document adopted under the *Planning Act*. As required by the *Planning Act*, the Official Plan contains goals, objectives, and policies to manage and direct change and its effects on the social, economic and natural environment of the municipality. The County's Official Plan outlines some of the stipulations for the lower-tier municipalities to comply with. It describes local policies on how land in the community should be used. It is prepared with input from the community and helps to ensure that future planning and development will meet the specific needs of the community. These needs include planning for a wide range of housing types including the need for affordable housing.

Planners from each of the lower-tier municipalities in the County were surveyed to gain a better understanding of their Official Plans and reference to affordable housing. All municipalities, except Smiths Falls, indicated that they view affordable housing as a municipal role with some indicating in partnership with other levels of government and organizations. Four of the nine municipalities indicated they've experienced increased community advocacy for affordable housing. Seven of the nine municipalities indicated they see a need for increased community education regarding the need for affordable housing. Subsequent, are some of the services and options that the municipalities provide to support the development of affordable housing in their communities. Note that the following list is not inclusive; it is intended to highlight some of the unique features of the various plans.

Carleton Place

- If it can be demonstrated to the satisfaction of the Town, the provision of affordable housing, assisted housing or housing for those with special needs may be eligible for increases in the height and/or density of development beyond that permitted in the Zoning By-law.
- Allow for 2 secondary suites to be constructed without payment of development charges. Parking must be provided on-site.
- The Planner provides support with the process and helps to identify available land. Experience working with Habitat for Humanity.



Tay Valley

- Co-housing and innovative land tenure shall be encouraged to address affordable housing needs and other community-enhancing values such as aging in place.
- The plan shall allow the establishment of a garden suite on any lot upon which a single detached residential dwelling is a permitted use. Garden suites are single detached dwellings that are designed to be portable in nature and ancillary to a principal residential dwelling. Garden suites are intended as a temporary residence to fulfill a specific need.
- Policies to support an aging population and affordable housing should be encouraged, such as permitting secondary suite in permanent homes or their detached garages, co-housing, innovate land tenure, etc.

Perth

- Targets 25% of all new rental housing to be affordable to households up to the 60th income percentile of rental housing for Lanark County regional market. Targets 25% of all new ownership housing to be affordable to households up to the 60th income percentile of rental housing for the County of Lanark regional market.
- Where there is a binding agreement to ensure the affordability of the housing for a minimum of a 10-year period, Council may grant relief of up to 10% from the development charge.
- Applications from non-profit housing corporations and housing cooperatives for housing that are intended for low to moderate-income households will be given priority for development service by the town.

Beckwith

- The Official Plan calls for Council to encourage a minimum of 25% of all new development within Community Development Zones to be affordable (defined as those within the bottom 60% of the income distribution). The Plan also calls for vacant municipally owned land to be considered for affordable housing development.

Mississippi Mills

- Provide partial exemption of development charges for rental apartment development (5 units or greater) and a partial exemption for non-profit housing for all residential unit types. Secondary dwellings are fully exempt from development charges.



3.3.4 Housing Roles and Responsibilities

Federal/Provincial

A healthy and vigorous housing system that can accommodate our growing and diversifying population requires contributions from both the federal and provincial governments.

Their roles are to:

- Determine national and provincial housing strategies
- Make investments which are sustained over the long term
- Create national and provincial policies that support the housing sector

Lanark County

The Service Manager has many roles in encouraging a comprehensive local housing and homelessness system.

County roles are to:

- Work with the local municipalities to coordinate goals in official plans
- Own and/or operate community housing throughout the County
- Partner with non-profit housing providers
- Fund and administer a range of community-based programs and services for low and moderate-income households

Local Municipalities

Eight local municipalities and the Town of Smiths Falls establish an environment that ensures a healthy housing sector.

Their roles are to:

- Pass zoning by-laws that permit secondary suites and accessory units
- Set land-use designations and growth patterns for their municipality and within individual communities
- Implement minimum targets for affordable housing development
- Regularly review and update official plans



3.4 Social Housing Operating Agreements

Service Managers are required to provide and fund social housing programs in their communities. These obligations will change as federal operating agreements expire and mortgage and capital financing obligations in Ontario under the *Housing Services Act* change. Substantial changes in subsidy transfers affecting housing providers and Service Managers are triggered when mortgages end.

As mortgages mature and social housing operating agreements expire, Service Managers will need to make important decisions regarding the social housing they fund and administer. The Housing Services Corporation, Association of Ontario Municipalities and the Ontario Municipal Knowledge Network have partnered to research the effect that the expiration of operating agreements will have on the ability of Service Managers to sustain housing that is financially viable and in good condition. Due to the variety of legacy housing programs and their structures and funding variables, substantial research is required to determine the potential impact on individual housing projects. The research also indicated uncertainty about the Service Manager's ability to enforce a continuing relationship beyond end dates, either legally or practically.

There is a legislative requirement under the *Housing Services Act* for Service Managers to maintain service level standards for social housing beyond the end of operating agreements with current social housing providers. The 2017 federal budget stated that the ongoing funding associated with long term federal operating subsidies for social housing would be preserved as baseline funding and be available for reinvestment into new housing initiatives. This commitment has resulted in the development of the Canada-Ontario Community Housing Initiative which became effective in the 2019/20 fiscal year.

The financial viability of housing providers, post end dates, is largely dependent upon the proportion of rent-geared-to-income (RGI) units they administer, as well as the physical condition of the housing and the number of reserves they have accumulated to maintain the capital. Projects that have deferred necessary capital requirements or that have depleted reserves are predicted to be less viable.

Increasing interest rates have a negative effect on the financial viability of social housing projects. The Service Manager will work closely with the non-profit housing providers to ensure that they remain financially viable to the end of the operating agreements and beyond.



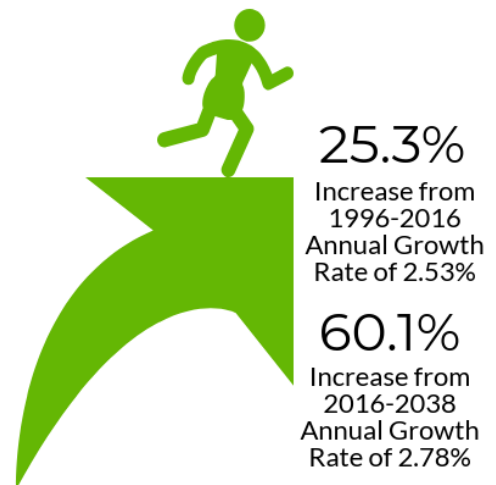
4.0 Assessment of Current and Future Need

An analysis of the housing supply is important in order to gain an understanding of how closely the existing supply of housing meets the needs (existing and future) of the community's population. Housing supply is measured by the options available for individuals and families within a community. In addition to looking at the current housing picture within the community, we must understand the policy framework that guides the creation of housing in Lanark County. The following section provides an overview of the types, conditions, availability, and tenure of housing in the community in addition to the policy framework that influences the provision of housing in Lanark County.

4.1 Population

The demand for housing and homelessness services is driven by demographic, social and economic factors. The population affects the demand for housing in several ways. Population growth, household characteristics and socioeconomic factors all have an influence on the housing needs of a community. Changes in household size, composition, and age all affect the differing housing preferences over time. The population is aging, and more baby boomers are entering retirement. The trend toward smaller households' places additional pressures on the rental market.

POPULATION GROWTH



Lanark County encompasses over 3,035 square kilometers with an average population density of 22.6 people per square kilometer. Of the nine associated municipalities, Mississippi Mills has the largest population at 13,163 and Montague has the smallest at 3,761. Table 1 shows the 2016 population, population density and land size for each County municipality.

Lanark's population density is about 53% higher than the provincial density rate. Within the County, population density varies with Carleton Place being the densest at 1,176 persons per square kilometer and Lanark Highlands being the least dense with five persons per square kilometer.



Table 1: Population and Density, 2016

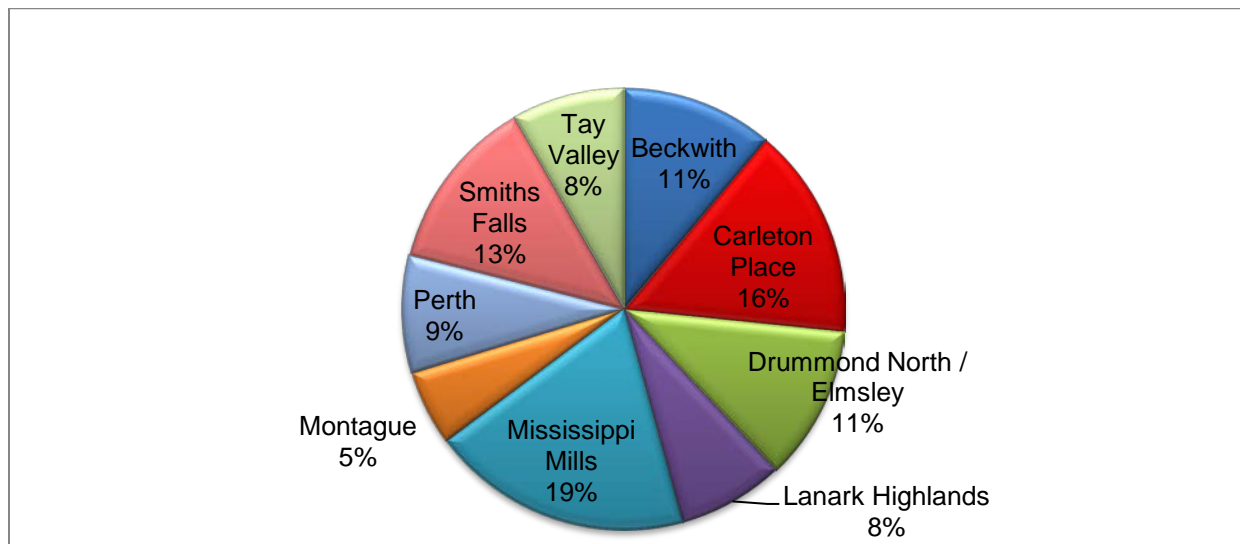
	2016 Population	Land Area (sq. km)	Population Density (persons/sq. km)
Beckwith	7,644	240.47	31.8
Carleton Place	10,644	9.05	1,176.2
Drummond North / Elmsley	7,773	366.13	21.2
Lanark Highlands	5,338	1,048.83	5.1
Mississippi Mills	13,163	519.58	25.3
Montague	3,761	279.66	13.4
Perth	5,930	12.25	484.1
Smiths Falls	8,780	9.66	909.1
Tay Valley	5,665	550.01	10.3
Lanark County	68,698	3,035.64	22.6
Ontario	13,448,494	908,699.33	14.8

Statistics Canada Census, 2016

The population is relatively spread out in the County consisting of towns, villages, hamlets, and settlements. Figure 2 shows the population of municipalities as a portion of the total County population. Mississippi Mills followed by Carleton Place and Smiths Falls are the most highly populated municipalities.



Figure 2: Population of Municipalities as a Portion of Total County Population 2016



Source: Statistics Canada Census, 2016

Table 2 shows that the rate of population growth in the County is consistent with growth across the province. A growth rate of 4.6% at both the provincial and local levels changed Lanark County's population of 65,667 in 2011 to 68,698 in 2016.

Location	2011	2016	% Growth
Lanark County Population	65,667	68,698	4.6%
Ontario Population	12,851,821	13,448,494	4.6%

Source: Statistics Canada Census, 2016



As shown in Table 3 and Figure 3, population growth has been vastly different over the last 20 years amongst the County's communities. Beckwith is growing at the fastest rate, with an average growth rate of 8.8% from 1996 to 2016. While during that same time period Smiths Falls' population declined at a rate of -3.8%.

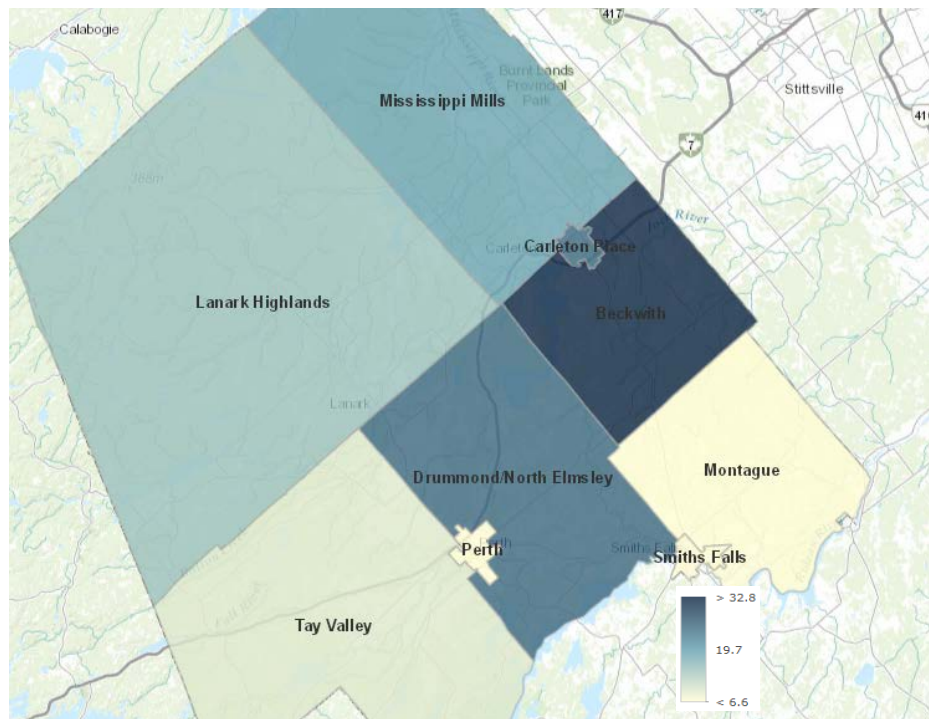
Table 3: Population Change, 1996-2016

Township	1996		2001		2006		2011		2016		20 Year % Change
	Pop.	%	Pop.	%	Pop.	%	Pop.	%	Pop.	%	
Beckwith	5,462	-	6,046	10.7%	6,387	5.6%	6,986	9.4%	7,644	9.4%	39.9%
Carleton Place	8,483	-	9,083	7.1%	9,453	4.1%	9,809	3.8%	10,644	8.5%	25.5%
Drummond / North Elmsley	6,187	-	6,670	7.8%	7,118	6.7%	7,487	5.2%	7,773	3.8%	25.6%
Lanark Highlands	4,629	-	4,795	3.6%	5,180	8.0%	5,128	-1.0%	5,338	4.1%	14.8%
Mississippi Mills	11,069	-	11,647	5.2%	11,734	0.7%	12,385	5.5%	13,163	6.3%	18.9%
Montague	3,802	-	3,671	-3.4%	3,595	-2.1%	3,483	-3.1%	3,761	8.0%	-1.1%
Perth	5,902	-	6,003	1.7%	5,907	-1.6%	5,840	-1.1%	5,930	4.6%	0.5%
Smiths Falls	9,131	-	9,140	0.1%	8,777	-4.0%	8,978	2.3%	8,780	-2.2%	-3.8%
Tay Valley	5,180	-	5,440	5.0%	5,634	3.6%	5,571	-1.1%	5,665	1.7%	9.4%

Source: Statistics Canada Census, 1996-2016



Figure 3: Change of Population, 1996-2016



Source: Statistics Canada Census, 1996-2016

From 2011 to 2016, all communities, except for Smiths Falls had a positive population growth rate, shown in Figure 4. During this time period, Beckwith experienced the fastest rate of growth at 9.4% followed by Carleton Place and Montague. The slowest growth is in Smiths Falls where the population declined by 2.2% followed by a growth rate of 1.5% in Perth and 1.7% in Tay Valley.

According to the County's population projections, by the year 2038, the County's population will be 106,262 as indicated in Table 4. Figure 5 shows that from 2016 to 2041 the senior population is expected to increase by 44.1%. There will be a significant decline in the working-age population (ages 20 to 64). In terms of housing need, population age has a big impact on the types of housing a community will require. Typically seniors are interested in smaller homes or rental units, with limited maintenance, and lower costs due to fixed incomes.



Table 4: Projected Population Growth, 2016-2038¹

Area	2011	2016	2018	2038	2016-2038 Pop. Growth	County Numbers: 20 Year Adjusted
Lanark County (without Smiths Falls)	56,860	59,880	62,642	96,442	36,562	96,442
Beckwith	6,985	7,625	8,251	15,921	8,296	14,262
Carleton Place	9,875	10,680	11,306	18,916	8,236	20,964
Drummond North Elmsley	7,500	7,735	8,192	13,752	6,017	12,549
Lanark Highlands	5,170	5,345	5,547	8,047	2,702	7,507
Mississippi Mills	12,400	13,155	13,762	21,122	7,967	21,122
Montague	3,515	3,730	3,839	5,139	1,409	4,857
Perth	5,850	5,965	5,965	6,085	120	8,085
Tay Valley	5,565	5,645	5,780	7,460	1,815	7,097

Area	2011 Population ²	2016 Population ³	2034 Projection ⁴	2038 Projection ⁵	2016-2038 Population Growth
Smiths Falls	8,978	8,780	10,092	9,820	1,040
Lanark County (with Smiths Falls)	65,838	68,660	72,734	106,262	37,602

Source: 1: Lanark County Sustainable Communities Official Plan Review, 2: National Household Survey, 3: Statistics Canada, Community Profiles, 2011-2016, 4: Projection taken from plan, 5: Projections Based on Smiths Falls Official Plan (adopted by Council in 2014, approved by Ministry in 2016)



Figure 4: Population Change, 2011-2016

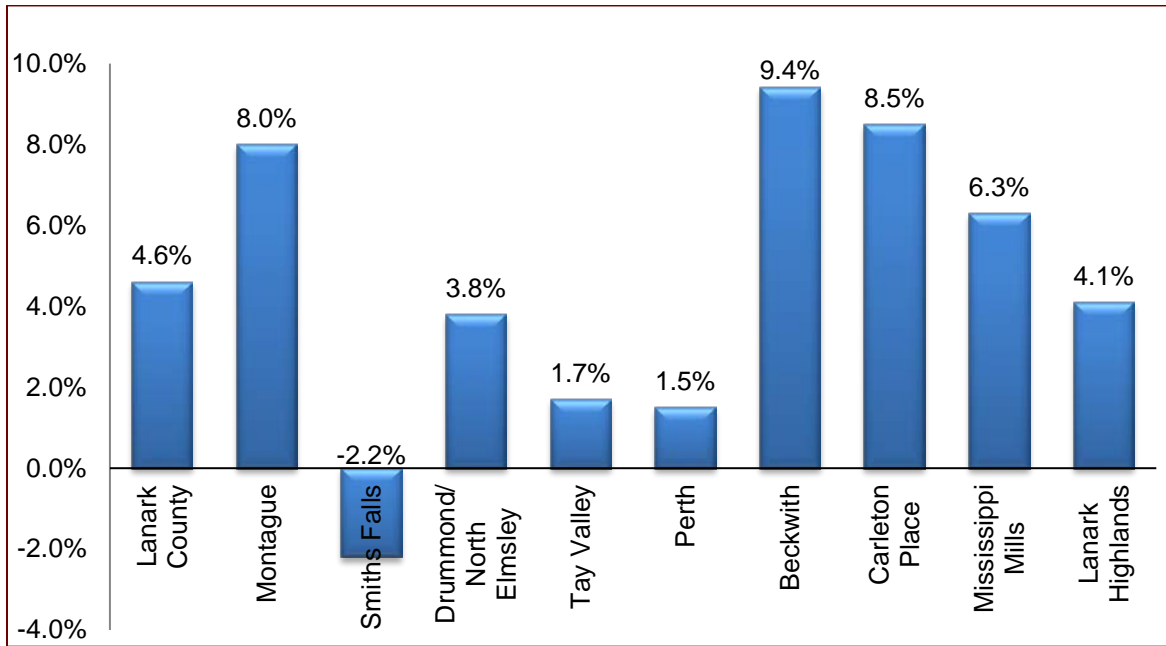
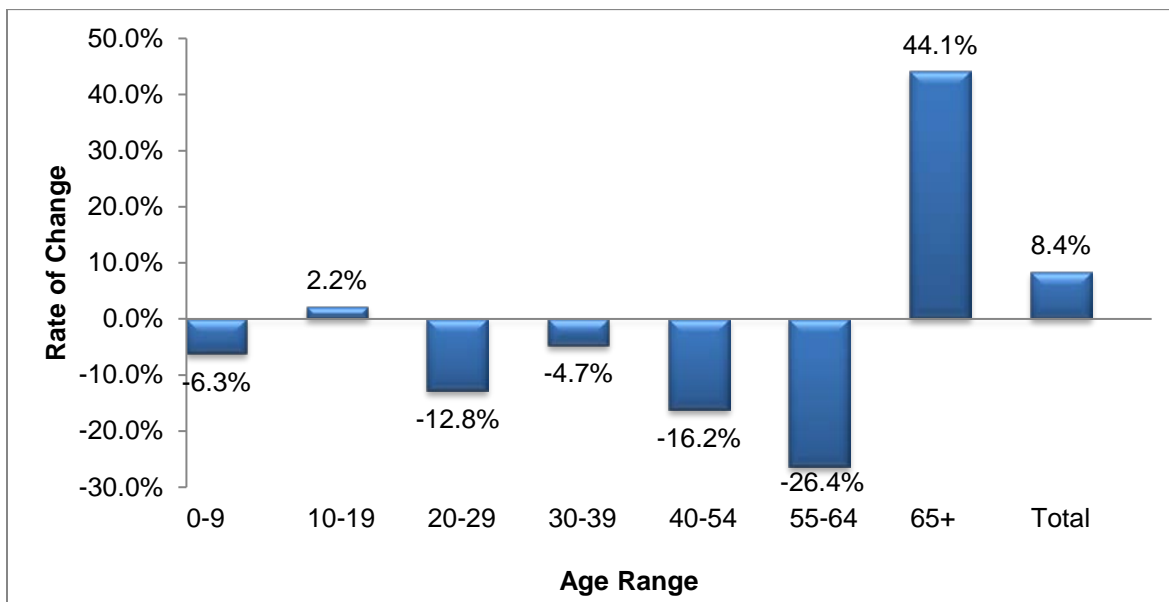


Figure 4: Population Change, 2011-2016 Source: Statistics Canada Census, 2016

Figure 4 shows the change in population from 2011 to 2016 in each municipality. The map shows that the highest rate of change occurs on the eastern portion of the County along the Highway 7 corridor, evidently supporting people who travel to the city for work.

Figure 5: Projected Population Growth by Age, 2016-2041

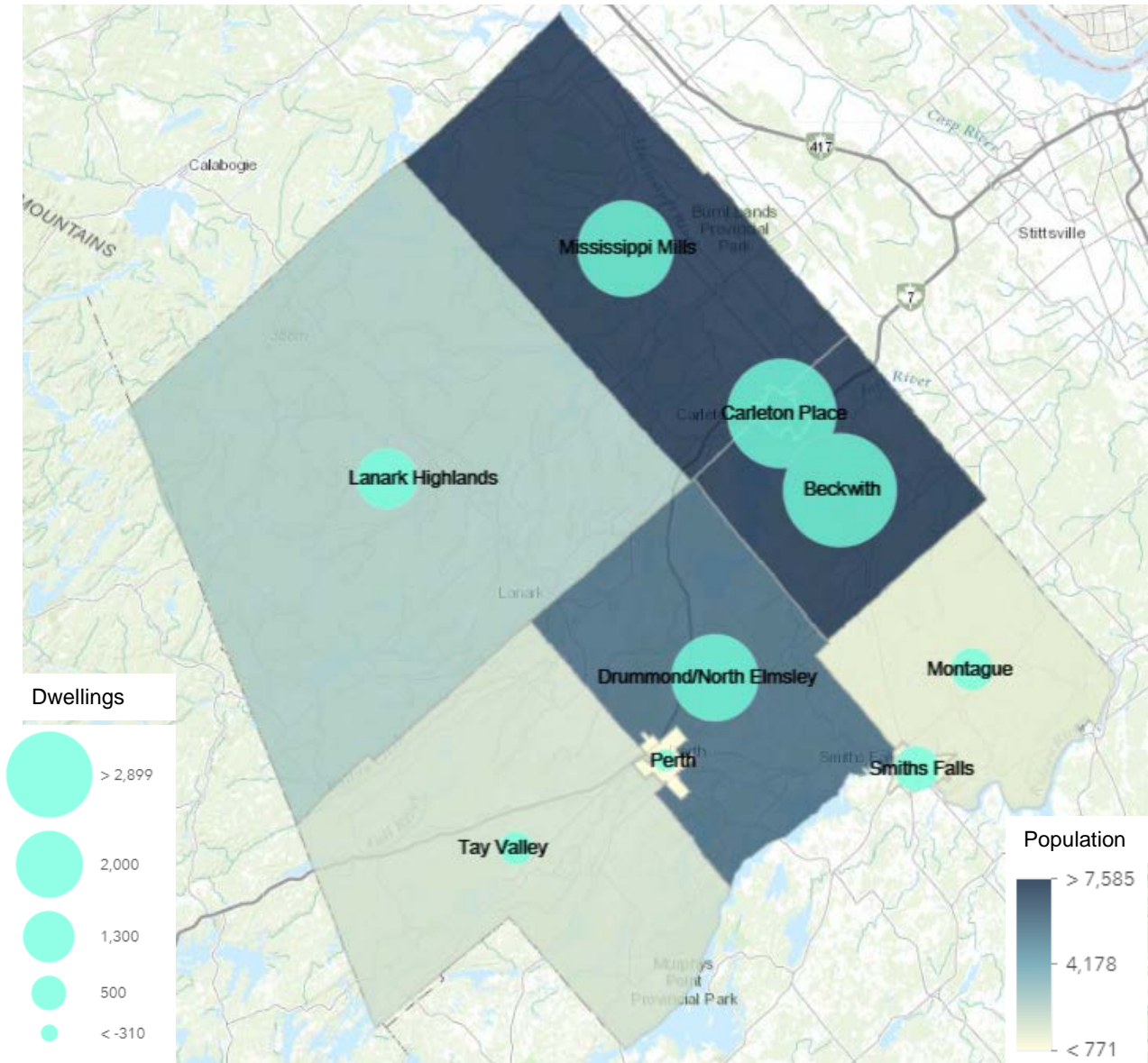


Source: Ontario Ministry of Finance Projections



Between 2016 and 2038 dwellings in Lanark County are expected to increase by 11,070 for a total dwelling count of 11,550 homes. Figure 6 maps population and dwelling growth by the local municipality. It is evident in the map that both population and dwelling growth will occur at the highest rates in the communities that border the City of Ottawa.

Figure 6: Population and Dwelling Growth, 2016-2038



Source: Growth Projections from Lanark County Official Plan and Smiths Falls Official Plan



Table 5: Projected Dwelling Growth to 2038

Area	2011 Dwelling ¹	2016 Dwelling ¹	2018 Dwelling ¹	2038 Dwelling ¹	2016-2038 Dwelling Growth ¹
Lanark County - Smiths Falls	22,760	24,610	25,678	35,680	11,071
Beckwith	2,580	2,930	3,180	5,830	2,899
Carleton Place	3,970	4,315	4,555	7,065	2,750
Drummond North Elmsley	2,890	3,092	3,288	5,048	1,956
Lanark Highlands	2,125	2,243	2,339	3,272	1,029
Mississippi Mills	4,840	5,266	5,485	7,553	2,287
Montague	1,300	1,396	1,440	1,790	394
Perth	2,945	3,168	3,162	2,858	-310
Tay Valley	2,110	2,200	2,230	2,265	65

Area	2011 Dwelling ²	2016 Dwelling ³	2018 Dwelling ⁴	2038 Dwelling ⁴	2016-2038 Dwelling Growth
Smiths Falls	4,070	4,065	4,109	4,549	479
Lanark County + Smiths Falls	22,771	24,621	25,689	35,691	11,550

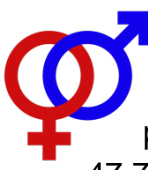
Source: 1: Lanark County Sustainable Communities Official Plan Review, 2: National Household Survey 3: Statistics Canada, Community Profiles, 2011-2016, 4: Projections Based on Smiths Falls Official Plan (adopted by Council in 2014, approved by Ministry in 2016): Dwelling growth 22 units per year



4.2 Age and Sex Distribution

Understanding the demographics of our community is essential to assessing the type of housing required in Lanark County. In many circumstances, age plays a role in the type of housing required such as family, empty nesters, seniors, etc. Understanding the different age cohorts and their place on the housing continuum will further aid with Lanark's community planning.

In terms of gender, the population split between males and females in the County is 48.6% male and 51.4% female. The female population is more populous in all age groups 25 years and older. Interestingly, the trend is opposite for all populations aged 24 years and younger.

 Lanark County's youth population (age 24 and under) is 51.3% male and 48.7% female while the adult population (25 years and over) is 47.7% male and 52.3% female.

POPULATION DISTRIBUTION

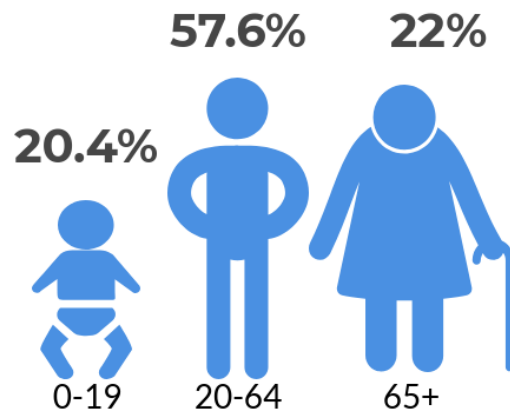


Table 6: Population Distribution by Age and Sex, 2016

Age	Age Distribution	% of County Population	Provincial Comparison	Male	Female
Total Population	68,700	----	----	33,385	35,310
0 to 14 years	10,345	15.1%	16%	5,270	5,075
0 to 4 years	3,285	4.8%	5%	1,665	1,615
5 to 9 years	3,520	5.1%	6%	1,810	1,705
10 to 14 years	3,550	5.2%	6%	1,790	1,755
15 to 19 years	3,695	5.4%	6%	1,870	1,825
20 to 24 years	3,390	4.9%	7%	1,810	1,580
25 to 29 years	3,370	4.9%	7%	1,675	1,695
30 to 34 years	3,585	5.2%	6%	1,740	1,850
35 to 39 years	3,350	4.9%	6%	1,645	1,705
40 to 44 years	3,880	5.6%	6%	1,850	2,030
45 to 49 years	4,340	6.3%	7%	2,075	2,265
50 to 54 years	5,820	8.5%	8%	2,845	2,980
55 to 59 years	5,955	8.7%	7%	2,820	3,135
60 to 64 years	5,860	8.5%	6%	2,810	3,055
65 years and over	15,100	22.0%	17%	6,975	8,120
65 to 69 years	5,295	7.7%	5%	2,575	2,720
70 to 74 years	3,635	5.3%	4%	1,780	1,855
75 to 79 years	2,495	3.6%	3%	1,195	1,305
80 to 84 years	1,780	2.6%	2%	795	985
85 to 89 years	1,150	1.7%	1%	435	715
90 to 94 years	580	0.8%	1%	160	420
95 to 99 years	135	0.2%	0%	35	100
100 years and over	30	0.04%	0%	0	25

Source: Statistics Canada Census, 2016



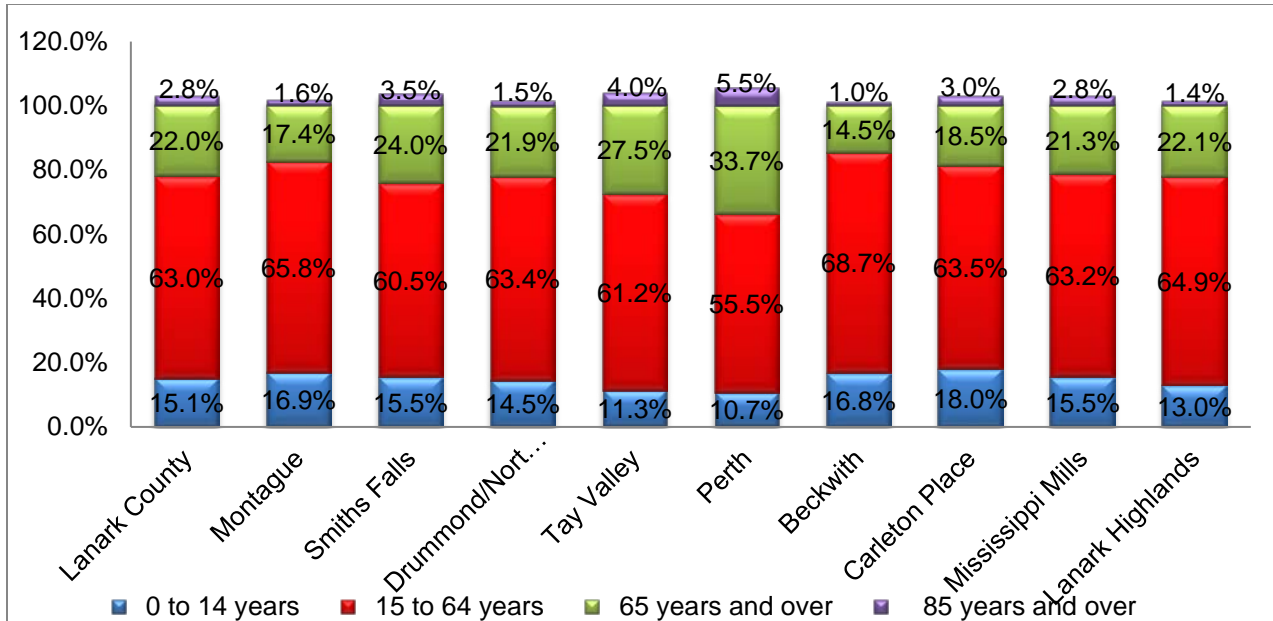
Table 7 and Figure 7 show population distributions by age and municipality. Carleton Place has a relatively youthful population with a high proportion of children (age 0 to 14 years) at 18% in comparison to Perth at only 10.7%. Perth has a very high senior population with 39.2% of the Town's population being over the age of 65 in comparison to Beckwith at only 15.5% of its population being over age 65. Beckwith has the highest proportion of middle-aged individuals at 68.7% of its population.

Table 7: Population Distribution by Age, 2016			
Municipality	0-19 Years	20-64 Years	65+ Years
Beckwith	1,770	4,765	1,110
Carleton Place	2,480	6,200	1,970
Drummond North / Elmsley	1,590	4,470	1,705
Lanark Highlands	940	3,220	1,180
Mississippi Mills	2,785	7,570	2,810
Montague	850	2,260	655
Perth	890	3,035	2,000
Smiths Falls	1,810	4,860	2,105
Tay Valley	920	3,185	1,560
Lanark County	14,035	39,565	15,095
% of Lanark County Population	20.4%	57.6%	22.0%

Source: Statistics Canada Census, 2016

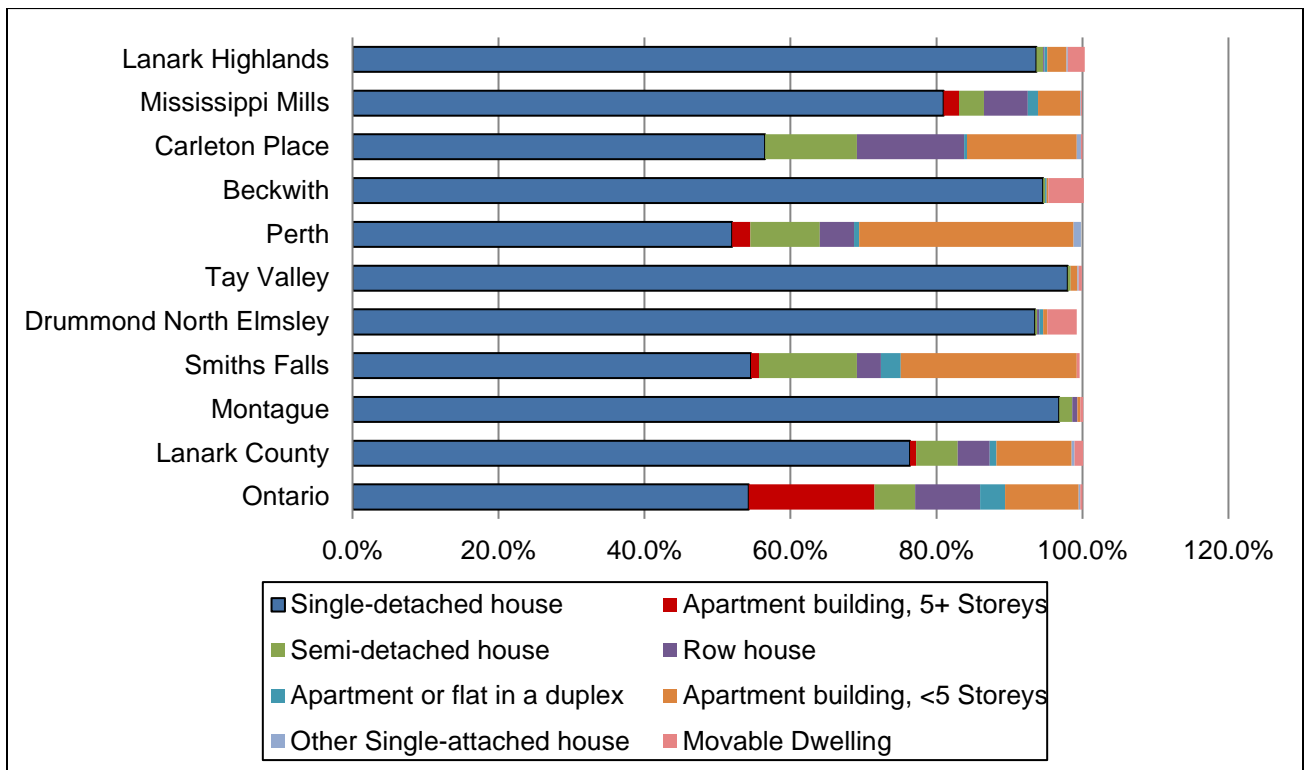


Figure 7: Population Distribution by Age, 2016



Source: Statistics Canada Census, 2016

Figure 8: Distribution of Dwellings by Dwelling Type, 2016

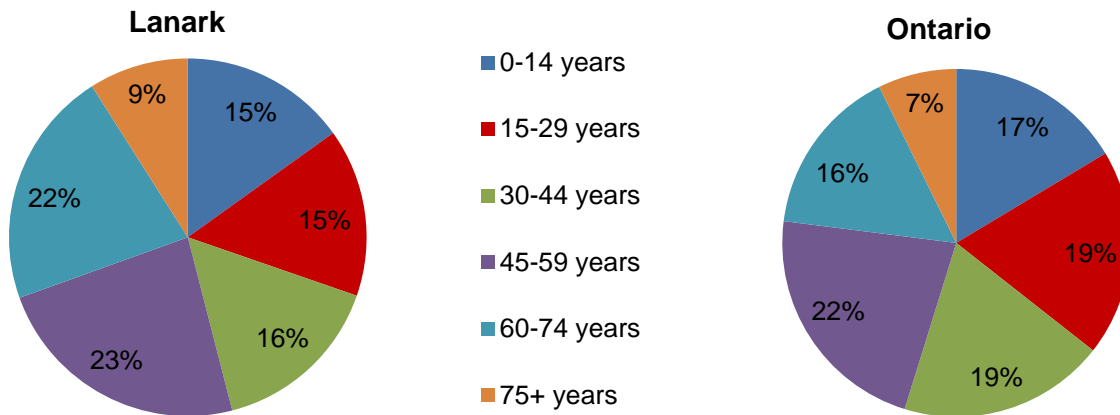


Source: Statistics Canada Census, 2016



When comparing the age characteristics of Lanark County with Ontario, the County's aging population becomes obvious - 31% of the County's population is over the age of 60, while only 23% of the province is over the age of 60. Figure 9 shows the population age characteristics of Lanark County and Ontario.

Figure 9: Population Age Characteristics, 2016



4.3 Median Age

Table 8 shows the increase in median age from 2006 to 2016. In 2006, the County's median age was 43.1 while Ontario's was 39.0. In 2016, the County's median age increased by 5.1 years for a median age of 48.2 while the provinces only increased by 2.3 years for a median age of 41.3. As our population continues to age, we must ensure the appropriate services, supports, and housing types are available.

Table 9 shows that the County's municipalities have a higher median age than the province. Perth has the highest median age at 55.1 years, followed closely by Tay Valley and Lanark Highlands. Carleton Place has the youngest median age at 42.3 years followed closely by Montague and Beckwith.

PROJECTED SENIOR GROWTH IN LANARK COUNTY

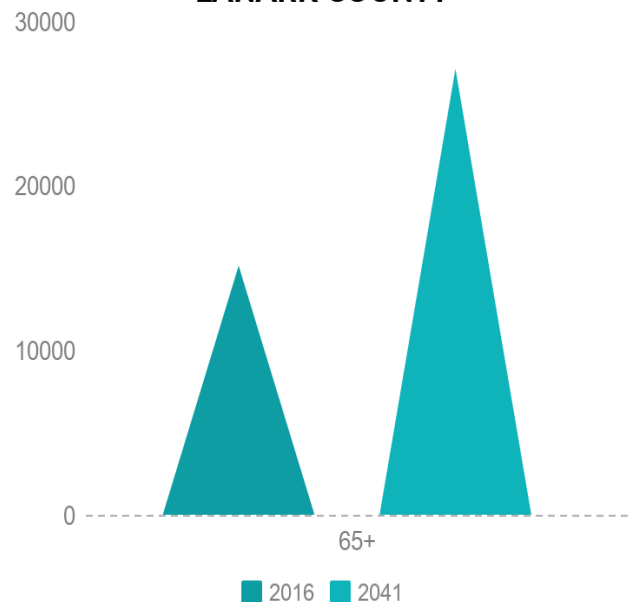


Table 8: Median Age, 2006-2016

Region	Median Age 2006	Median Age 2011	Median Age 2016	Difference in Years from 2006-2016
Lanark County	43.1	46.2	48.2	+ 5.1
Ontario	39.0	40.4	41.3	+ 2.3

Source: Statistics Canada Census, 2016

Table 9: Median Age, 2016

Municipality	Median Age
Carleton Place	42.3
Montague	43.6
Beckwith	44.4
Mississippi Mills	47.9
Smiths Falls	48.1
Drummond/North Elmsley	49.6
Lanark Highlands	51.2
Tay Valley	54.5
Perth	55.1
Lanark County	48.2
Ontario	41.3



4.4 Existing Housing Stock

In 2016, 28,580 private dwellings were occupied in Lanark County. As shown in Tables 10 and 11, 76.4% of these are single-detached homes, 10% are units in apartment buildings less than 5 storey's high and 6% are semi-detached homes. Overall, the County has very few row homes, apartments in duplexes, movable dwellings or high-storey apartments which tend to be less expensive housing options.

Tables 10 and 11 show the changes in dwelling structural types from 1996 to 2016. Dwelling types across the County have remained quite stable during this time period. In 1996 single detached homes accounted for 74.2% of all homes while in 2016 this increased to 76.4%. This indicates that the types of housing available in the County have become even more restricted over time.

Table 10: Housing Dwelling by Structural Type, 2006-2016

Year	Total Dwellings	Single-detached house	Semi-detached house	Row house	Apartment or flat in a duplex	Apartment in building with five or more storey's	Apartment in building with fewer than five stories'	Other single-attached house	Movable dwelling
2016	28,580	21,845	1,630	1,245	260	225	2,935	105	335
2011*	26,835	20,515	1,585	1,060	185	235	2,820	110	325
2006	25,170	19,420	1,305	895	545	170	2,590	75	160
2001	23,905	18,325	1,245	775	425	255	2,625	105	150
1996	22,395	16,610	1,255	580	660	190	2,670	135	290

Source: Statistics Canada Census, 1996-2016, *National Household Survey

Table 11: Housing Dwelling by Structural Type as % of Total Dwelling, 2006-201

Year	Total Dwellings	Single-detached house	Semi-detached house	Row house	Apartment or flat in a duplex	Apartment in building with five or more storey's	Apartment in building with fewer than five storey's	Other single-attached house	Movable dwelling
2016	100.0%	76.4%	5.7%	4.4%	0.9%	0.8%	10.3%	0.4%	1.2%
2011*	100.0%	76.4%	5.9%	4.0%	0.7%	0.9%	10.5%	0.4%	1.2%
2006	100.0%	77.2%	5.2%	3.6%	2.2%	0.7%	10.3%	0.3%	0.6%
2001	100.0%	76.7%	5.2%	3.2%	1.8%	1.1%	11.0%	0.4%	0.6%
1996	100.0%	74.2%	5.6%	2.6%	2.9%	0.8%	11.9%	0.6%	1.3%

Source: Statistics Canada Census, 1996-2016, *National Household Survey



While the types of housing across the County have not significantly changed since 1996, there are obvious differences in dwelling type amongst the municipalities. In Beckwith, Montage, Drummond North Elmsley, Tay Valley and Lanark Highlands single-detached homes constitute over 90% of their dwelling types. Whereas approximately half the dwellings in Smiths Falls (55%), Carleton Place (57%), and Perth (52%) are single-detached homes, as these are the County's most urban centers.

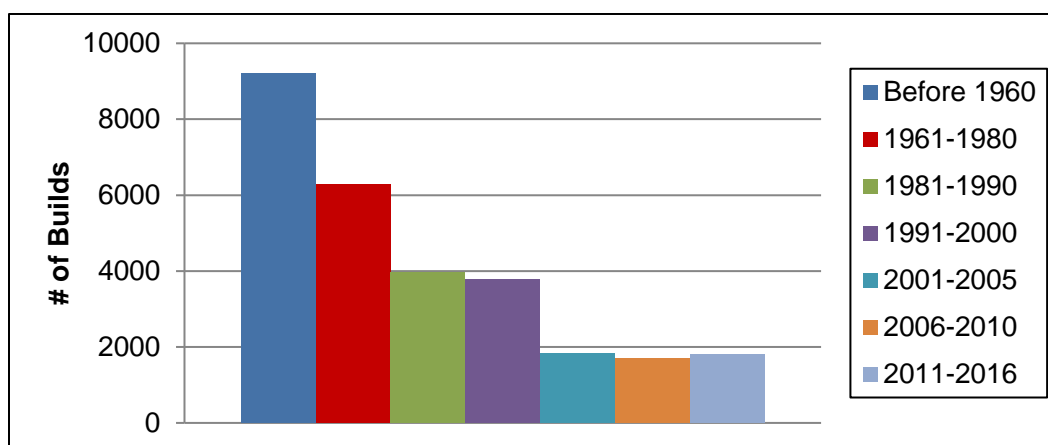
Across the province, 31% of dwellings are considered apartments. In the County, only 12% of units are apartments. The municipality with the highest percentage of apartments is Perth at 33% of its dwelling types falling within the category followed by Smiths Falls at 28%, Carleton Place at 15%, Mississippi Mills at 9% and Lanark Highlands at 3%.

4.5 Age and Condition of Housing Stock

An important aspect of meeting housing needs is the ability of the existing housing stock to continue to provide acceptable living standards to existing residents. Accordingly, an analysis of the condition of housing is an important measure in the identification of housing need in the area.

Figure 9 shows the period of construction for the existing housing stock across the County. 32% of the housing stock was constructed before 1960 and 22% between 1961 and 1980. Overall the housing stock in the County is aging.

Figure 9: Period of Construction



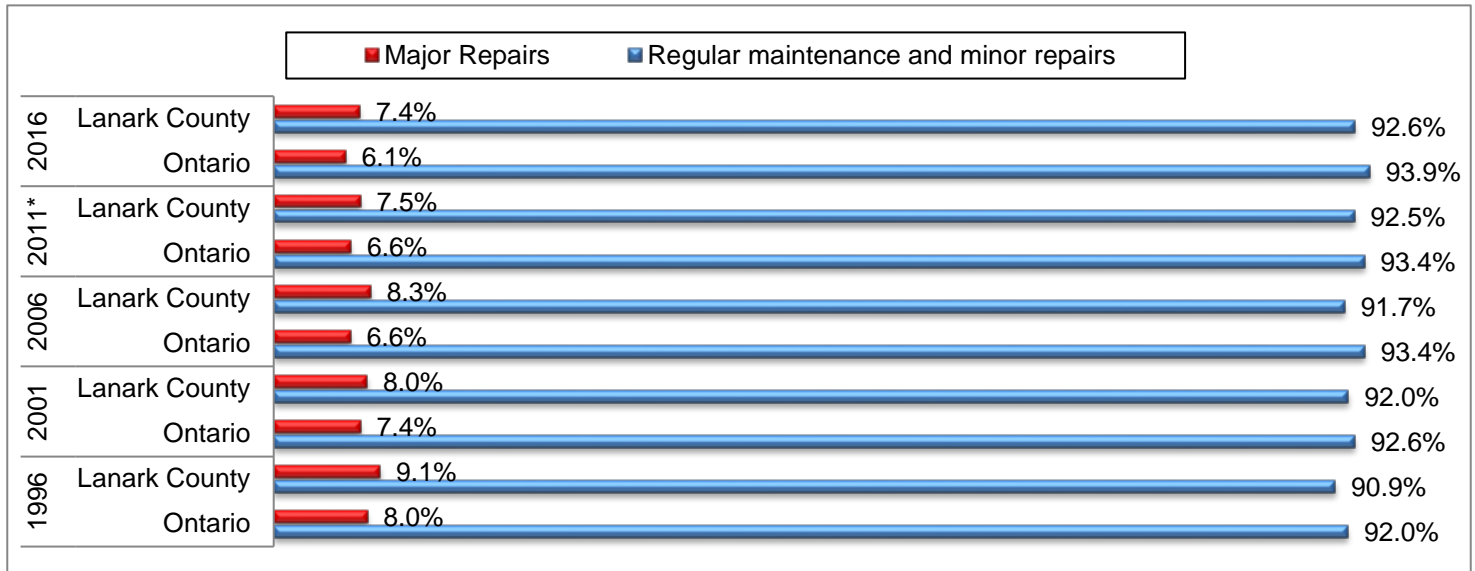
Source: Statistics Canada Census, 2016

When a census is taken, a self-assessment of the building condition is reported. Based on this approach, you can assess the condition of the housing stock overall. Housing is considered inadequate if it requires major repairs and/or lacks the necessary services



and basic facilities. 7.4% or 2,115 dwelling structures are in need of major repairs or are inadequate; the remaining 92.6% of dwelling is only in need of regular maintenance or minor repairs. Figure 10 shows that the condition of the County's stock has improved since 1996 when 9.1% was considered inadequate or required major repair.

Figure 10: Condition of Housing, Lanark County and Ontario Comparison, 1996-2016



Source: Statistics Canada Census, 2016

Housing suitability refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms as calculated using the NOS.

Table 12 shows that 97.7% of Lanark County households are living in suitable homes based on the NOS, while 2.3% are not. This is slightly lower than the provincial standard where 6.0% of households do not have suitable homes.



	Lanark	Lanark %	Ontario	Ontario %
Total Population	28,580	100.0%	5,169,175	100.0%
Suitable	27,935	97.7%	4,858,170	94.0%
Not suitable	645	2.3%	311,005	6.0%



Source: Statistics Canada Census, 2016

Table 13: Private Households by Number of Persons Per Room, 2016				
	Lanark	Lanark %	Ontario	Ontario %
Total Population	28,580	100.0%	5,169,175	100.0%
One person or fewer per room	28,460	99.6%	5,046,810	97.6%
More than 1 person per room	120	0.4%	122,360	2.4%

Source: Statistics Canada Census, 2016

4.6 Community Housing Stock

Community housing plays a significant role in the County's housing market. About 15.3% of County tenant households live in social housing; this is relatively consistent with the provincial standard. There are various programs that assist County residents with high rent costs. Two primary types of community housing include social housing and affordable housing. In social housing, tenants typically pay 30% of their income to rent and in affordable housing tenants pay 80% of average market rent. The social housing in Lanark is owned and operated by Lanark County, five non-profit housing providers, and private landlords who hold rent supplement agreements with the County. With the introduction of the *Social Housing Reform Act* in 2000, and its successor the *Housing Services Act*, the County was designated the Service Manager for the County of Lanark and Town of Smiths Falls and given responsibility for community housing. Lanark County is required to maintain 771 social housing units.



Most of the County's social housing stock was built in the 1970s, with all of it being constructed by the early 1990s. Distribution of the County's housing stock is shown in Table 14 - 39.6% of the County's social housing stock is in the Town of Smiths Falls, 23.4% is in Mississippi Mills, 19.7% is in Carleton Place and the remaining 17.2% is in Perth. In total, there are 679 physical social housing units. At the time of construction, the needs of the community were different than today, for instance, the average family size was much larger in the 1970s and average age much lower.



Tables 14 to 16 categorize social housing into three separate targets - units available for the general public, seniors, and assisted living units for individuals with developmental disabilities. Approximately 10% of the units are designated for seniors which are defined as those 65 years of age and older. The tables show how social housing is distributed amongst the communities and by bedroom size. As indicated in Figure 11, over half the units are one-bedroom, 18% are three-bedroom units and 16% are two-bedroom units. Table 17 shows the location of single-family homes.

Table 14: Social Housing Stock Distribution – General Units, 2018							
Municipality	# of Bachelor Units	# of 1 Bedroom Units	# of 2 Bedroom Units	# of 3 Bedroom Units	# of 4 Bedroom Units	# of 5 Bedroom Units	Total # of Units
Carleton Place	4	75	14	16	10	0	119
Mississippi Mills	12	29*	40*	28	4	0	113
Perth	0	71	12	11	5	0	99
Smiths Falls	0	156	32	69	9	3	269
Total # of Units	16	331	98	124	28	3	600

* Numbers marked with an asterisk can fluctuate Source: Lanark County Service Manager Data

Table 15: Social Housing Stock Distribution – Units Designated for Seniors, 2018			
Municipality	# 1 Bedroom	# 2 Bedroom	Total # of Units
Carleton Place	14*	1*	15
Mississippi Mills	23*	10*	33
Perth	16*	2*	18
Smiths Falls	0	0	0
Total # of Units	53*	13*	66

* Numbers marked with an asterisk can fluctuate Source: Lanark County Service Manager Data

Table 16: Social Housing Stock Distribution – Assisted Living Units for Individuals with Developmental Disabilities, 2018			
Municipality	Bachelor	Group Home	Total # of Units
Mississippi Mills	8	5	13

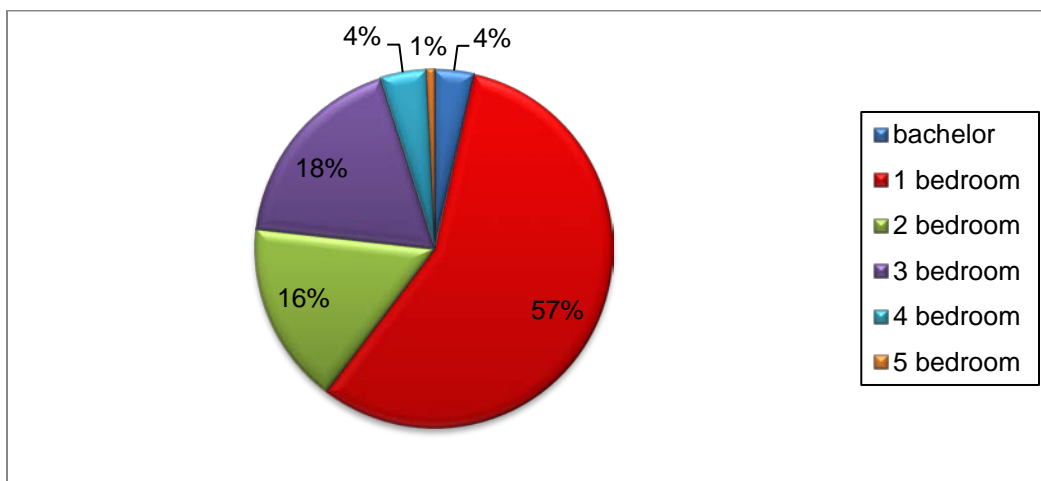
* Numbers marked with an asterisk can fluctuate Source: Lanark County Service Manager Data



Table 17: Single Family Homes in Lanark County's Portfolio, 2018

Smiths Falls		Perth	
179 Carss Avenue	38 Jasper Avenue	56 Jasper Avenue	10 Welland Street
185 Carss Avenue	40 Jasper Avenue	58 Jasper Avenue	4 Railway Street
68 Broadview Avenue	42 Jasper Avenue	60 Jasper Avenue	(vacant lot next to 20
22 Beech Street	44 Jasper Avenue	62 Jasper Avenue	Robinson Street)
23 Beech Street	46 Jasper Avenue	64 Jasper Avenue	
24 Beech Street	48 Jasper Avenue	66 Jasper Avenue	
25 Beech Street	50 Jasper Avenue	68 Jasper Avenue	
34 Jasper Avenue	52 Jasper Avenue	70 Jasper Avenue	
36 Jasper Avenue	54 Jasper Avenue		

Figure 11: Social Housing Stock by Bedroom Size, 2018



Source: Lanark County Service Manager Data



Table 18: Social Housing Stock Distribution, 2018			
Municipality	% of Households Living in Subsidized Housing	Distribution of Lanark County's Social Housing (LCHC and non-profit)	2016 % of Population as a portion of Lanark County's Total Population
Ontario	15.0%	--	
Lanark County	15.3%	--	
Beckwith	0%	0%	11%
Carleton Place	15.4%	19.7%	16%
Drummond North Elmsley	0%	0%	11%
Lanark Highlands	0%	0%	8%
Mississippi Mills	15.6%	23.4%	19%
Montague	0%	0%	5%
Perth	14.2%	17.2%	9%
Smiths Falls	21%	39.6%	13%
Tay Valley	11.1%	0%	8%

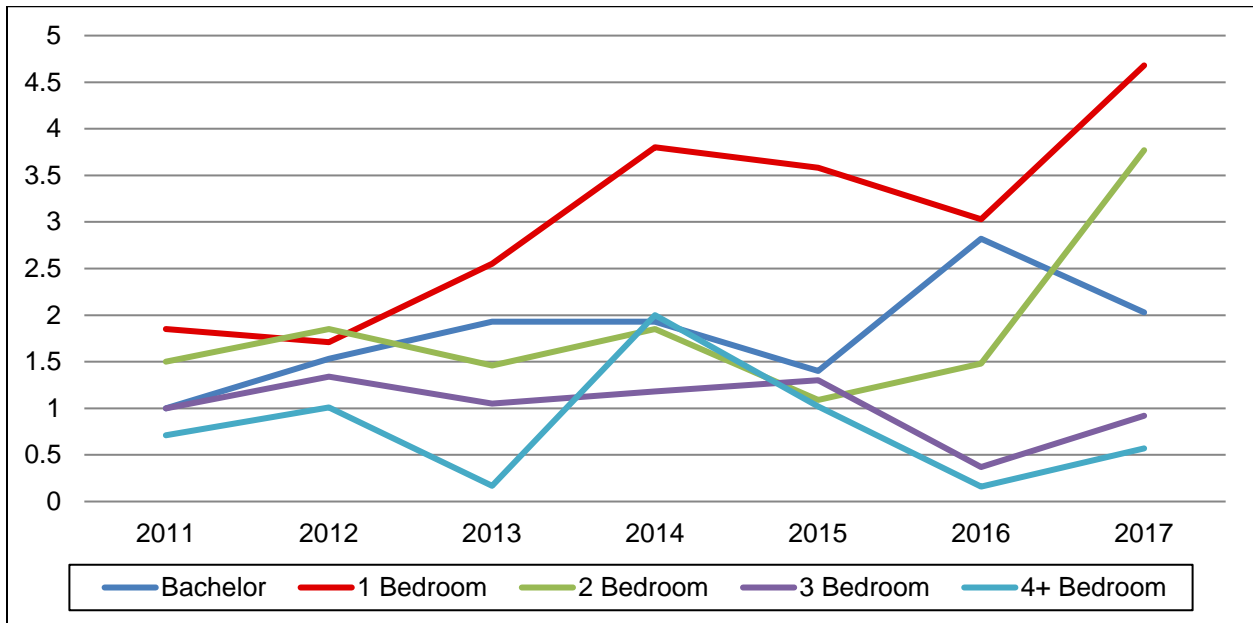
Source: Statistics Canada Census, 2016; Lanark County Housing and Homelessness Plan, 2014

Figure 12 shows the County-wide average wait time by the number of bedrooms within a unit. Although the County has a high proportion of one-bedroom units, those waiting for a one-bedroom unit wait the longest, just over four and a half years, followed by households waiting for a two-bedroom unit, just under four years. This aligns with the relatively small number of two-bedroom units located in the County. Households waiting for three and four-bedroom units typically wait about one year.

Wait times for social housing vary drastically by the community. Figure 13 shows the average wait time by the municipality for households waiting on the chronological waitlist. In 2017, individuals and families waiting for a social housing unit in Carleton Place waited an average of seven years. While those waiting for a unit in Mississippi Mills waited just over one year. Households waiting for units in Smiths Falls and Perth had similar wait times of just over three years. In 2011, 2012, and 2013 wait times across communities were much more consistent with the average wait being one to two years. Since 2014, wait times amongst communities have begun to spread with drastic differences being experienced in 2016 and 2017.

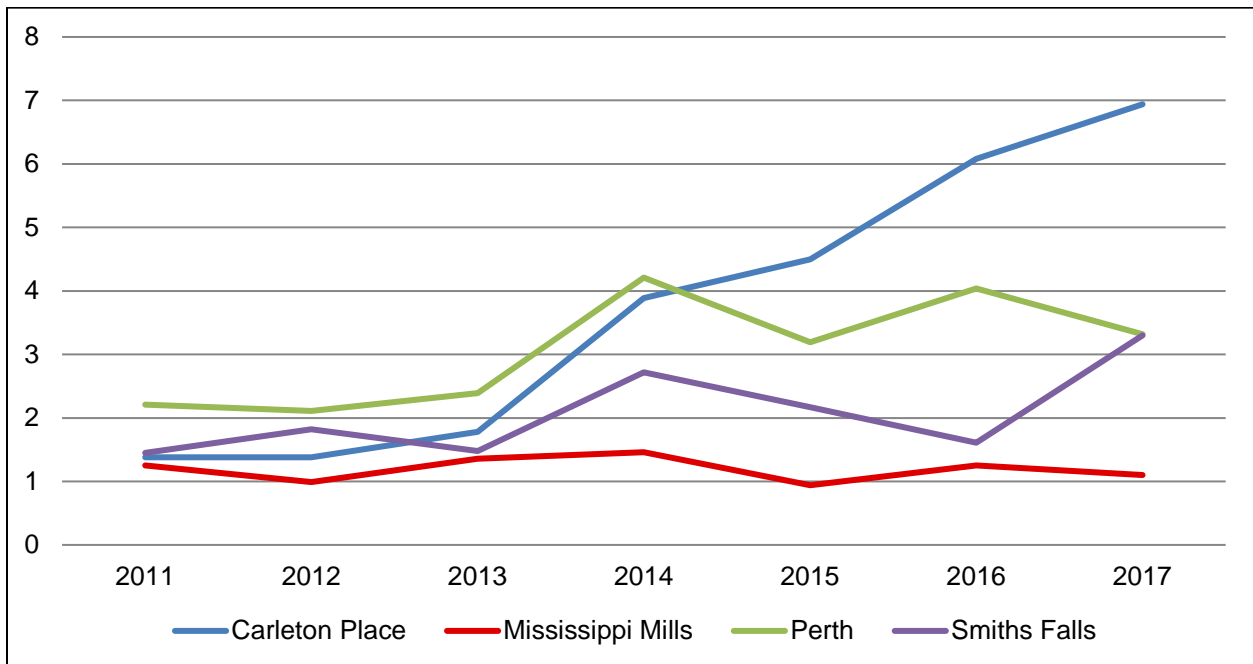


Figure 12: Average Wait Time for Social Housing in Years by Bedroom Size, 2011-2017



Source: Lanark County Social Housing Registry

Figure 13: Average Wait Time for Social Housing in Years, 2011-2017



Source: Lanark County Social Housing Registry



In 2015, the average wait time for social housing on the County's chronological wait list was 2.46 years. Figure 14 compares Lanark's chronological waitlist times with other Service Manager wait times in Eastern Ontario. Those waiting in Lennox and Addington waited just over half a year while those waiting in Hastings waited about 2.6 years.



Figure 15 shows the average wait time for households with Special Priority Status (SPP). In Lanark, people waited just under half a year; those in Lennox and Addington had the shortest wait times and Hastings had the longest.

Figure 14: Chronological Wait Time in Years, Service Manager Comparison, Dec. 2015

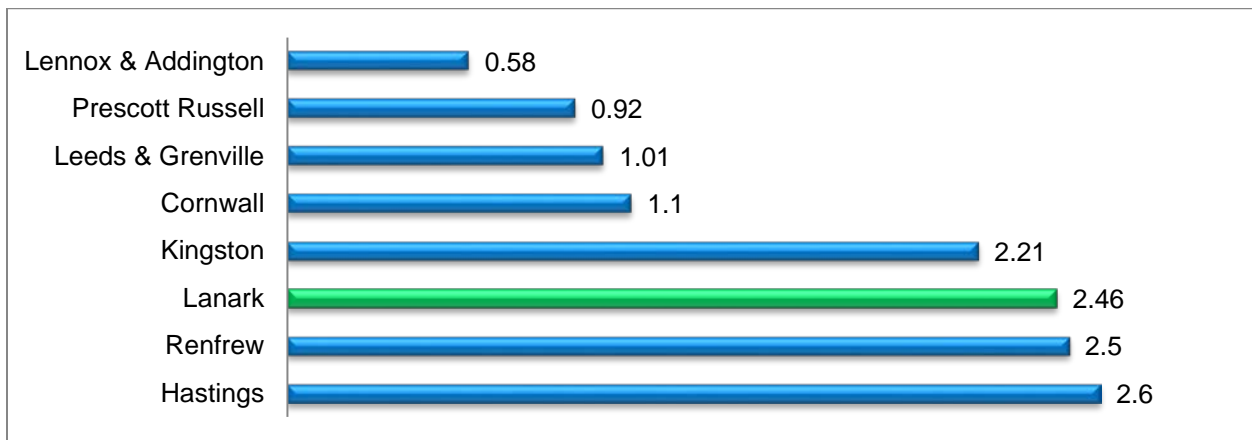
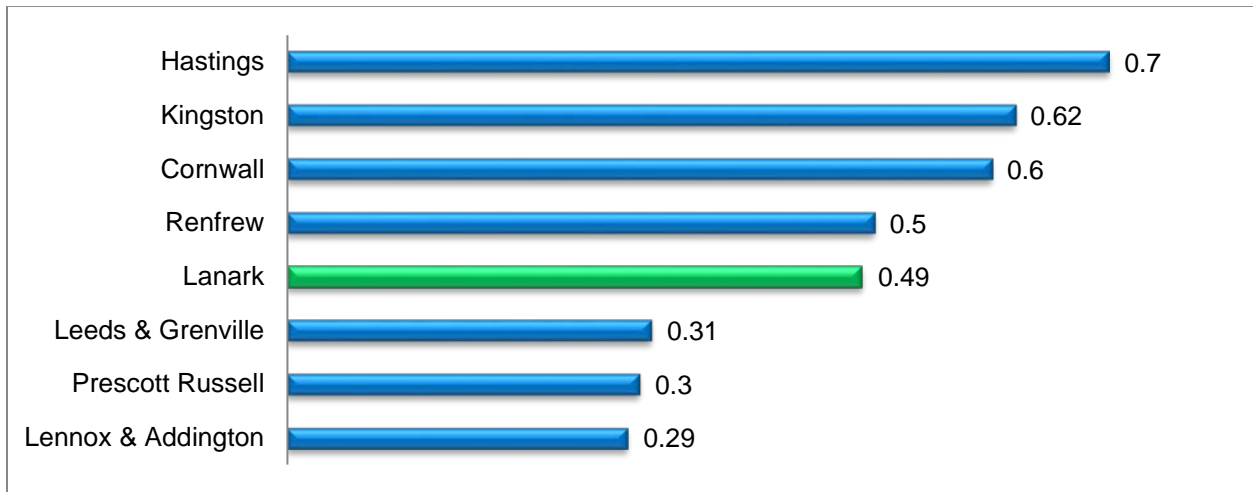
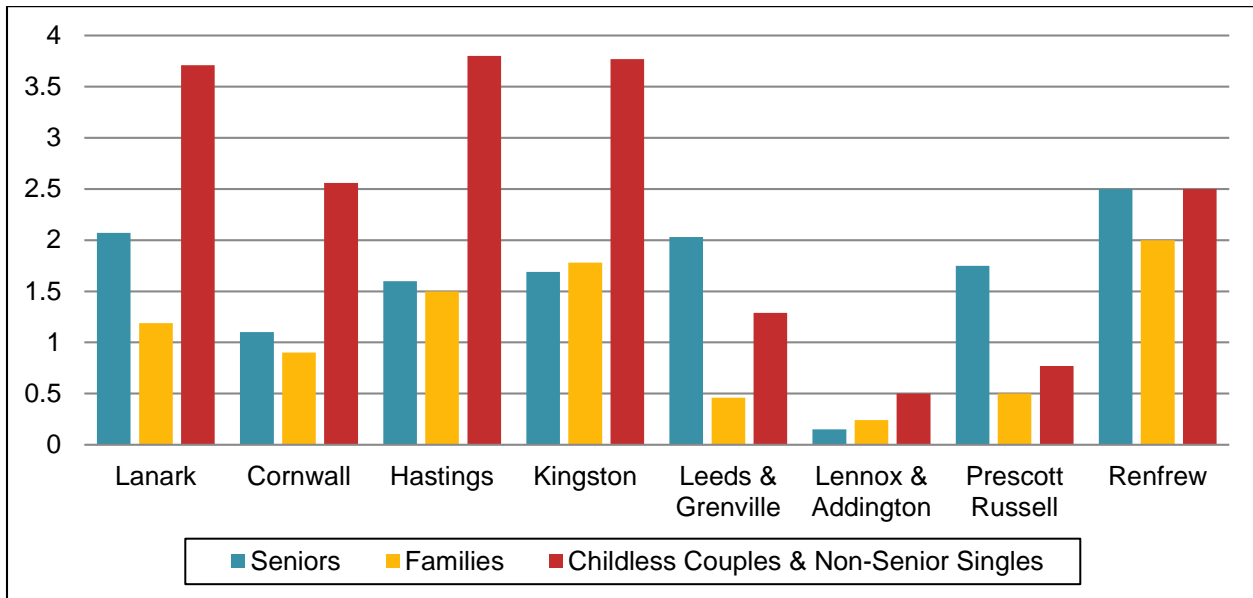


Figure 15: SPP Wait Time in Years, Service Manager Comparison, December 2015



Source: ONPHA, 2016

Figure 16: Avg. Wait Time in Years by Household Type, Service Manager Comparison, 2015



Source: ONPHA, 2016



4.7 Households

While the population is an important parameter in housing markets, housing need is more directly related to the number and type of households in a community as this dictates the range of dwelling units required and provides indicators for the future. Examining socioeconomic and household characteristics can help more clearly outline the housing needs of a community.

4.8 Household Income

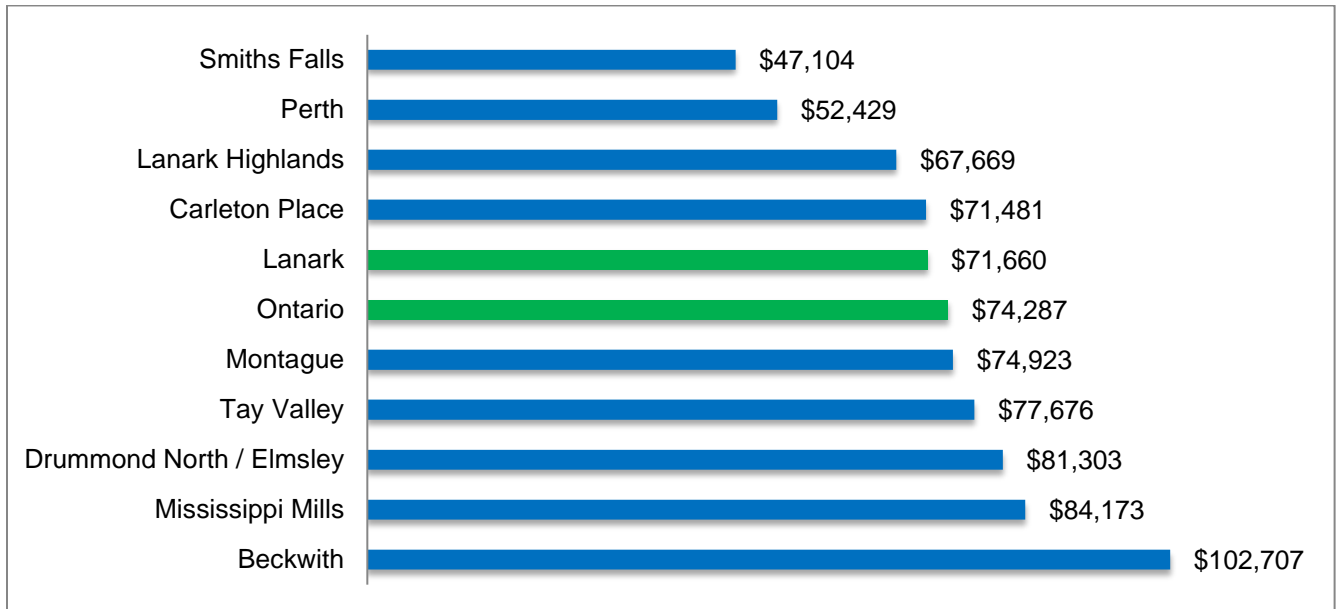
Household income has a significant impact on the type of housing required in a community. Communities with lower household incomes and higher prevalence of poverty require more affordable housing options. As shown in Figure 17, the median household income in Lanark County in 2016 was \$71,660. The provincial median is slightly higher at \$74,287. Median household incomes have increased over the last 20 years; Lanark County's increased by 69% while the provincial average increased by 65%. However, the slowest rate of increase between each census year occurred most recently. From 2006 to 2011 median household income rose 14.7% while from 2011 to 2016 it only increased by 9.7% suggesting a slowing economy and aging population.

The median household income varies vastly from one municipality to the next, as seen in Figure 17. Beckwith has a median household income that is significantly higher than the provincial median at \$102,707. Mississippi Mills (\$84K), Drummond/North Elmsley (\$81K), Tay Valley (\$78K), and Montague (\$75K) all have median household incomes higher than the County and provincial medians. Historically these communities have proven to have relatively high household incomes as presented in Table 19. Interestingly, these communities are spread throughout the County and do not necessarily border on the City of Ottawa where many County residents commute to work.

Smiths Falls (\$47K), Perth (\$52), Lanark Highlands (\$68K), and Carleton Place (\$71K) are all below the County and provincial medians. Historically, these communities have had lower household incomes. Smiths Falls has the lowest median household income at \$47,104. Of these communities, between the years of 1996 and 2016, Lanark Highlands' median household income increased at a very high proportion of 76%, while Smiths Falls income only increased by 48%.



Figure 17: Median Household Income, 2016



Source: Statistics Canada Census, 2016

Table 19: Median Household Income, 1996-2016

Municipality	1996	2001	2006	2011*	2016
Beckwith	\$52,157	\$68,712	\$77,515	\$96,350	\$102,707
Carleton Place	\$43,375	\$50,204	\$55,077	\$67,465	\$71,481
Drummond/North Elmsley	\$45,767	\$55,424	\$60,371	--	\$81,303
Lanark Highlands	\$38,421	\$42,534	\$52,974	--	\$67,669
Mississippi Mills	\$50,610	\$60,499	\$67,114	\$78,953	\$84,173
Montague	\$43,090	\$46,002	\$56,752	\$70,200	\$74,923
Perth	\$33,299	\$40,104	\$42,168	\$47,201	\$52,429
Smiths Falls	\$31,719	\$38,974	\$42,446	\$45,469	\$47,104
Tay Valley	\$44,052	\$51,063	\$66,082	--	\$77,686
Lanark County	\$42,396	\$49,701	\$56,892	\$65,311	\$71,660
Ontario	\$45,155	\$53,626	\$60,455	\$66,358	\$74,287

Source: Statistics Canada Census, 2011 & 2016 *National Household Survey



Table 20 shows the number of Lanark County households within various income levels in the 2011 and 2016 census years. In 2011, 10.0% of County households had an income of under \$20,000 while in 2016 this dropped to 8.4%.

Table 20: Total Household Income, 2011-2016				
Household Income	2011*		2016	
	# of Households	% of Lanark County Households	# of Households	% of Lanark County Households
Under \$5,000	570	2.1%	255	0.9%
\$5,000 to \$10,000	265	1.0%	325	1.1%
\$10,000 to \$14,999	750	2.8%	810	2.8%
\$15,000 to \$19,999	1,090	4.1%	1,035	3.6%
\$20,000 to \$29,999	2,300	8.6%	2,210	7.7%
\$30,000 to \$39,999	2,425	9.0%	2,365	8.3%
\$40,000 to \$44,999	2,360	8.8%	2,385	8.3%
\$50,000 to \$59,999	2,360	8.8%	2,285	8.0%
\$60,000 to \$79,999	4,145	15.4%	4,345	15.2%
\$80,000 to \$99,999	3,380	12.6%	3,580	12.5%
\$100,000 to \$149,999	4,755	17.7%	5,535	19.4%
\$150,000 and over	2,430	9.1%	3,440	12.0%

Source: Statistics Canada Census, 2011 & 2016 *National Household Survey

The proportion of households deemed low income is another indicator of a community's economic health. To measure people as low-income Statistics Canada uses the Low-income cut-off, after-tax (LICO-AT) which refers to an income threshold. It is defined by Statistics Canada using 1992 expenditure data, below which economic families or persons would likely have devoted a larger share of their after-tax income than average to the necessities of food, shelter, and clothing. More specifically, the thresholds represented income levels at which these households were expected to spend 20 percentage points or more of their after-tax income than average on food, shelter, and clothing. These thresholds continue to be adjusted to current dollars using the all-items Consumer Price Index (CPI).



The LICO-AT is calculated by 35 cut-offs varying by seven family sizes and five different sizes of an area of residence to account for economies of scale and potential differences in the cost of living in communities of different sizes. When the after-tax income of an economic family/person falls below the threshold applicable to that person/family, the person/family is in low income according to LICO-AT. The prevalence of low income is the proportion or percentage of units whose income falls below a specified low-income line.

POVERTY

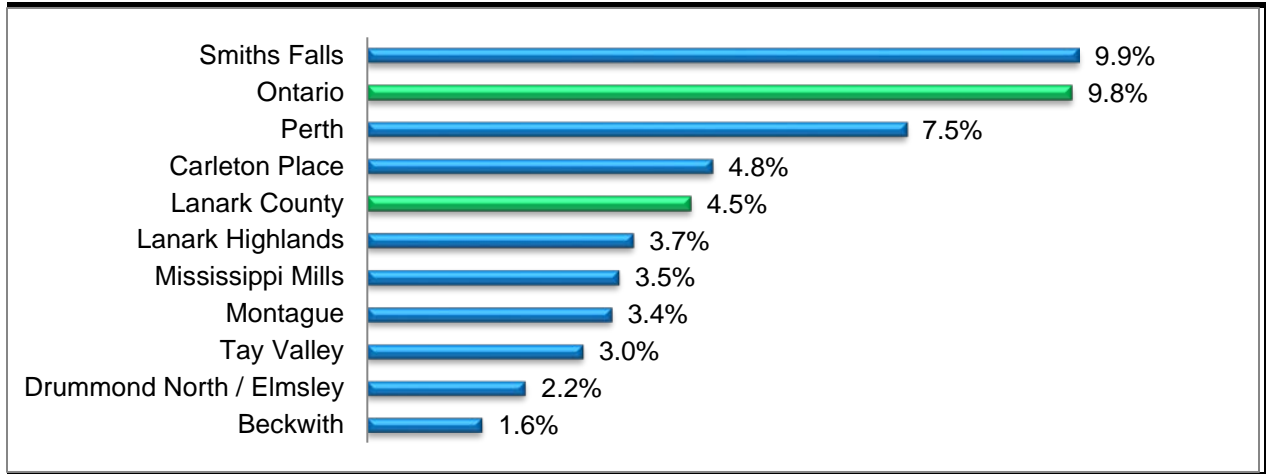


As shown in Figure 18, the prevalence of low-income based on LICO-AT across the province is 9.8%. Smiths Falls is the only community that exceeds this rate with a prevalence of 9.9%. Perth (7.5%), Carleton Place (4.8%), and Lanark Highlands (3.7%) have the highest prevalence of people living below the LICO-AT limit. As previously indicated, these communities also have low median annual household incomes.

Table 21 shows the number of people and the prevalence of the population that fall below the LICO-AT cutoff for the specified age group by municipality. Most people that fall below the LICO-AT cutoff in the County are between the ages of 18 and 64, for a total of 2,220 people. In all communities, this age group has the highest prevalence of low-income based on age except for in Carleton Place, Lanark Highlands, and Montague. In these communities, children have the highest prevalence of low-income. 615 children between 0 and 17 years fall below the cut off and 170 seniors over age 65.



Figure 18: Prevalence of Low-Income Based on LICO-AT, 2016



Source: Statistics Canada Census, 2011 & 2016 *National Household Survey

Table 21: Prevalence of Low-Income by Age Based on LICO-AT, 2016

Municipality		0-17 Years	18-64 Years	65+ Years	Total
Beckwith	Prevalence	1.3%	1.9%	0.5%	1.6%
	# of people	20	95	5	120
Carleton Place	Prevalence	6.0%	5.4%	1.5%	4.8%
	# of people	135	345	25	500
Drummond North / Elmsley	Prevalence	2.2%	2.8%	0.6%	2.2%
	# of people	30	130	10	170
Lanark Highlands	Prevalence	5.3%	4.2%	1.3%	3.7%
	# of people	45	140	15	195
Mississippi Mills	Prevalence	3.6%	4.4%	1.0%	3.5%
	# of people	90	345	25	450
Montague	Prevalence	4.5%	3.7%	1.7%	3.4%
	# of people	35	85	10	125
Perth	Prevalence	8.9%	10.8%	1.3%	7.5%
	# of people	70	335	25	430
Smiths Falls	Prevalence	10.7%	12.5%	2.3%	9.9%
	# of people	175	625	45	850
Tay Valley	Prevalence	3.1%	3.6%	1.6%	3.0%
	# of people	25	115	20	160

Source: Statistics Canada Census, 2016



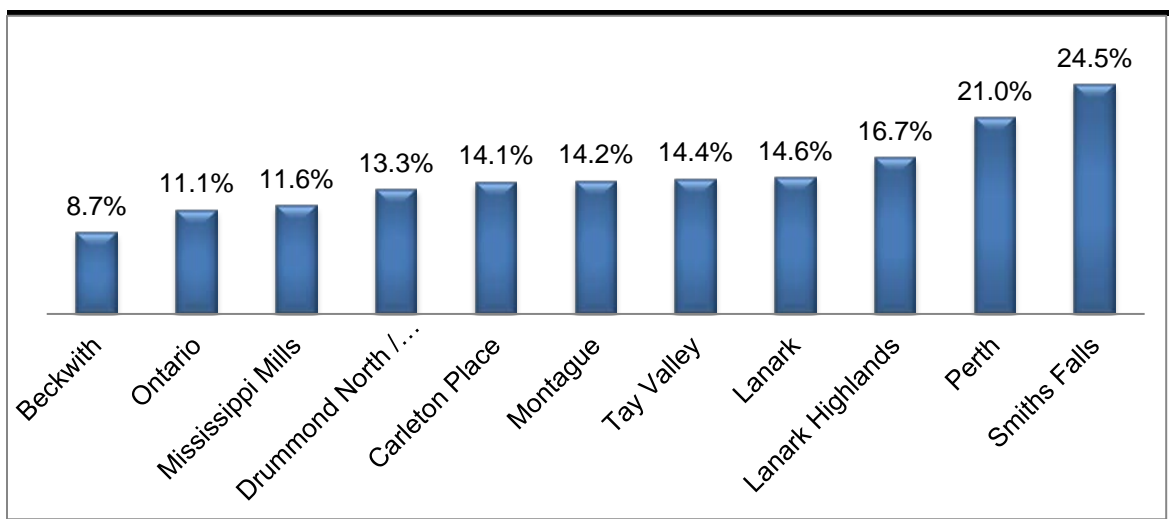
Table 22 shows the prevalence of poverty based on LICO-AT while comparing male and female age groups. The percentages are rather similar within the County with the biggest gap being in the senior population where 1.1% of male seniors and 1.4% of female seniors fall below the LICO-AT limit.

Table 22: Prevalence of Low-Income Based on LICO-AT by Age, 2016						
	County			Province		
	Average	Male	Female	Average	Male	Female
0-17 Years	4.9%	4.8%	4.9%	11.5%	11.5%	11.4%
18-64 Years	5.5%	5.5%	5.4%	12.3%	12.3%	12.3%
65+ Years	1.2%	1.1%	1.4%	10.5%	10.5%	10.6%
Total	4.5%	4.5%	4.5%	9.8%	9.7%	9.9%

Source: Statistics Canada Census, 2016

Figure 19 shows the percentage of households in receipt of government transfers. 14.6% of Lanark County households receive government transfers as part of their income; this is higher than the provincial average of 11.1%. Other than those who reside in Beckwith, all of Lanark County's households receive a higher percentage of government transfers than the provincial average. This is supported by the County's high senior population.

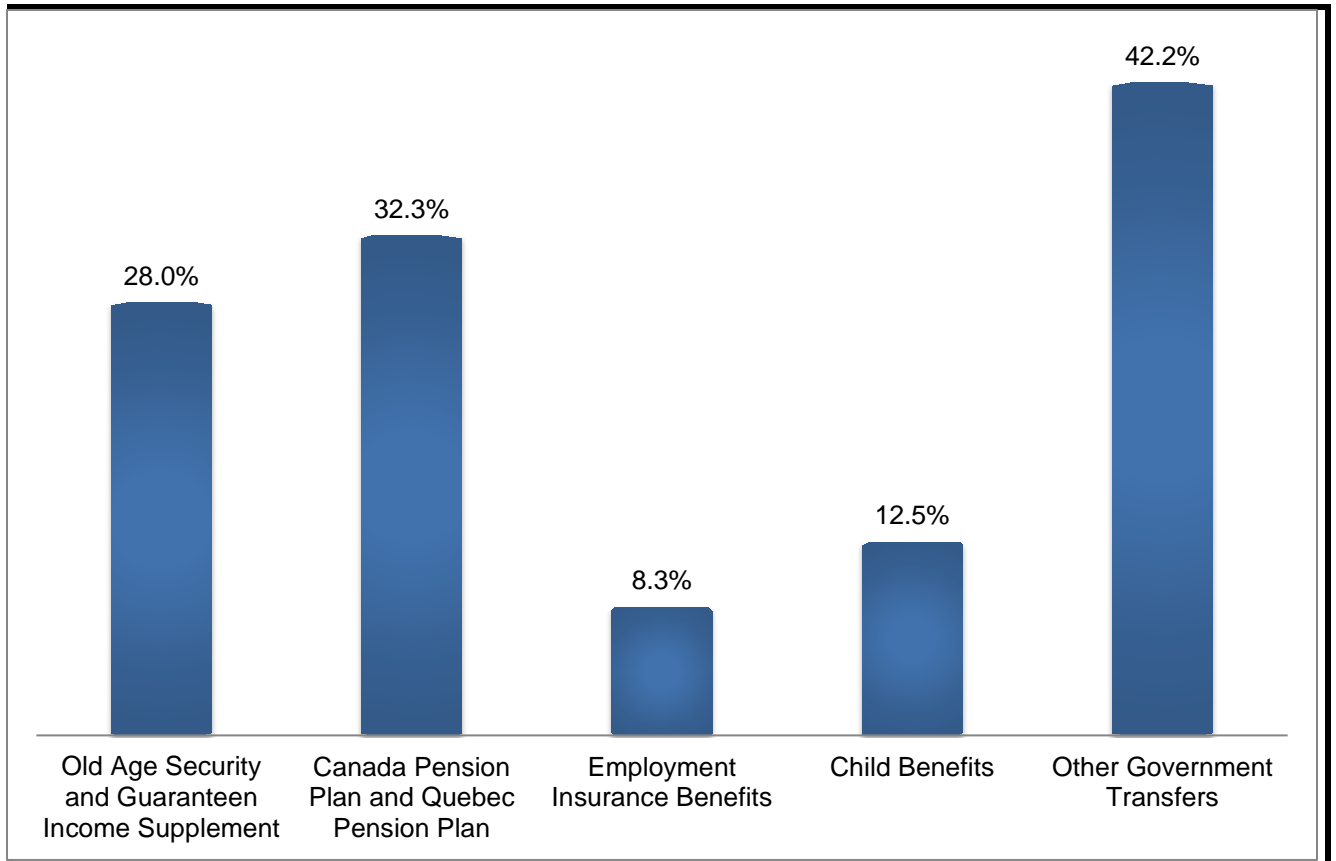
Figure 19: Percentage of Households in Receipt of Government Transfers



Source: Statistics Canada Census, 2016



Figure 20: Government Transfers for Population Aged 15 and Over in Private Households, 2016



Source: Statistics Canada Census, 2016

Figure 20 shows the sources of the County household government transfers which include avenues such as Old Age Security, Canada Pension Plan, Employment Insurance, child benefits, etc. Other government transfers refer to social assistance benefits, worker's compensation benefits, working income tax benefit, goods, and services tax credits, and harmonized sales tax credits.



4.9 Social Assistance Recipients

The number of households in receipt of social assistance is another factor in understanding local housing needs. For lower-income households, social assistance may be the sole means of financial support. These individuals struggle with paying for life's necessities.

The two primary social assistance programs in the province are Ontario Works (OW) and the Ontario Disability Support Program (ODSP). The province has launched extensive efforts to modernize social assistance and focus on ways to improve programs and services offered to the public.

“
Because of health issues I can barely make it to my third floor apartment and if the doctors are correct, I will be completely unable to in the near future but there is nothing else out there that I can afford on ODSP.
 ~ Lanark County Resident”

Table 23 shows the average number of family units and recipients in receipt of OW and ODSP from 2012 to 2017. In 2016, 2.84% of the County's population was in receipt of OW and 4.76% was in receipt of ODSP.

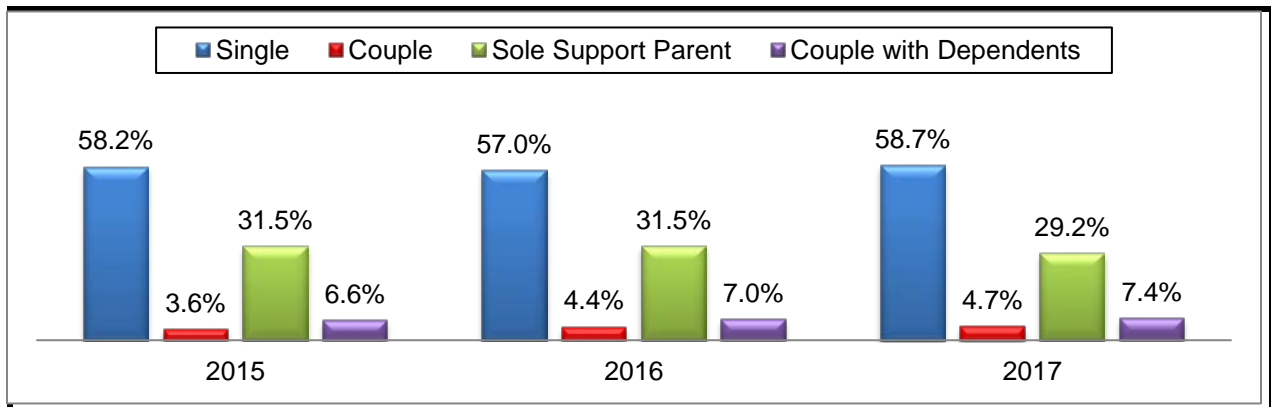
	2012	2013	2014	2015	2016	2017
# of OW Family Units	1,010	1,028	1,013	1,037	1,112	1,050
# of OW Recipients	1,838	1,856	1,845	1,838	1,952	1,872
# of ODSP Family Units	2,117	2,153	2,196	2,280	2,334	2,427
# of ODSP Recipients	3,036	3,048	3,087	3,196	3,269	3,369

Source: Social Assistance Operations Performance Report, 2018

In 2017, 58.2% of the OW cases were single individuals; they would have received a maximum of \$376 per month for shelter costs and \$330 for basic needs. Single parents made up 29.2% of County OW cases in the same year, followed by a small proportion of couples with dependents (7.4%) and couples (4.7%). Figure 21 shows the family structure of OW households during the years 2015, 2016 and 2017.



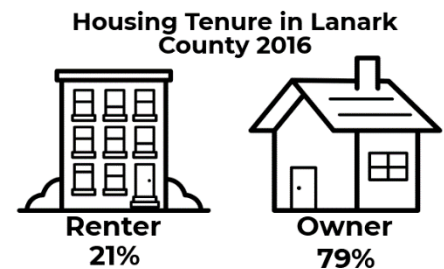
Figure 21: Ontario Works Households by Family Structure, 2015-2017



Source: Social Assistance Operations Performance Report, 2018

4.10 Households by Tenure

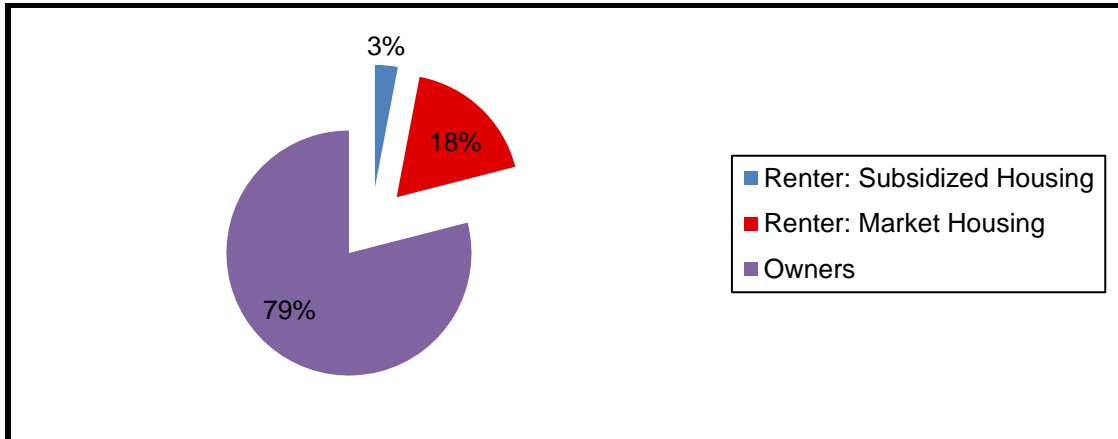
Lanark County has a substantially higher share of households that own their homes compared with rent. Approximately 79% of the County's households are homeowners and 21% are renters. 3% of household rent in social housing while 18% rent in market housing.



From 1996 to 2011, the percentage of owner households increased slightly during each census block in both Lanark County and provincially. However, from 2011 to 2016, the percentage of owner households decreased in both the County and Province, in turn increasing the number of renter households. In 2011, 5,055 County households rented and in 2016, 6,025 rented. This increase puts pressure on the County's rental market driving down vacancy rates and increasing rental costs.

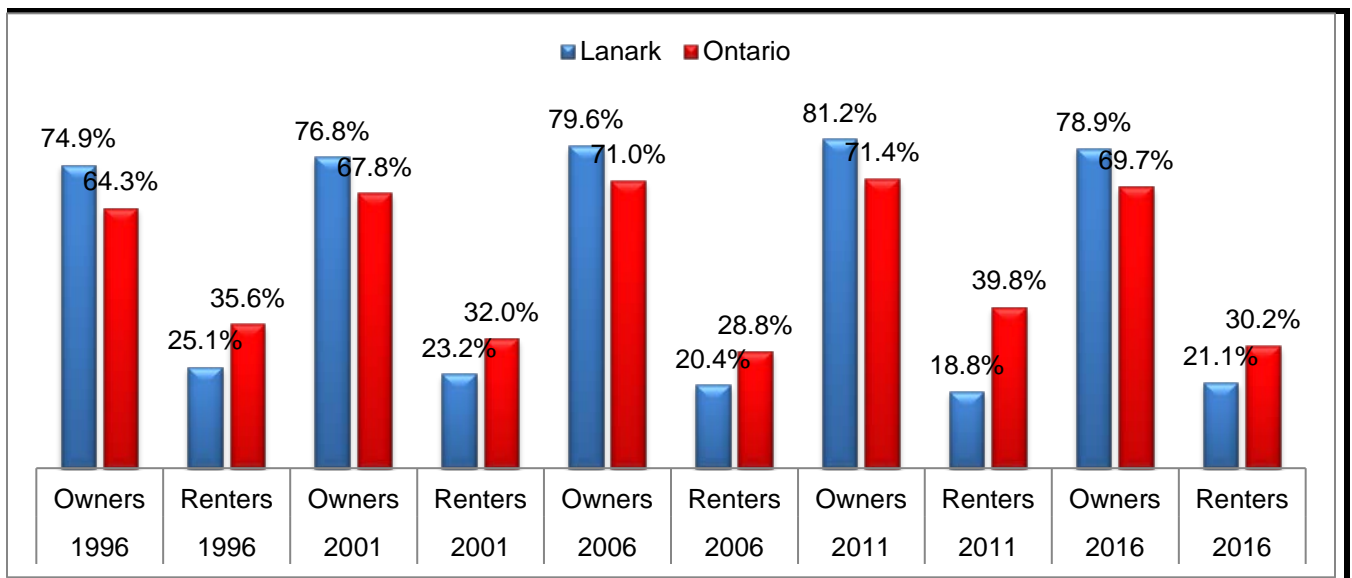


Figure 22: Percentage of Private Household Owners and Renters, 2016



Source: Statistics Canada Census, 2016

Figure 23: Trends in Tenure, 1996-2016

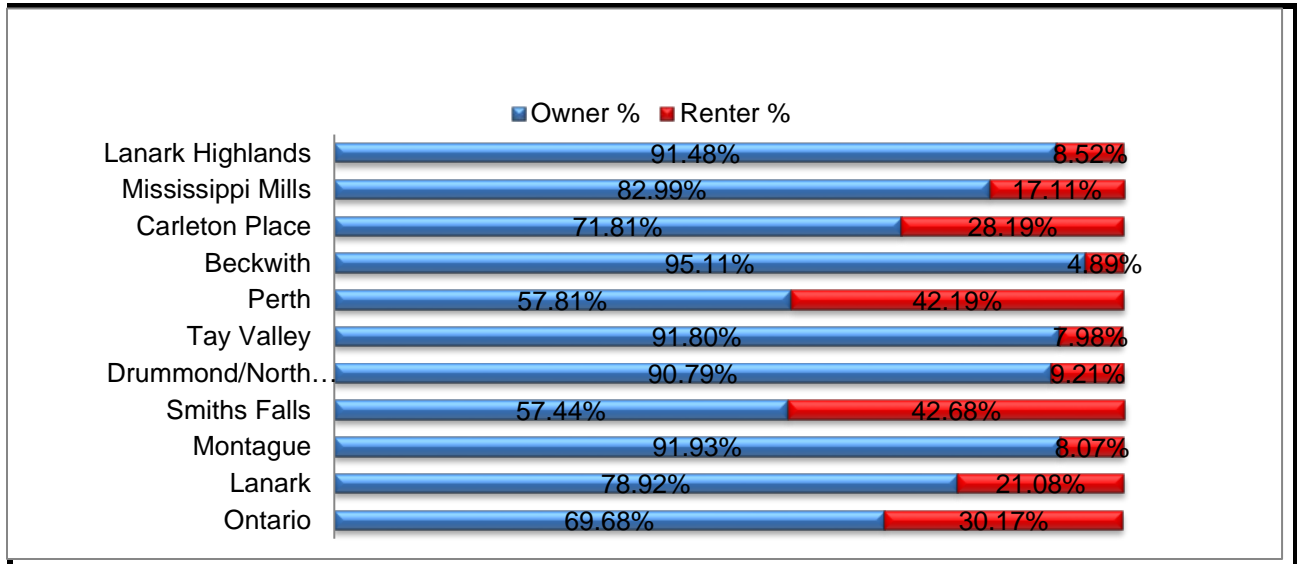


Source: Statistics Canada Census, 1996-2016

Household tenure varies drastically between each of Lanark County’s municipalities. In 2016, Lanark Highlands had the highest percentage of homeowners at 95.4% followed by Montague at 91.9% and Tay Valley at 91.8%. While on the opposite side of the spectrum, Smiths Falls had the highest rate of renters at 42.7% and Perth at 42.2%. The next highest percentage of renters is Carleton Place at 28.2%, although substantially lower than Smiths Falls and Perth.



Figure 24: Household Tenure, Renter/Owner, 2016



Source: Statistics Canada Census, 2016

Since 1996, the number of owned dwellings in Lanark County has increased by 34.4% while the number of rented dwellings has only increased by 7.3%. In 2016, the County had 22,555 owned dwellings and 6,025 rented dwellings. Of the rented dwellings, approximately 85% were within Smiths Falls, Perth, Carleton Place, and Mississippi Mills.

The most extreme rate of change in the number of owned dwellings occurred in Beckwith at 48.9% translating to 895 units. Mississippi Mills had the highest number in the increase of owned dwelling at a total of 1,265. Smiths Falls had the slowest rate of growth in owned dwellings since 1996 with an increase of 8.9% or 190 homes.

While the proportion of renters in the County decreased, the total percentage of rental dwellings increased by 7.3% or 410 units from 1996 to 2016. Approximately 60% (250 of these units) are found in Carleton Place, and 175 of them are new, established between 2011 and 2016. In some communities, the number of rented dwellings has decreased since 1996; these include Drummond/North Elmsley, Lanark Highlands, and Montague.

Dwellings Rented vs. Owned 1996-2016

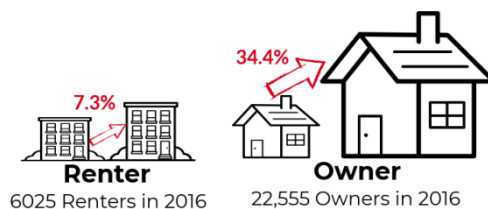


Table 24 shows the number of owned dwellings and Table 25 shows the number of rented dwellings in each municipality between the years of 1996 and 2016.

Table 24: Trends in the Number of Owned Dwellings, 1996-2016

Municipality	1996	2001	2006	2011*	2016	Change from 1996-2016	
						Value	%
Beckwith	1,830	2,020	2,195	2,435	2,725	895	48.90%
Carleton Place	2,200	2,410	2,690	2,940	3,070	870	39.50%
Drummond/ North Elmsley	1,905	2,215	2,500	---	2,810	905	47.50%
Lanark Highlands	1,510	1,620	1,865	---	2,095	585	38.70%
Mississippi Mills	3,125	3,540	3,800	4,180	4,390	1,265	40.50%
Montague	935	1,035	1,075	1,245	1,310	375	40.10%
Perth	1,550	1,640	1,700	1,790	1,740	190	12.30%
Smiths Falls	2,145	2,180	2,260	2,350	2,335	190	8.90%
Tay Valley	1,560	1,705	1,950	---	2,070	510	32.70%
Lanark County	16,780	18,360	20,035	21,780	22,555	5,775	34.40%
Ontario	2,523,390	2,862,300	3,235,495	3,491,320	3,601,825	1,078,435	42.70%

Source: Source: Statistics Canada Census, 1996-2016 *National Household Survey



Table 25: Trends in the Number of Rented Dwellings, 1996-2016

Municipality	1996	2001	2006	2011*	2016	Change from 1996-2016	
						Value	%
Beckwith	100	135	100	140	140	40	40.0%
Carleton Place	955	1,025	1,005	1,030	1,205	250	26.2%
Drummond/ North Elmsley	300	225	190	---	285	-15	-5.0%
Lanark Highlands	245	250	250	---	195	-50	-20.4%
Mississippi Mills	830	695	570	655	905	75	9.0%
Montague	160	125	120	55	115	-45	-28.1%
Perth	1,165	1,170	1,200	1,155	1,270	105	9.0%
Smiths Falls	1,675	1,720	1,550	1,720	1,735	60	3.6%
Tay Valley	180	200	135	---	180	0	0.0%
Lanark County	5,615	5,550	5,130	5,055	6,025	410	7.3%
Ontario	1,396,145	1,351,360	1,312,295	1,389,915	1,559,720	163,575	11.7%

Source: Source: Statistics Canada Census, 1996-2016 *National Household Survey

4.11 Household Size

The trend in household size is a key factor in understanding housing demands. Household size can indicate the type and size of housing in demand in a community. In 2016, the average household size in Lanark County was 2.4 persons. Beckwith has the largest average household size at 2.7 persons per household while Perth has the lowest at 1.9. This aligns with the average age in these communities where Beckwith has a high proportion of children creating larger family units and Perth has a high proportion of seniors who often have smaller families.



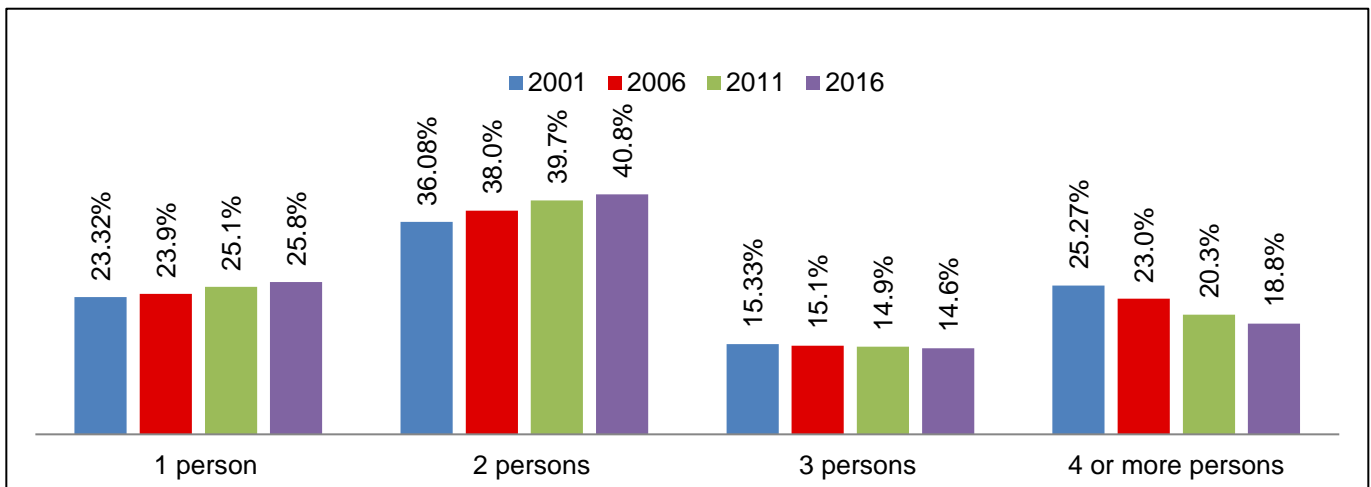
Table 26: Private Households by Family Size, 2016

Municipality	# of People					Avg. Household Size
	1	2	3	4	5+	
Beckwith	445	1,175	490	520	245	2.7
Carleton Place	1,095	1,585	720	610	270	2.4
Drummond North / Elmsley	575	1,405	445	450	215	2.5
Lanark Highlands	530	1,045	370	240	115	2.3
Mississippi Mills	1,250	2,135	760	765	375	2.4
Montague	265	580	250	205	125	2.6
Perth	1,265	1,150	305	205	90	1.9
Smiths Falls	1,520	1,455	520	360	210	2.1
Tay Valley	440	1,125	310	245	135	2.4
Lanark County	7,385	11,650	4,170	3,600	1,775	2.4

Source: Statistics Canada Census, 2016

Since 2001 the number of one person and two person households has continued to increase within the County while the number of four or more person households continues to decline. While the number of three person households has also declined it's been at a much slower rate. A similar trend is evident provincially, signaling a general movement towards smaller households. This trend of small households aligns with the County's aging population. Figure 25 shows the decline in family size since 2001.

Figure 25: Trends in Household Size, 2001-2016



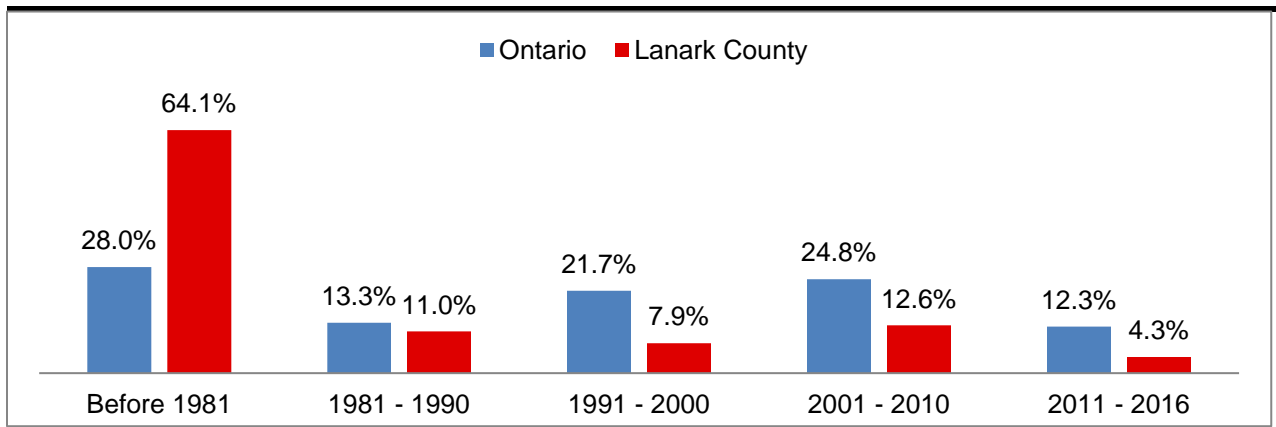
Source: Statistics Canada Census, 2001-2016



4.12 Immigration

Immigration and associated trends provide key indicators of population dynamics in the County. Trends in immigrating households have remained significantly lower than the provincial average since 1981. 64.1% of the County's immigrant population arrived prior to the 1980s. A period of immigration can be indicative of growth tendencies; the County's profile is significantly different than the provincial average where 72.1% of immigrants arrived after 1981.

Figure 26: Trends in Immigrant Population by Period of Immigration, 1981-2016



Source: Statistics Canada Census, 2016

Sub-regionally the highest proportion of the immigrant population moved to Mississippi Mills which has a total immigrant population of 975 people followed by Carleton Place at 710 people. Table 27 shows immigration trends by municipality and period of time. In comparison with our neighboring community of Ottawa, Lanark County has experienced very low immigration rates.

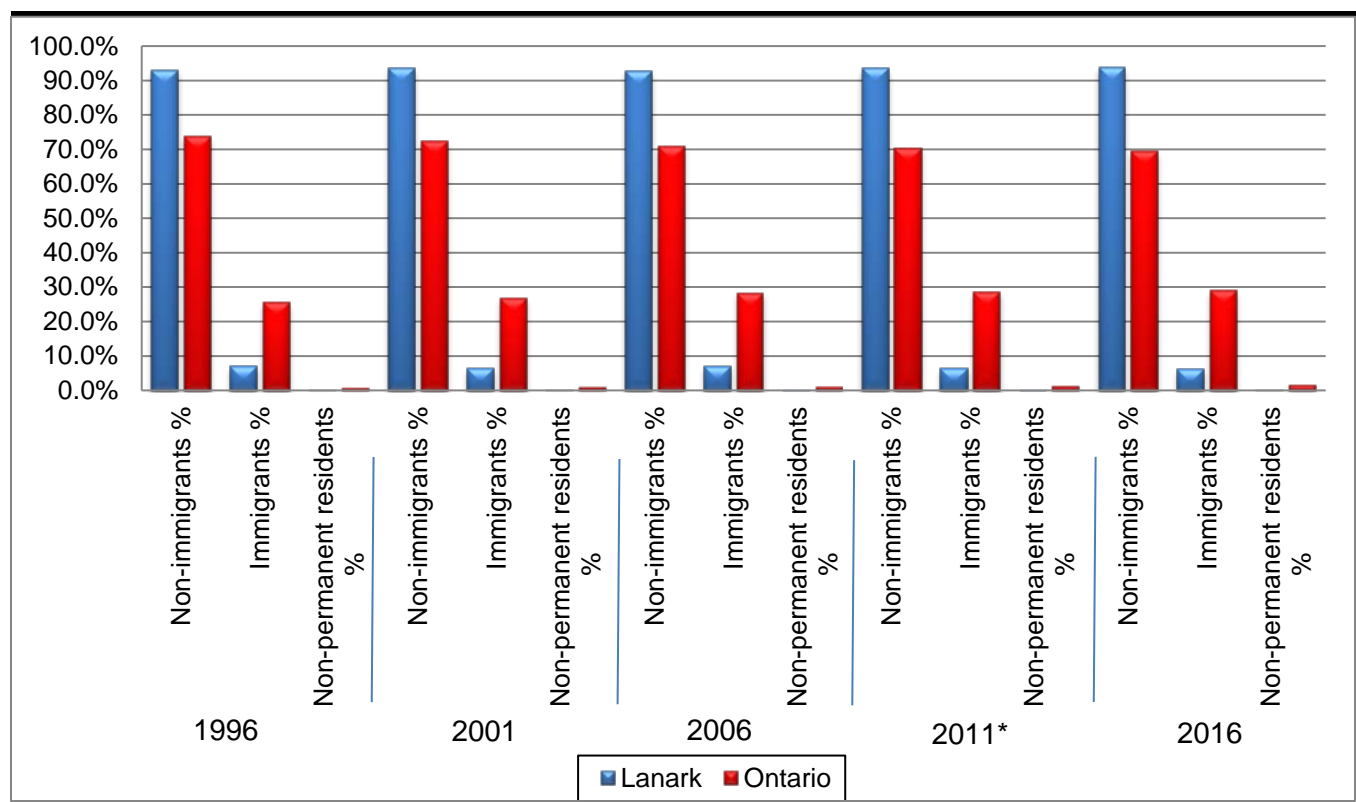
Figure 27 shows trends in population by immigrant status. Since 1996, Lanark County has consistently had a much higher proportion of non-immigrant population compared to the province.



	Ontario	Lanark County	Montague	Smiths Falls	Drummond/ North Elmsley	Tay Valley	Perth	Beckwith	Carleton Place	Mississippi Mills	Lanark Highlands
Total Immigrant Population	3,852,145	4155	180	415	485	290	405	425	710	975	275
Before 1981	1,077,745	2665	100	270	310	200	295	235	420	625	220
1981-1990	513,995	455	20	10	60	35	40	70	110	80	30
1991-2000	834,510	330	20	20	40	15	0	65	70	80	10
2001-2010	953,730	525	30	65	75	35	55	40	60	160	0
2011-2016	472,170	180	10	50	0	10	10	15	45	35	10

Source: Statistics Canada Census, 2016

Figure 27: Trends in Population by Immigrant Status, 1996-2016



Source: Statistics Canada Census, 1996-2016, *Statistics Canada National Household Survey

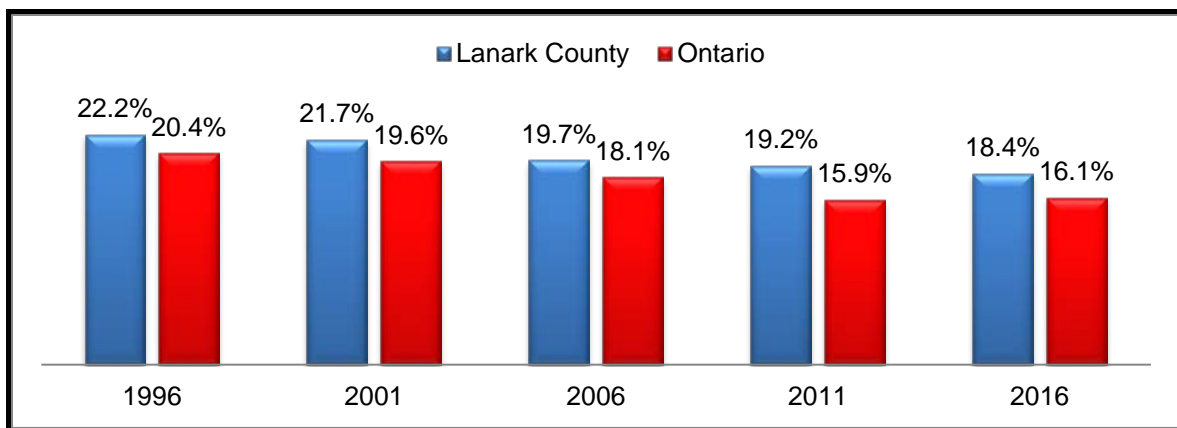


4.13 Migration

Migration is another factor to consider in understanding growth patterns and population trends. Those who tended to migrate to Lanark County typically migrated from elsewhere in Ontario as seen in Figure 29. In comparison to provincial averages, the County has very limited migration from outside of Canada. In 2016, external migrants accounted for 3.5% in the County and 26.0% in Ontario. For the purpose of understanding migration:

- Non-migrants are movers who, on Census Day, were living at a different address, but in the same census subdivision (CSD) as the one, they lived in five years earlier.
- Migrants are movers who, on Census Day, were residing in a different CSD five years earlier (internal migrants) or who were living outside Canada five years earlier (external migrants).
- Intra provincial migrants are movers who, on Census Day, were living in a different CSD from the one in which they resided five years earlier, in the same province.
- Interprovincial migrants are movers who, on Census Day, were living in a different CSD from the one in which they resided five years earlier, in a different province.

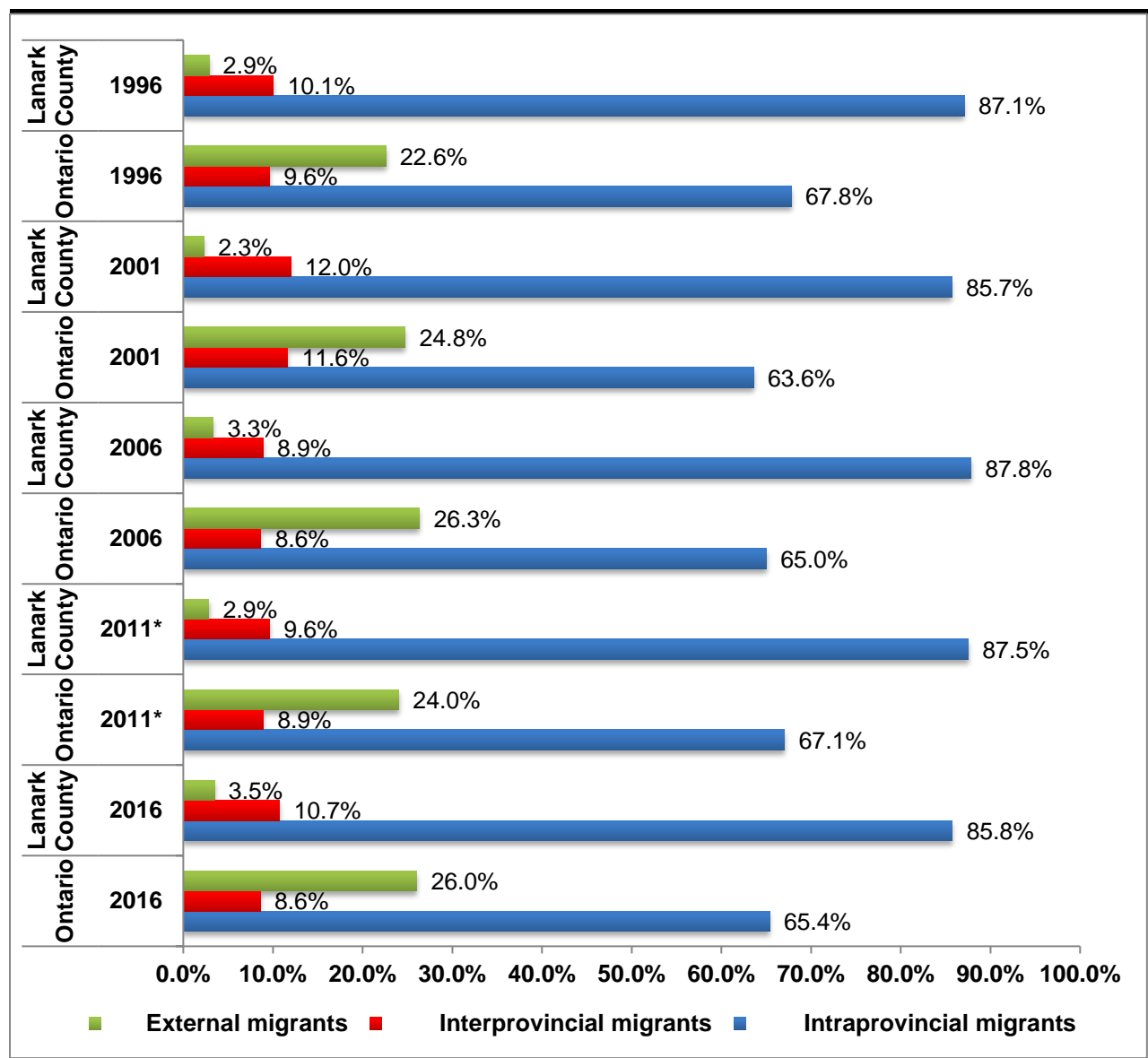
Figure 28: Trends in Migrant Population, 1996-2016



Source: Statistics Canada Census, 1996-2016; 2011 National Household Survey



Figure 29: Trends in Migrant Population by Place of Residence, 1996-2016



Source: Statistics Canada Census, 1996-2016; 2011 National Household Survey



5.0 Community Partners



5.1 Accessibility

The *Accessibility for Ontarians with Disabilities Act, 2005* (AODA) provides for the development of standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities accommodation, employment, buildings, structures and premises on or before January 1, 2025. The AODA requires all municipalities in Ontario to prepare an annual accessibility plan which must include a review of all the municipality's functions, including its bylaws, programs, procedures, practices, policies, facilities and services. The purpose of the AODA is to improve opportunities for people with disabilities in Ontario through the identification, prevention, and removal of all barriers which may prevent full participation in society (Lanark County Accessibility Plan 2009).

Lanark County's Accessibility Advisory Committee seeks to improve accessibility throughout the County. The committee's mandate is to produce an annual Accessibility Plan and to advise council on ways to improve accessibility in the County by removing existing barriers over time and by preventing new ones from being created.

The prescribed Service Level Standards under the HSA require that Lanark County provide at least 31 modified units that allow individuals with physical disabilities to live independently. Some of these units are partially modified e.g. they may have widened doorways for easy access but may not have a modified washroom.

In September 2018, Lanark County Council approved a pilot project to implement a Portable Housing Benefit program for residents with accessibility needs. Fifteen monthly grants have been established to improve the affordability of private market rentals which are suitable for applicants with accessibility needs. The success of the program will be monitored for two years and, if appropriate, expanded to include more applicants.



Five Arches, Pakenham, ON



Non-Profit Housing Providers

There are five non-profit housing providers that offer rent-geared-to-income housing options in Lanark County (Table 28).

Table 28: Lanark County Social Housing Providers						
Housing Provider	Building Name	Location	Other Information	# RGI Units	# Market Rent Units	Total # Units
Carebridge Community Support Corporation	Maude Street	Almonte	2 bedroom - 10 3 bedroom - 4	14	0	14
Carebridge Community Support Corporation	St. James Street	Almonte	Developmental Assisted Adults - 5 1 bedroom - 5 2 bedroom - 14 3 bedroom - 8 4 bedroom - 2	34	0	34
Carebridge Community Support Corporation	Mijiwam	Almonte	Developmental Assisted Adults Bachelor - 8	8	0	8
Carebridge Community Support Corporation	Norton Street	Almonte	3 bedroom - 10 4 bedroom - 2	12	0	12
Carebridge Community Support Corporation	Country Street	Almonte	Seniors Bachelor - 5 1 bedroom - 22 2 bedroom - 23	20	30	50
Carebridge Community Support Corporation	The Five Arches	Pakenham	1 bedroom - 30 2 bedroom - 10	30	10	40
Clayton Seniors Housing Corporation	Linn Bower Residence	Clayton	Seniors only 1 bedroom - 15 2 bedroom - 10	13	12	25
Tayside Community and Residential and Support Options	Tayside One	Perth	1 bedroom - 4 2 bedroom - 8 3 bedroom - 5 4 bedroom - 1	18	0	18
Carleton Place Municipal Non-Profit Housing Corporation	Elizabeth Street Project	Carleton Place	Seniors only 1 bedroom - 15 2 bedroom - 16	15	16	31
Tay Valley Non-Profit Housing Corporation	Tay Gardens	Perth	Seniors only 1 bedroom - 22 2 bedroom - 8	18	12	30

Lanark County also has forty-eight units of affordable housing, made possible through the Investment in Affordable Housing and Social Infrastructure Funds. The rent costs in these units must remain at 20% below average market rent for the affordability period.

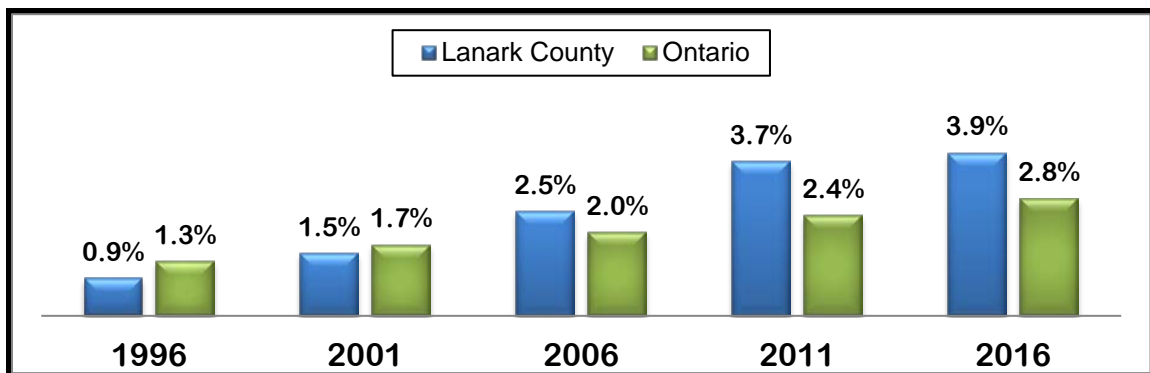


5.2 Indigenous Population

In terms of indigenous populations, Lanark County traditionally has had a slightly lower percentage of indigenous individuals as compared to provincial averages; however, this is changing. In 2016, 3.88% of the County's population or 2,605 people identified as indigenous which is higher than the provincial comparison where 2.83% of the population identified as indigenous. Table 29, the indigenous population has an average age of 35.5 years, significantly lower than the County's average age of 48.2.



Figure 30: Trends in Indigenous Population as a Proportion of Total Population, 1996-2016



Source: Statistics Canada Census, 2016



Table 29: Indigenous Population by Age, 2016

Age	Lanark County		Ontario
	Aboriginal Identity	% Aboriginal	% Aboriginal
Total - Age	2,605	3.88%	2.83%
0 to 24 years	1,000	5.75%	3.92%
0 to 14 years	515	4.99%	4.06%
0 to 4 years	135	4.16%	4.09%
5 to 9 years	135	3.80%	4.13%
10 to 14 years	250	7.05%	3.98%
15 to 24 years	480	6.80%	3.74%
15 to 19 years	260	7.06%	4.00%
20 to 24 years	220	6.53%	3.51%
25 years and over	1,605	3.22%	2.37%
25 to 64 years	1,395	3.89%	2.65%
25 to 54 years	1,045	4.32%	2.77%
25 to 34 years	335	4.84%	2.98%
35 to 44 years	335	4.67%	2.75%
45 to 54 years	380	3.77%	2.61%
55 to 64 years	345	2.95%	2.30%
65 years and over	215	1.54%	1.40%
65 to 74 years	155	1.76%	1.66%
75 years and over	55	1.07%	1.02%
Average age	35.5	35.5	33.6

Source: Statistics Canada Census, 2016

The Ontario Aboriginal Housing Support Services Corporation (OAHSSC) assumed responsibility for the administration of the entire Rural and Native Housing portfolio in 2006. Twenty-five OAHSSC units are located within Lanark County, priority is given to aboriginal applicants.

“The aim of Ontario Aboriginal Housing Support Services Corporation is to provide affordable and adequate housing services to urban and rural Aboriginal people in Ontario requiring assistance adequate to their needs at a cost within their means. Services will be provided utilizing the talent, skills and experience of the Aboriginal community to cost effectively deliver and administer the program recognizing and utilizing any savings earned within the sector to further in the provision of additional units or repair programs.”

-What We Do, Ontario Aboriginal Housing Services



**Ontario
Aboriginal
Housing Services**



5.3 Developmental Services

Lanark County has several supported living environments and group homes for people living with a developmental disability. Individuals can access service through the pressures and priorities table. Pressure and priorities are a mechanism that allows developmental service agencies to work together to find opportunities to meet requests for service. It is a streamlined way for individuals and their families to identify their residential and support needs. However, not all supported living environments are available through this avenue. Table 42 lists some of the group homes and supported living environments available in Lanark County.

Table 30: Lanark County Group Homes	
Name	Location
Victoria House	Smiths Falls
Carebridge Community Support Corporation	Mississippi Mills
Countryview Lodge	Mississippi Mills
Paradise Valley	Carleton Place
Rideau Ferry Country Home	Perth
Shardon Manor	Smiths Falls
Community Living Association	Lanark County
Tayside Community Residential and Support Options	Perth
Brady House	Perth
Cameron House	Perth
Davidson House	Perth
Deakin House	Perth
Rimmer House	Perth

Source: South East LHIN, 2018

Lanark County supports seven beds in high-needs residences. When there is an opening it is filled by names provided from Developmental Services Ontario. Many of the residents have been there for several years, enjoying the countryside property, watching the wildlife and tending to the gardens where they plant vegetables each spring.



5.4 Mental Health

Housing is a significant issue for many Lanark County residents who are affected by mental illness. Obtaining and retaining appropriate housing can be complicated when adequate supports are not available. All levels of government have been withdrawing from the institutional care model for the seriously mentally ill and reducing the number of psychiatric hospital beds available.

In Lanark County, mental health services are provided by Lanark County Mental Health (LCMH), Lanark Leeds and Grenville Addictions and Mental Health, Open Doors for Lanark Children and Youth, Lanark County Sexual Assault and Domestic Violence Program and the Mental Health Support Project - the Link Wellness and Activity Centre (Providence Care 2013).

LCMH has partnered with Lanark County on several programs to provide housing and homelessness services.

5.5 Justice and Corrections

Lack of housing for people, especially youth, being released from custody with little or no financial resources is an ongoing problem in Lanark County. As there are no emergency shelter beds in the County, short-term options for housing are limited. Local hotels are often full or unwilling to accommodate the highest need clients.

Improved planning for alternative solutions, especially for youth involved in the justice system, is required in order to facilitate better solutions and reduce the probability of recidivism.

Lanark County Mental Health reports the increase in referrals for mental health from the Champlain region of the County is higher than in the past three years; it has increased annually by 10% with no increase in the base funding budget in the last five years. LCMH notes the complexity of mental health referrals has changed, with more issues related to poverty, transportation, isolation and housing being involved.

Community Plan for Safety and Well-being: Lanark County and Smiths Falls-



5.6 Victims of Violence

Lanark County Housing Services is responsible for the administration of the Social Housing Registry which is the centralized waitlist for all the rent-geared-to-income properties in Lanark County. Under the *Housing Services Act*, the County gives special priority status to applicants who are fleeing domestic abuse. Registry applicants are placed on the waitlist in chronological order; however, individuals with special priority status are placed at the top of the list.

Lanark County Interval House (LCIH) offers shelter and support services to women and their children threatened by abuse and gender-based violence.

Lanark County Interval House Programs

Shelter Program

For forty years, Lanark County Interval House and Community Support have provided emergency shelter to women and their children who are threatened by abuse and gender-based violence. The seven-bedroom accessible shelter can house up to 15 women and children.

Woman's Program

The Women's program offers individual counseling and group support services to women and their children in Lanark County who are not accessing our shelter. There are offices in Carleton Place and Perth.

Child & Youth Programs

The children and youth programs are designed for those ages 4 to 18 who have been exposed to domestic violence. It provides a safe environment where they can express their thoughts and feelings and learn the appropriate coping mechanisms for their traumatic experiences.

“Since 1979, Lanark County Interval House and Community Support has been providing safe, emergency shelter for women and children fleeing domestic violence. Over the years, our services have grown to include extensive community support programs including individual and group counselling, second stage housing, family court support and programs specific to children and youth. As we honour our 40th year of service, we celebrate the leadership of strong feminist advocates, the outstanding support of community and the amazing demonstration of courage by women and children of Lanark County. We continue to do the work with gratitude, and our evolution remains rooted in the lived experience and the strong voices of women.” Erin Lee, Executive Director



Sexual Assault Support Program

The Sexual Assault Support Program offers individual counseling and support groups for trauma related to sexual assault and/or childhood sexual abuse. Both short- term and long- term counseling is available for individuals.

Second Stage Program

In 2018, Lanark County Interval House and Community Support opened the first Second Stage Housing option in Lanark County. These are fully furnished and secure units for women who have experienced domestic violence and are now in need of safe and affordable housing. Women and their children can reside in this affordable housing for approximately one year with financial support in the form of a rent supplement.

Family Court Support Program

In 2011, The Ministry of the Attorney General unveiled the Family Court Support Worker program to support victims of domestic violence who are involved in the family court process. Lanark County Interval House and Community Support were appointed to provide the role of Family Court Support Worker to Lanark County.



5.7 Youth

One of the sectors of the population with a high need for housing assistance is youth between the ages of 16 and 24. Housing is an important determinant of child and youth health. Research shows strong relationships between poor housing conditions and negative health outcomes for children and youth. Five key concepts of housing have been shown to impact the immediate and long-term physical, mental and social health of children and youth: physical quality, crowding, affordability, place, and stability (Canadian Child and Youth Health and Housing Network 2013).

Youth often lack the skills or experience to both obtaining or retaining appropriate housing that is affordable. On the financial side, many youths have not had the opportunity to become fully employed to the extent that they can afford market rents. Youth unemployment and underemployment often influence their choice of living arrangements.



Youth are overrepresented as a proportion of the homeless population; 20% of the homeless population in Canada is comprised of youth between the ages of 13-24 (Without a Home: The National Youth Homelessness Survey).

In Lanark County, couch surfing or staying with a friend or acquaintance is the most common housing issue for youth. They may be fleeing family conflict or abuse or graduates from the provincial child and youth support system. Intervention and prevention strategies are needed to prevent youth from graduating to chronic homelessness.

Lanark County has partnered with Cornerstone Landing Youth Services to fund rent supplement subsidies for youth.

The Transitional Aged Youth (TAY) program coordinates support for youth between the ages of 16 and 24 years who are struggling with mental health and/or addiction issues. The Transitional Connector assists youth in their transition from one service provider to another and/or connecting them with various community supports (housing, finances, food, education, employment, health care, life skills, social/recreational) by advocating, empowering, and supporting the youth through the transition and/or connection process.



5.8 Domiciliary Hostels



The Domiciliary Hostel Program provides residence and support with daily activities for people with special needs. The County has contracts with four Domiciliary Hostel providers and subsidizes the providers' costs and administers a personal needs allowance to approximately 50 domiciliary hostel residents.



Shardon Manor, Smiths Falls



5.9 Seniors and Retirement Homes

Senior housing is a broad category that can include both market and non-market options.

Independent Living/ Self-Contained Senior Living

Senior living units provide self-contained suites (e.g. bedroom, bathroom, kitchen, and sitting area) along with common facilities for seniors who are functionally independent yet wish to live in a congregate setting. Limited services are provided other than basic housekeeping and home care. Lanark County has 66 rent-geared-to-income units specific for seniors in Carleton Place, Perth, and Mississippi Mills.

Senior Assisted Living

Senior assisted living units provide a combination of housing and supportive services. These units are typically self-contained apartments for seniors or persons with disabilities who require some support services to continue living independently but do not require 24-hour facility care. Services provided may include daily meals, social and recreational opportunities, assistance with medication, mobility and other care needs, a 24-hour response system, and light housekeeping.

Senior Supportive Living

Senior supportive living provides similar housing and supports to that of assisted living units but a higher level of care.

Senior Continuing Care

Senior continuing care beds offer a range of services within a facility setting (e.g. nursing home, long-term care facility) to seniors and persons with disabilities whose needs exceed those services provided in either an assisted living or supportive living environment. Tables 31 and 32 provide information on the number of beds available in various Lanark County retirement and long-term care homes.



Table 31: Long Term Care Homes, 2017

Name	Location	Number of Beds	Short Stay Beds
Almonte Country Haven	Mississippi Mills	82	unknown
Fairview Manor	Mississippi Mills	112	yes
Broadview Nursing Centre - Long-Term Care Facility	Smiths Falls	75	unknown
Lanark Lodge - Long-Term Care Home	Perth	163	1
Perth Community Care Centre - Long-Term Care Home	Perth	121	unknown
Stoneridge Manor	Carleton Place	60	unknown

Source: CCAC, 2018

Table 32: Retirement Residences, 2017

Name	Location	Number of Beds	Short Stay/Respite
Broadview Nursing Centre	Smiths Falls	21	1
Carolina Retirement Residence	Perth	85	6
Chartwell and Willowdale Retirement Centre	Smiths Falls	63	4
Chartwell Van Horne Retirement Residence	Smiths Falls	58	3
Rideau Ferry Country Home	Perth	43	unknown
Waterside Retirement Community	Carleton Place	88	unknown
Carleton Place Terrace	Carleton Place	unknown	unknown
Shardon Manor	Smiths Falls	unknown	unknown
Riverview Seniors' Residence	Carleton Place	unknown	unknown
Kingsway Arms at Carleton Place	Carleton Place	unknown	unknown

Source: Retirement Homes Regulatory Authority, 2018



In addition to formalized supportive housing options for seniors, there are several other housing options that could provide affordable housing options to this population as well as others. **Accessory apartments** or garden suites are secondary dwellings built in private homes or established on a temporary basis in the backyard of a private home. This type of housing allows seniors to live independently while staying close to a family member or caregiver. All municipalities in Lanark County, except for Lanark Highlands, allow for the creation of a secondary suite. The Town of Carleton Place allows for two secondary suites to be constructed without payment of development charges within a single home.

Life lease housing is usually owned and managed by a non-profit, community-based group. This type of housing differs from rental housing as residents acquire the right to occupy the housing unit by purchasing a lease for a period for an upfront payment in addition to a monthly maintenance fee. When the resident moves out, the lease is sold back to the owner for fair market value minus a fee or is sold to the next life leaseholder. There is no life lease housing in Lanark County.

Co-housing is another type of housing in which a group of people plan and develop their housing community together. The residents own their housing unit, but they often share common spaces, such as the dining room, living room, and outdoor space. Interests and chores are shared by all residents in the community. There are no known co-housing projects in Lanark County.

An **Abbeyfield** house typically houses twelve to fifteen residents of retirement age live in their own private bed-sitting rooms furnished with their own things. The residents share lunch and dinner, plus a self-serve breakfast from a well-stocked breakfast bar. A House Coordinator attends to the daily running of the house, the shopping and the preparation and serving of meals. Privacy and independence are preserved yet the gentle supportive domestic atmosphere provides companionship and freedom from worries and chores.

The Aging at Home Strategy was first introduced in 2007 by the Ministry of Health and Long-Term Care. **Aging in Place** refers to a suite of program initiatives that promote opportunities for older adults and seniors to remain in their homes as they age without having to move to an institutional setting. This allows older adults and seniors to remain in their own homes or in their own communities by providing them with on-site supports for daily living as well as undertaking modifications to traditional homes to allow for increased mobility issues. Aging in place can help reduce health care costs by decreasing the demand for long-term care home beds and by stabilizing the physical and psychological well-being of seniors.



5.10 Local Health Organizations

Housing is a critical element of a robust and healthy community. Lanark County continues to work closely with health partners to provide support services required to maintain healthy tenants.

Housing Services both refers to and receives referrals from local health organizations. We work together to create a coordinated care plan with a view to improving quality of life while reducing dependence on the health care system.

5.11 Lanark County Situation Table

Since its inception in 2015, the Lanark County Situation Table has been making strides towards community safety and well-being in Lanark County and Smiths Falls. The Situation Table continues with its main objectives of risk intervention, as well as developing a community plan for safety and well-being.

The Situation Table has a number of participating front-line and human-service agencies that come together to identify and intervene in situations when individuals or families are at an acutely elevated level of risk. The Situation Table meets twice monthly or on an ad hoc basis if necessary and operates under strict privacy guidelines and protocols around the threshold of acutely elevated risk. It uses an online Risk-Driven Tracking Database provided by the Ministry of Community Safety and Correctional Services to record de-identified information, including age range, risk factors, study flags and agencies involved. A four-filter process is used to assess whether a situation meets the threshold for acutely elevated risk and, therefore, can proceed to wraparound intervention by relevant agencies. (Lanark County Situation Table Project, Annual Report).



6.0 Homelessness

6.1 Enumeration

Lanark County has completed two counts of individuals and families experiencing homelessness. In 2015, the County conducted a Registry Week in partnership with the 20,000 Homes Campaign. The 20,000 Homes Campaign is a national change movement focused on ending chronic homelessness in 20 communities and housing 20,000 of Canada's most vulnerable homeless people by July 1, 2020. Lanark County was the first rural community in the country to participate. Trained volunteers from local non-profit organizations completed a VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool) survey with the homeless individuals and families they came across during a five-day period. The VI-SPDAT is a survey to determine risk and prioritization when aiding homeless and at-risk of homelessness persons. During this one-week period, 45 homeless people were identified, and 39 people completed the survey.

“

... awareness is the biggest issue facing Lanark County. As we don't see the stereotypical homeless people and since many don't understand couch surfing as being homeless, we don't have homelessness in our community. I believe without this awareness; incentives might not be as beneficial such as working with landlords to provide affordable housing.

-Lanark County Resident

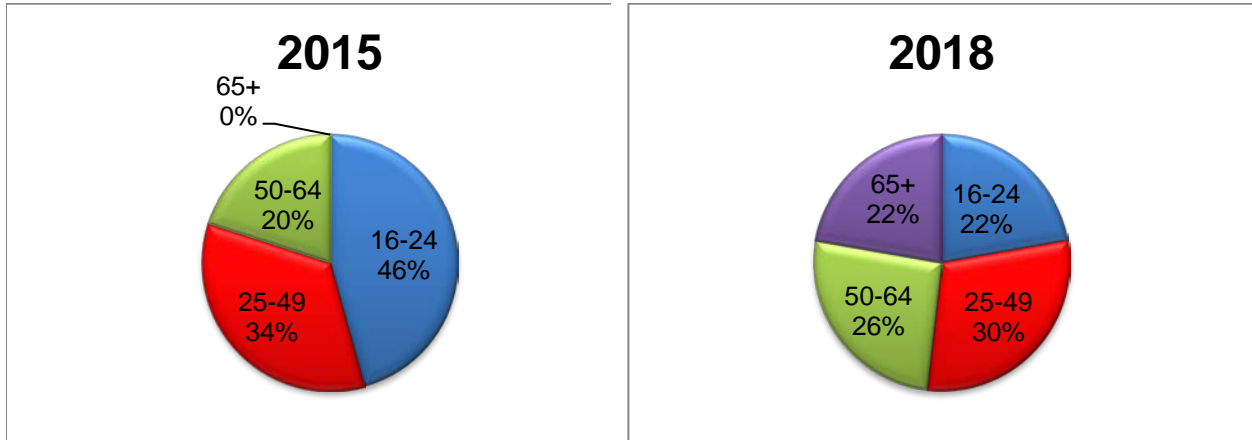
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In 2018, Lanark County completed its second count using a similar method known as a period prevalence count. The Province of Ontario requires each Service Manager to conduct one of the prescribed enumerations. Prevalence counts are often used in small and rural communities. They determine how many people were homeless over a set period. Understanding the broad reach of homelessness is particularly important given that 29% of people who experience homelessness in Canada use a shelter for only one night. If the count doesn't occur on that specific day they aren't included in the statistics, therefore expressing the significance of our prevalence count which occurred over a one-week time span. During this period 27 individuals were identified as experiencing homelessness and were surveyed.



Figure 31 presents the age distribution of the identified individuals experiencing homelessness during each time period. From 2015 to 2018 there was a rise in the average age. In 2015, 46% of individuals were between the ages of 16 and 24 and no seniors were identified. In 2018, 22% of individuals surveyed were between the ages of 16 and 24 and 22% were 65 years old and older.

Figure 31: Homeless Population Age Distribution, 2015 & 2018

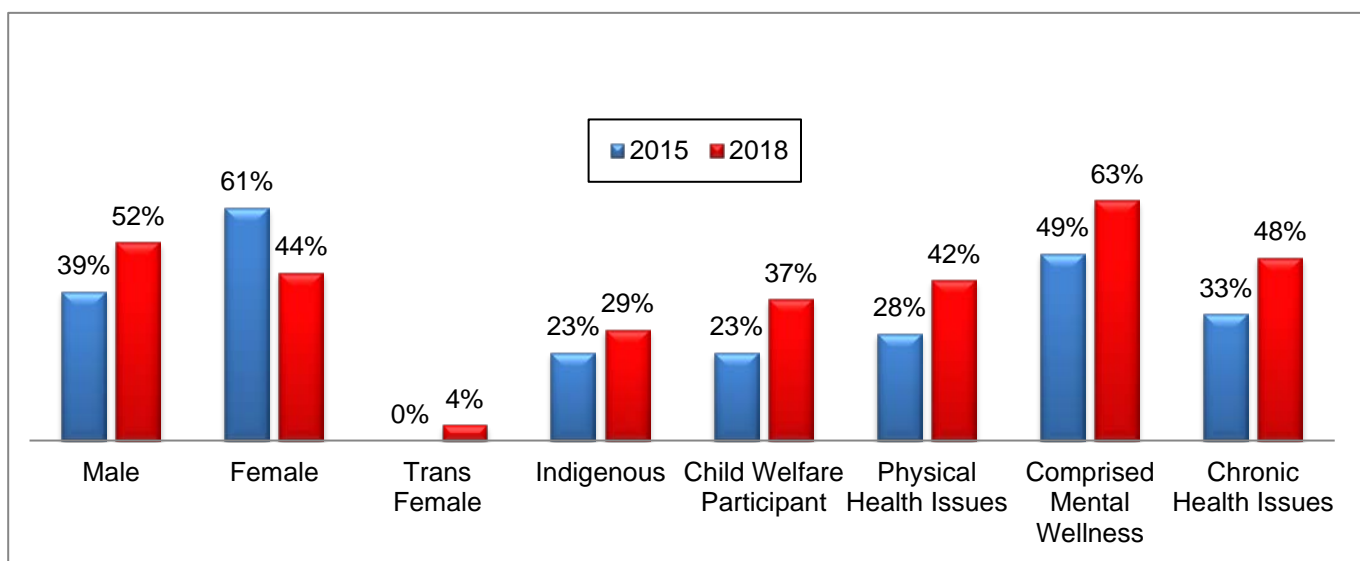


Source: Lanark County Registry Week 2015 and Lanark County Enumeration 2018

Figure 32 presents some basic demographic information on the people identified during the two survey periods. Since the survey method changed between 2015 and 2018, not all data collected is comparable. Table 33 and Figure 33 list the reason the survey participant stated they became homeless. While we know there is usually a multitude of complex reasons, these are what the participants disclosed. In the 2015 enumeration, participants could choose more than one response, while in the 2018 participants chose the final reason for becoming homeless.



Figure 32: Demographics of Individuals Experiencing Homelessness, 2015 & 2018



Source: Lanark County Registry Week 2015 and Lanark County Enumeration 2018

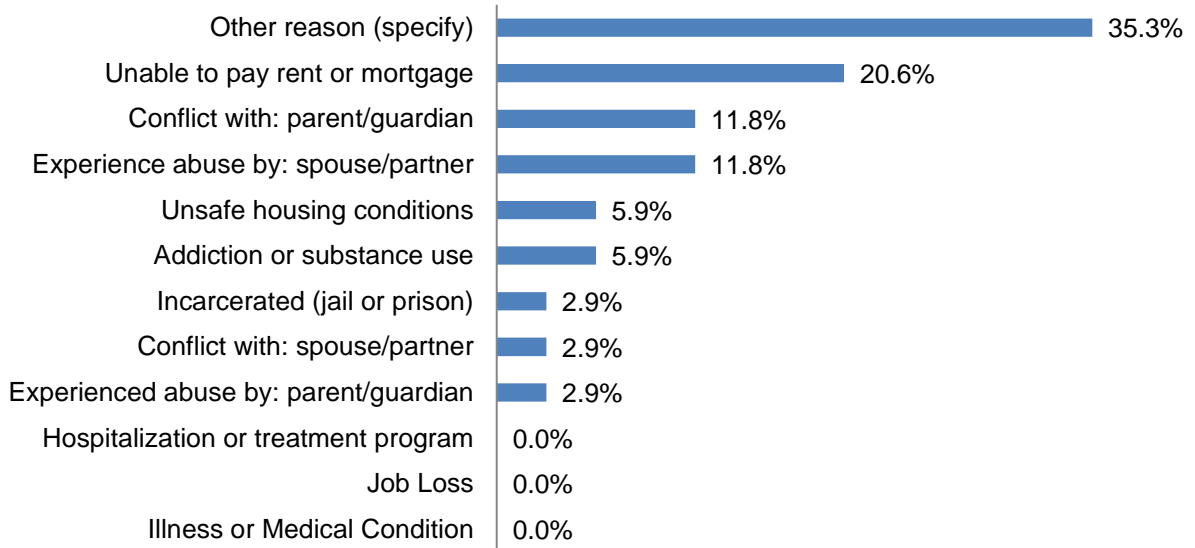
Table 33: Housing Loss Experience of Lanark County Homeless Individuals and Families, 2015

Situation	# of people
Kicked out of home in the past because of substance use	9
Will be difficult to stay in / afford housing because of substance use	2
Trouble maintaining housing because of mental health issue	12
Trouble maintaining housing because of past head injury	4
Trouble maintaining housing because of learning / developmental disability	11
Mental health issues will make it difficult for independent living	8
Currently not taking suggested/prescribed medication	15
Chronic health issues	13
Physical disabilities	9
Health care avoidance	21

Source: Lanark County Registry Week, 2015



Figure 33: Reason for Homelessness, 2018



Source: Lanark County Enumeration, 2018



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Housing First

Housing First involves providing stable housing prior to dealing with other issues the person may have. Once a person is permanently housed, they can then more effectively deal with other life-limiting issues such as addiction or mental health. Housing is often the first step toward improved quality of life and eventual self-sufficiency.

Lanark County Housing Services programs are offered on a chronological basis, with no requirements to address personal barriers prior to being determined eligible for programs.

6.2 Strategies to Reduce Homelessness

Homelessness reduces a person's sense of dignity, erodes community, and costs in terms of healthcare, policing and other public services.

By 2024, Lanark County will have a spectrum of homelessness services from outreach to shelter and supportive housing including increased supports for people who need assistance finding and maintaining their housing. Using the information gathered from the information mapping, the County will work with housing service providers to increase local outreach capacity and increase options for those who do not have a permanent place to live.

Dedicated lobbying efforts on all levels will be undertaken to secure the funding required to provide increased housing support.

6.3 Homelessness Collaboration with Community Partners

Lanark County provides funding and coordination with several community partners to improve supports to individuals and families struggling to maintain permanent housing.

In 2019, Lanark County Mental Health received funding from Lanark County to provide services to residents whose housing was threatened due to their hoarding activities. Cornerstone Landing Youth Services received funding to provide monthly financial assistance to youth who were unable to secure housing due to their low level of income. The Table Community Food Centre received funding for support and advocacy activities for low-income residents.



7.0 Private Market

7.1 Recent Housing Activity

An important consideration in the assessment of housing is the identification of recent housing development activities. The following section describes the recent housing supply activity within the County's lower-tier municipalities including housing starts and completions and land division. These trends can help forecast production opportunities and tendencies. The opportunities and tendencies can then be measured against expected demand to determine where gaps or deficiencies may exist in the County's projected housing stock growth.

7.2 New Housing Completions

Additions of dwellings can also be tracked by building permit activity in reporting municipalities. In the case of new housing completions, recent activity has tracked at an average of 302 per year from 2012 through 2017. A large percentage of the housing completions have been in Carleton Place. In 2017, 414 new housing units were completed and 212 of these were located within the Town of Carleton Place. Table 44 displays the housing completions from 2012 to 2017 throughout the County. Consistent data to assess trending is a challenge to access because it is captured at the local level. CMHC does not maintain this data for Lanark County communities due to their small populations.

It is evident that most of the housing development in the County is comprised of single-family homes. Carleton Place is the only municipality that has seen a variety of housing type completions, followed by Perth. Many communities in the County have seen only single-family home development. Unfortunately, not all municipalities maintain data on purpose-built housing. Therefore, we do not know if the housing created was rental, condominium or ownership in each of the communities.



Table 34: New Housing Completions, 2012-2017

	2012	2013	2014	2015	2016	2017
Beckwith						
Single Family	63	72	71	69	71	79
Semi-Detached	0	0	0	0	0	0
Row	0	0	0	0	0	0
Apartment Unit	0	0	0	0	0	0
Carleton Place						
Single Family	24	21	34	36	27	21
Semi-Detached	4	6	20	16	12	30
Row	3	25	8	4	14	135
Apartment Unit	46	0	0	50	10	26
Drummond/ North Elmsley						
Single Family	41	29	20	24	20	35
Semi-Detached	0	0	0	0	0	0
Row	0	0	0	0	0	0
Apartment Unit	0	0	0	0	0	0
Lanark Highlands						
Single Family	24	19	25	21	22	23
Semi-Detached	0	0	0	0	0	0
Row	0	0	0	0	0	0
Apartment Unit	0	0	0	0	0	0
Mississippi Mills						
Single-Family	NA	NA	NA	NA	NA	NA
Semi-Detached	NA	NA	NA	NA	NA	NA
Row	NA	NA	NA	NA	NA	NA
Apartment Unit	NA	NA	NA	NA	NA	NA



Table 34: New Housing Completions, 2012-2017

	2012	2013	2014	2015	2016	2017
Montague						
Single Family	19	24	23	13	19	12
Semi-Detached	0	0	0	0	0	0
Row	0	0	0	0	0	0
Apartment Unit	0	0	0	0	0	0
Perth						
Single Family	0	4	9	11	15	14
Semi-Detached	0	0	0	0	0	0
Row	3	4	0	0	16	4
Apartment Unit	83	0	0	26	24	17
Smiths Falls						
Single Family	16	10	23	11	11	19
Semi-Detached	0	0	0	0	0	0
Row	0	0	0	0	0	0
Apartment Unit	1	0	1	0	0	2
Tay Valley						
Single Family	0	14	17	13	8	24
Semi-Detached	0	0	0	0	0	0
Row	0	0	0	0	0	0
Apartment Unit	0	0	0	0	0	0

Source: Lanark County Planners, 2018



7.3 Land Division

While housing starts and completions reflect historical market development, consideration of available lands can help predict the capacity of future development. The creation of residential lots happens through severance or plan of subdivision. As with housing completions, consistent data to assess trending is a challenge to access because it is captured at the local level.



Unfortunately, there is also limited data available to help characterize the supply of vacant land for residential development in the County. A few local municipalities, such as Carleton Place, have done studies to help estimate the land potential for selected towns/cities. While the town is substantially developed, a range of vacant parcels has been identified which could accommodate future growth. Due to the County's rural landscape, it does not appear that the supply of land is an impediment to current or anticipated growth or development.



Table 35: New Lots Created, 2012-2017

	2012	2013	2014	2015	2016	2017	Total
Beckwith	11	10	13	17	14	12	77
Carleton Place	9	7	4	9	13	5	48
Drummond North / Elmsley	18	25	17	7	13	19	99
Lanark Highlands	19	31	16	16	15	17	114
Mississippi Mills	12	14	23	21	13	8	91
Montague	26	19	14	21	14	1	95
Perth	2	0	1	2	2	3	10
Smiths Falls	-	-	-	-	-	-	-
Tay Valley	18	15	9	19	7	26	93

Source: Lanark County Planners, 2018

Table 36: Lots Created by Plan of Subdivision, 2012-2017

	2012	2013	2014	2015	2016	2017	Total
Beckwith	152	55	72	63	0	114	456
Carleton Place	280	233	282	41	0	624	1460
Drummond North / Elmsley	0	0	0	0	0	0	0
Lanark Highlands	0	0	0	0	0	0	0
Mississippi Mills	0	20	0	406	0	0	426
Montague	0	0	0	0	0	0	0
Perth	0	0	0	0	16	0	16
Smiths Falls							
Tay Valley	0	0	0	0	0	0	0

Source: Lanark County Planners, 2018



Table 37: Units Created by Condominium Plans, 2012-2017

	2012	2013	2014	2015	2016	2017	Total
Beckwith	0	0	0	0	0	0	0
Carleton Place	46	0	0	0	0	0	46
Drummond North / Elmsley	0	0	0	0	0	0	0
Lanark Highlands	0	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	31	0	31
Montague	0	0	0	0	0	0	0
Perth	0	0	25	0	0	0	25
Smiths Falls							
Tay Valley	0	0	0	0	18	0	18

Source: Lanark County Planners, 2018



7.4 Rent Supplement

The rent supplement program secures units in private rental housing to provide affordable accommodation to eligible low and moderate-income households. Rental rates are set according to the income of the renter, with a household paying no more than 30% of their income toward rent. Tenants pay their share of the rent to the landlord and Housing Services pay the balance directly to the landlord.

This program provides an opportunity for socially conscious landlords to contribute positively to the housing system, by accepting tenants registered on the social housing waitlist.

In 2019, the County provided 77 monthly subsidies to 25 landlords.

7.5 Renovate Lanark and Homeownership Programs

The predominant form of housing in Lanark County is single-family homes, the majority of which were built prior to 1980. Lanark County offers two financial assistance programs specifically for private market homeowners.

Renovate Lanark is a ten-year forgivable loan to homeowners for necessary home repairs. Homeownership offers a twenty-year forgivable loan to low and medium-income renters in Lanark County for use as a five percent down payment toward the purchase of a home.

In 2019, the County provided funding for 27 renovate projects and 11 homeownerships.

“

... If you are looking for a way to purchase a home in a beautiful area then inquire about the Lanark Homeowners grant. It is a great way to cover the down payment in a world where it is hard to save and get ahead. I highly recommend this program to anyone looking to buy in the Lanark County or Smiths Falls area.

- Lanark County Homeownership Client (2018)

”



8.0 Objectives, Targets, and Achievements

8.1 Public Consultation

Significant consultation with stakeholders, including service providers, tenants, planners, developers, and other interested residents was conducted in anticipation of preparing this plan update. A series of public meetings were held in the spring of 2018, supplemented by questionnaires designed to solicit input from all interested parties. The consultations and input sessions were designed to engage individuals, families, and organizations involved in the entire range of housing and homelessness, including affordable homeownership. Discussions were centered on housing challenges, strengths, and proposals for solutions to outstanding challenges.

Housing Need and Demand Public Consultation Summary – March to May 2018

The County of Lanark is committed to encouraging citizens to actively participate in strategy sessions with the goal of improving the focus and delivery of housing programs. A summary of the public consultation process is included in Appendix B.

From late March until early May Lanark County consulted with the public on the affordable housing issues, concerns, strengths, and opportunities within the community. A consultation was conducted through three public meetings and two surveys.

Community consultation meetings were held during the week of April 23rd, 2018; a meeting occurred in each Carleton Place, Smiths Falls, and Perth. Participants were provided with a briefing on Lanark County's current housing programs and an overview of some statistical data that represents the County's current housing situation. Participants participated in facilitated discussions and provided input into the community's housing needs and demands.

208 Lanark County residents completed the Housing and Homelessness Survey, 21 organizations completed the Lanark County Service Provider Survey and approximately 45 people attended the community meetings. A summary of the key themes is outlined below:



Challenges:

- Lack of affordable housing stock; including limited options for specific populations
 - Families with dependent children
 - People fleeing from domestic violence
 - People with addiction issues
 - People with compromised mental wellness
 - People with developmental disabilities
 - People with physical disabilities or illnesses
 - Seniors
 - Youth
 - Youth transitioning from child welfare system (*these populations were rated in the top ten for groups in need for affordable housing by both residents and service providers)
- Lack of awareness that affordable housing is needed
- Lack of housing options and support services to help people remain successful in their homes
- Financial and regulatory barriers that prevent or restrict the development of affordable housing

Strengths:

- Effective local non-profits and strong community partnerships
- Municipal government support and the recent release of National Housing Strategy

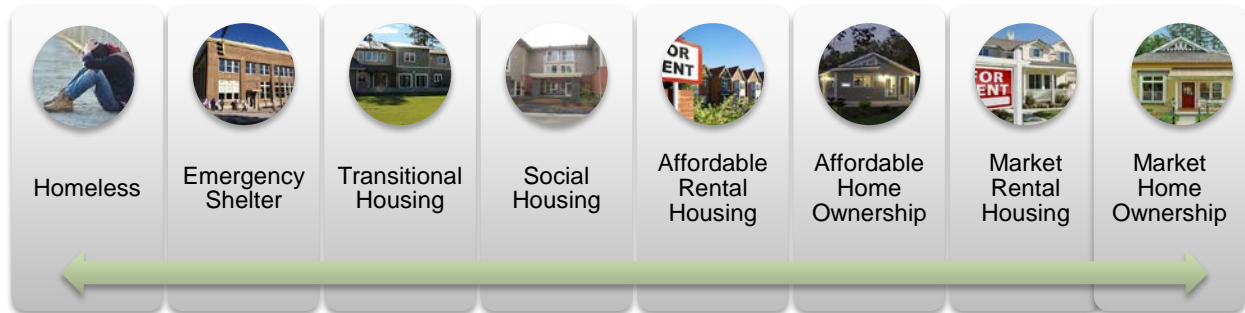
Solutions:

- Rent supplements to make high rent costs more affordable
- Build more affordable housing
- Provide support services to assist people in being successful in their homes
- Advocate for increased funding and supports; educate the public on the current housing needs and demands
- Partner with the private market; provide financial incentives to develop affordable ownership or rental housing; support housing providers in applying for funding



8.2 Coordinated System of Housing and Homelessness

Figure 34: The Housing Continuum



Ontario's Long-term Affordable Housing Strategy included a commitment to simplifying the myriad of programs designed to assist low and moderate-income families in Ontario. Having a full range of housing options to meet the needs of all residents is a key piece in maintaining a high quality of life and a healthy community in Lanark County. As shown in the above continuum, housing and homelessness are inclusive from those living in absolute homelessness to those living in shelters, community housing, supportive housing, private market, homeownership and everything in between. Although it may not be obvious, the continuum is not always linear. At any time in a person's life, they could move to any part of the continuum. People can move from homeownership to homelessness due to uncontrollable life circumstances.

Lanark County endeavors to provide service to the entire spectrum of housing needs, with varying degrees of success. Where services are not provided directly by Lanark County, referrals to community partners are encouraged.

In September 2018, Lanark County assumed the administration of the Lanark County Housing Corporation. The move supported the integration of county services, greater efficiencies, simplified reporting and approval lines, as well as helped to ensure effective long-term service planning. It has been a positive step in being able to streamline services to the tenants and the public and has opened communication between service providers.

The Community Homelessness Prevention Initiative (CHPI) is a 100% provincially funded outcomes-based program that aims to prevent and end homelessness by improving access to adequate, suitable and affordable housing and homelessness services. This funding enables the County to provide basic services to the residents on the lower end of the housing continuum. Successful partnerships with several community agencies have been funded by CHPI, including Lanark County Mental Health, The Table Community Food Centre, Cornerstone Landing Youth Services and Victim Services Lanark County.



8.3 Client-centered and Coordinated Strategies

Client-centered thinking ensures that we focus on what matters to the people we support and their family and that we pay attention to staff as well. Consultations and input sessions designed to engage individuals, families, and organizations involved in the entire range of housing and homelessness services contributed to the development of strategies toward a cohesive and fulsome system.

- Training – non-profit housing providers are eligible for training on various topics such as accommodations for people with disabilities, human rights, assistance for homeless residents and special priority applications;
- Collaboration and engagement with community partners – the Housing Services Department works closely with many agencies and community partners when developing client plans. Funding has been provided to community agencies for such things as rent supplement assistance, Hoarding, and self- advocacy;
- Accountability – maintaining and reporting statistics on the usage of housing and homelessness programs provides a historical reference for planning for the future;
- Alignment with council priorities - housing policies are developed with the advice and guidance of Council;
- Research – client and agency involvement is sought whenever research projects such as homelessness enumeration are conducted;
- Housing and hoarding coalitions – Lanark County participates in or leads various community coalitions such as the Housing Coalition and the Hoarding Coalition.



8.4 Coordination with Local Municipalities

The perception of homelessness and housing need can differ in each community. Rural residents tend to migrate to towns when there is no housing available in their home area. The lack of transportation encourages migration to more urban areas, especially for the low-income population who cannot afford a car.

Obtaining accurate statistics on rural issues is very difficult. Stigma can also look very different in a rural area. Dissemination of information concerning available programs is difficult when the population is widely dispersed. For these reasons and others, it is important that all municipalities work together for the good of everyone. Lanark County cannot have a healthy housing sector without all local communities enjoying the same status.



8.5 Community Homelessness Prevention Initiative

Originally implemented in January 2013, the Community Homelessness Prevention Initiative (CHPI) is a 100 percent provincially-funded outcomes-based program that aims 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.

CHPI is administered under a service agreement between the Minister of Municipal Affairs and Housing and each Service Manager (SM). SMs are provided with funding and flexibility to offer programs and services to meet the objectives and outcomes of CHPI.



The province has established two key program outcomes for the CHPI which will measure performance and ensure accountability:

- People experiencing homelessness obtain and retain housing; and
- People at risk of homelessness remain housed.

Service Managers are required to deliver services that will address both program outcomes. They have the flexibility to use the funding for any of the following four service categories:

Emergency Shelter Solutions - services and supports that provide relief or protect households who are homeless or are in imminent risk of homelessness

Housing with Related Supports - operating funding for long-term and transitional housing as well as supports related to the delivery of that housing (including former Domiciliary Hostels)

Other Services and Supports - various services and supports to assist vulnerable or at-risk clients with immediate relief or support in obtaining housing

Homelessness Prevention - services that assist households at risk of homelessness to retain housing (including rental or utility arrears payments).

The provincial vision for CHPI is:

A coordinated and holistic service delivery system that is people-centered, evidence informed and outcomes-based, and reflects a housing first approach that focuses on homelessness prevention and reduces reliance on emergency services.

Lanark County funding allocation for the CHPI programs in 2019 was \$1,276,996



8.6 Housing and Homelessness Programs

Table 38 provides a summary of the housing and homelessness programs offered by Lanark County Social Services department as of 2019.

Table 38: Housing Services Programs

Program	Description
1. Housing Options Program	This program assists people experiencing homelessness to obtain or retain housing OR those at risk of homelessness to remain housed. Applicants must meet eligibility criteria; applicants are eligible for \$1,000 once per calendar year; funds are issued directly to a company/landlord/service provider to assist with the necessary function. For example, utility arrears, last month's rent for mandatory moves, hoarding/bed bug clean up, etc.
2. The Domiciliary Hostel Program	The Domiciliary Hostel Program provides residence and some support with activities of daily living for people with special needs. Residents are vulnerable with respect to securing and maintaining housing and daily living activities. The County subsidizes the providers' costs and administers a Personal Needs Allowance.
3. The Rent Support Program	Rent Support helps low-income households offset their high shelter costs by contributing a portion of the rent directly to the landlord. The maximum monthly payment available is \$200; The program is designed for short term use with a maximum length of 5 years. Once approved the applicant will be required to provide their yearly Income Tax Assessment to ensure they are still eligible for the program.
4. Homeownership	This program provides down payment assistance when purchasing a home; the maximum amount of the loan for the down payment is 5% of the purchase price of the home.



5. Renovate Lanark	Financial assistance for low to moderate-income homeowners to conduct essential home repairs that will allow for continued safe occupancy of their home. This is a ten-year forgivable loan; the maximum a homeowner can receive is \$10,000.
6. Rent-Geared-to-Income (RGI)	In an RGI unit, tenants pay 30% of their total family income as rent. In Lanark County, there are 5 non-profit housing providers and the Lanark County Housing Corporation.
7. Affordable Housing	Lanark County has facilitated the development of four affordable housing projects. Rogers Road, Country Street Phase 2 and 3 and Garden Court Residence. Rents are 20% below average market rent for a specified time period.
8. Portable Housing Benefit	A portable housing benefit is a monthly subsidy (housing allowance) provided to a low-income household to assist with housing costs. Unlike other forms of housing assistance, the benefit is tied to the household and not a physical housing unit allowing the benefit to move with the household.
9. Coordination of Housing Services	Caseworkers work with applicants, tenants, social services staff and partner agencies to ensure current programs are best meeting the needs of the community. Limited resources prohibit the provision of solutions for every issue; however, concentration is on ensuring the most efficient use of resources to assist the greatest number of people in need.
10. Housing Coalition	Membership in the Coalition is open to anyone with an interest in Lanark County's housing and homelessness system. The purpose of the housing coalition is to improve service integration, which will promote positive development in Lanark County's housing and homelessness situation and improve client service.



8.7 Goals of the Housing Coalition

Increase Access to Housing

- Increase understanding of the housing and homelessness challenges and assets in Lanark County.
- Improve public awareness of the housing services available

Coordination with Community Services

- Promote streamlined / client-centered access for ease of service; ensure rural barriers are considered.
- Strive for more inclusive services, including in rural arrears.
- Identify and reduce gaps in service.
- Continue to look at best practices in other rural jurisdictions.
- Track success and failures so the sector can learn from its experience.
- Support ongoing review, to make the best use of current system resources.
- Promote better integration of services in order to more effectively address housing needs along the continuum.
- Develop mechanisms for consistent liaison with other services.
- Increase communication, consultation, coordination and collaboration among service providers, landlords, agencies, and community supports.

Information Sharing, Community Education and Professional Development

- Identify common needs and support learning opportunities, for stakeholders to improve, enhance and develop their skills.
- Increase awareness of energy efficiency programs.
- Expand public awareness of the housing situation in Lanark County through innovative and proactive ways that support and enhance the development of affordable housing.
- Establish clear communication mechanisms and linkages that enable all stakeholders and consumers.
- Act as a conduit for information sharing.
- Increase awareness of housing as a social determinant of health and the Housing First model.

Advocacy

- Promote positive development to improve Lanark County's housing and homelessness situation.
- Advocate as a group with common interests and concerns, keeping local housing needs at the forefront.



9.0 Climate Change and Environmental Sustainability

9.1 Social Housing Improvement Program (SHIP)

In 2016, Lanark County participated in the Social Housing Improvement Program (SHIP). \$674,100 was invested in social housing units to address capital needs, improve energy efficiency and reduce greenhouse gas emissions.

9.2 Social Housing Electricity Efficiency Program (SHEEP)

The Carebridge Community Support Corporation benefited from an investment of 25,540.00 to improve electric efficiency in the Maude Street project in 2017.



9.3 Combined Heat and Power Unit

Lanark County Housing Corporation stock is 95% baseboard heat with the cooling being supplied by inefficient window air conditioners installed by tenants. In 2013, the decision was made to implement a five year Energy Management Plan with the introduction of an Induction Micro-CHP Generator (Combined Heat & Power) as the cornerstone of the plan. The first building selected for the new technology was 46 Bell Street in Smiths Falls. It is a 38,750 sq ft, 64 bedroom building which was constructed in 1976. Prior to the upgrade combined electrical and gas, costs were approaching \$100,000 per year. The savings provided by the cutting edge technology are substantial in addition to providing a reduction in our greenhouse gas emissions.



46 Bell Street, Smiths Falls



CHPP Unit, Bell St, Smiths Falls



9.4 Capital Improvements

Lanark County invests approximately \$800,000 annually in capital improvements in Lanark County Housing Corporation properties, as well as providing subsidies to non-profit housing corporations to ensure that the current stock of community housing is maintained to a high standard.

The long-term capital expenditure plan includes investments in lighting retrofits, rainwater management, water systems, hydronic space heating, insulation upgrades, and window/door replacement.

9.5 Tenant Engagement



Many of our clients are very grateful when they are given the opportunity to be part of our Housing Communities. Many have lived with unstable housing that has affected their daily living. Knowing that their rent is affordable and sustainable starts them on the path to bettering their situation.

We try to give back to the communities that we are part of, and one way that we have done that is by allowing tenants to access space for community gardens. The seedlings are started by staff and volunteers and then donated to the tenants to plant and nurture. The produce that is harvested from these gardens is available to tenants to utilize as well as some areas provide fresh vegetables to their local food banks.

We also encourage tenants to participate in beautifying their surroundings

People feel a sense of pride when they know that they are contributing and giving back to the community that supports them.



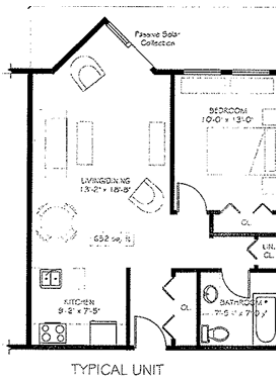


“We may think we are nurturing our garden, but it is our garden that is really nurturing us.”

-Jenny Uglow

9.6 Building Condition Assessments

All social housing providers in Lanark County have been provided with the Asset Planner tool to enable continuous monitoring of the status of their capital asset. Providers are encouraged to regularly update their long-term capital plan to ensure good asset management and long-term resiliency.



10.0 Housing Strategy Framework

A key element of this study is the recognition of housing gaps and priorities within Lanark County followed by recommendations centered on housing supports, housing development, policy directions, and opportunities. This includes both options of the County Official Plan, Housing and Homelessness Plan, and ongoing housing redevelopment and regeneration.



10.1 Housing Gaps and Priorities

The analysis of housing need and demand in consultation with the community identified the following priority issues and gaps.

1. There is a need to improve access to affordable housing for low-income individuals and families.

There is a shortage of affordable housing in Lanark County. The County has one of the highest wait times for social housing in the southeast region for one-bedroom units. Childless couples and non-senior singles wait an average of four years for social housing. Lanark County needs more affordable housing rental units.

There are significant differences in housing prices and affordability between housing market areas. Rental rates are high; 48.7% of renters are spending 30% or more of their income on housing. Homeownership is out of reach for many; the average price of a home is rising at a much faster rate than median household income.

There needs to be a greater emphasis on smaller units. While building activity appears to be keeping up with projections, the building activity type has not shown much diversification. Smaller household sizes and an aging population further emphasize the need for diverse and flexible housing stock.

Objective	Outcome	Measures	Targets
Improve access to affordable housing for low-income individuals and families	Increase # of affordable units built	# of smaller units built # of households assisted with homeownership	Build 80 new units by 2028 Assist 10 homeownership clients per year



2. There is a need to improve housing options across the housing spectrum.

The current social housing stock is aging and in need of repair. 7.4% of the homes in Lanark County need major repair; this is higher than the provincial average of 6%. There is a lack of social housing stock and housing options such as accessible affordable housing. There is a need to ensure an adequate supply of housing opportunities in the future, particularly in Carleton Place. Population projections suggest that the need for accessible units will continue to increase with the aging population. We are currently not meeting the demand for accessible units.

Objective	Outcome	Measures	Targets
Support the repair of housing stock	Improved condition of housing	# of home repair loans	Assist 10 renovate or minor home repair clients per year
Move households along the housing continuum	Households own their home	# of homeownership loans	Assist 10 homeowner clients per year
Encourage accessibility improvements	Repair and installation of accessibility aids Pilot program of Portable Housing Benefit (PHB) for applicants with accessibility needs	# of accessibility grants # of PHB accessibility subsidies	Assist 1 accessibility home repair client 15 PHB-A for 2019/20



- There is a need for additional supportive services partnered with permanent housing.

There is limited support to assist people in maintaining their housing. The marginalized groups struggling with their housing include families with dependent children, those fleeing from domestic violence, those with addiction issues, mental health, developmental disabilities, physical disabilities, seniors, and youth transitioning from the child welfare system.

Our population is aging. The median age in Lanark County is 48.2 compared to the provincial median of 41.3. The 65+ age cohort is expected to grow while all other age groups are expected to remain relatively stable or decline. Many seniors are staying at home longer and looking for supports to help them remain in place. This is consistent with provincial directions which are emphasizing more aging at home options for seniors.

Objective	Outcome	Measures	Targets
Increase the availability of support services	Improved housing retention	Number of households who receive community supports	10 referrals to community supports per month
Improved housing stability	More tenancies maintained	Increased interventions in social situations Number of households that receive one-time assistance to maintain tenancy	Reduced evictions for social causes 25 clients per month receive Housing Options Program assistance
Improved outreach services	More people assisted "where they are at"	Number of resources provided to alleviate hardship	50 backpacks/year provided to couch surfers



4. There is a need to improve coordination and collaboration among stakeholders and educate the community on affordable housing needs and demands in the community.

There is limited support in the private market to build and offer affordable housing. The private market may indicate an interest in supporting affordable housing opportunities but may lack the knowledge as to how to participate.

The affordable housing needs and demands in our community may not be known or understood. Public awareness and education activities and events must be a central part of advancing affordable housing in our community. We must work together with local organizations, municipalities, and developers to remove barriers that prevent affordable housing ideas from coming to fruition such as encouraging affordable housing development and various housing forms in Official Plans.

Objective	Outcome	Measures	Targets
Increase awareness of housing issues in the community	Improved knowledge of housing	Number of community agencies participating in Housing Coalition	Improve web-based information; launch new website in 2020
Encourage and support advocacy groups	Improved input from those with lived experience	Number of individuals participating in Housing Coalition	Increased attendance at Housing Coalition meetings



11.0 Strategic Directions and Recommended Actions

Housing is the cornerstone of any community; the supply must meet the needs of Lanark County and its residents. The County plays a lead role in responding to the community's demand for affordable housing and must ensure the supply is adequate.

11.1 Strategic Direction #1: Increase the Supply of Affordable Housing

There is a gap in meeting the housing needs of individuals and families in the lower-income ranges. Many households are spending more than 30% of their income on housing and putting them at risk of losing their homes. Waiting lists for social housing and those in receipt of social assistance are increasing. There continues to be a strong need in the area to increase the supply of affordable housing.

Rental housing is the primary form of accommodation for low-income households. A large portion of the rental stock and affordable housing stock is in Smiths Falls and is limited in some of the high growth areas such as Carleton Place. We must be innovators in developing and offering programs that support an increase in the social and affordable housing stock. Exploration of best practices is the key to success.



Objective	Context	Recommended Actions
Build new affordable housing stock	It is evident that with growing communities, long social housing waitlists, an aging population, and a high percentage of renters struggling to cover their shelter costs that affordable housing in Lanark County is in high demand.	<ol style="list-style-type: none"> 1. Commit to RGI and affordable housing stock every second year over the next 10 years. For a total of 80 new units by the end of 2028. 2. Encourage non-profit and private market builders to build rental stock in the community. Offer incentives through provincial/federal programs for the construction of affordable housing when possible. 3. Due to demand, the development of affordable housing should occur in Carleton Place.
Support the private market to offer affordable housing options	Portable Housing Benefits / Rent Supplements are an effective way to address the housing needs of low-income individuals and families while partnering with the private market.	<ol style="list-style-type: none"> 4. Create and manage a municipally funded Portable Housing Benefit to provide long-term housing affordability solutions. Explore the possibility of targeting a portion of the benefit to a specific population e.g. accessible, homeless.
Support affordable homeownership opportunities	Supporting households to move along the housing continuum from rental housing to homeownership to relieve	<ol style="list-style-type: none"> 5. Continue to support opportunities to increase affordable ownership options through partnerships with agencies such as Habitat for Humanity and programs such



	<p>some pressures in the rental market.</p>	<p>as Homeownership.</p> <ol style="list-style-type: none"> 6. Promote the development of alternatives forms of affordable homeownership models such as rent-to-own, and homeownership co-operatives. 7. Work with lower-tier municipalities to remove barriers that prevent the development of tiny homes (e.g. minimum building size, inability to tie into existing septic and well, etc.)
<p>Meet and maintain Service Level Standards</p>	<p>In addition to efforts to create new affordable housing units, it is critical that the County ensure Service Level Standards continue to be met despite diminishing funding levels.</p> <p>Service Level Standards are prescribed by the Housing Services Act (Regulation 367/11). Lanark County is required to maintain a service level standard of 771. Three programs support the service level - RGI units, Rent Supplement, and Portable Housing Benefit.</p>	<ol style="list-style-type: none"> 8. Follow the recommended schedule to increase the housing supply found in Table 39. This will ensure that Lanark County meets/surpasses and maintains its Service Level Standards.



<p>Leverage the social housing stock asset</p>	<p>LCHC's housing portfolio is an important community asset. Some Ontario Service Managers have undertaken rationalization studies to better understand their asset. Some approaches include:</p> <ul style="list-style-type: none"> - Intensifying an existing site by addition additions or constructing a new building on a current site - Refinancing a property and leverage the equity for a new project - Transfer rent supplement or RGI spaces from an existing project to a new project to help the financial viability of the project 	<p>9. Sell single-family homes within the portfolio when:</p> <ul style="list-style-type: none"> - The current tenant vacates the property; - The current tenant no longer qualifies for RGI assistance (providing the tenant 6 months' notice and first opportunity to purchase the home at market value); or - The current tenant is over housed or offered a new unit to move to by the LCHC within their home municipality. - No single-family home shall be sold without replacing it with a least 1.5 other social housing units. For example, if two homes are sold it would be replaced by 3 new units. - An inventory of LCHC's single-family homes can be found in Table 17.
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Table 39: Recommended Schedule for Increase to Social Housing Supply

	Additions to Social Housing Supply				Total Number of Available Service Level Units	Total Number of Affordable Housing Units
	Portable Housing Benefit	Rent Supplement	Physical Social Housing Stock			
			Housing Providers	LCHC Units		
2018	0	73	181	497	751	35
2019	15	4 (Special Priority)	0	0	770	35
2020	20	0	20 (15 RGI, 5 Affordable Housing)		810	40
2021	10	0	0		820	40
2022	0	0	10 (5 RGI, 5 Affordable Housing)		830	45
2023	10	8 (Strong Communities)	0		848	45
2024	0	0	20 (15 RGI, 5 Affordable Housing)		868	50
2025	10	0	0		878	50
2026	0	0	10 (5 RGI, 5 Affordable Housing)		888	55
2027	10	0	0		898	55
2028	0	0	20 (15 RGI, 5 Affordable Housing)		918	60
Total	75	85	758		918	60



11.2 Strategic Direction #2: Plan for a Diverse Range of Housing Choices

A range of housing choices is needed to accommodate the diversity of residents within the community. A diverse range of housing means ensuring the housing stock can accommodate an aging population, a variety of household types and sizes, a greater diversity of culture, a range of physical and mental disabilities, and can respond to fluctuations in these needs (e.g. economic downturn, family crisis).

Objective	Context	Recommended Actions
Offer a variety of affordable housing options	Secondary suites, also referred to as accessory apartments or granny flats, offer an affordable form of rental housing and income opportunity for homeowners. Currently all but one of Lanark County's municipalities promotes the development of secondary suites.	<p>10. Work with local municipalities to encourage developers to build a range of housing options for seniors / older adults (e.g. Abbeyfield, life lease, garden suites)</p> <p>11. Work with lower-tier municipalities to ensure they all allow for secondary suite development.</p> <p>12. Encourage lower-tier municipalities to waive associated charges (e.g. development charges) for the creation of a secondary suite.</p>
Support Official Plan policies that encourage the development of affordable housing	An Official Plan describes the municipal council's policies on how land in the community should be used. It is prepared with input from the community and helps to ensure that future planning and development will meet the specific needs of the community.	<p>13. The County shall target 25% of all new housing be considered affordable as per the Provincial Policy Statement.</p> <p>14. Develop and adopt a definition of affordable housing in the Official Plan based on the provincial definition including a definition of "low-income households"</p>



Objective	Context	Recommended Actions
		<p>and “moderate-income households”</p> <p>15. Create a target that 15% of all new housing built in Lanark County serviced settlement areas be multi-residential dwellings and 15% be semi-detached and townhouse dwellings.</p> <p>16. Review and update zoning by-laws to permit intensification and more directors and/or innovative housing forms in serviced settlement areas.</p> <p>17. Develop a rental conversion and demolition policy to protect existing rental housing, particularly affordable rental units.</p> <p>18. Add a policy statement in the Official Plan that supports accessible housing forms to facilitate aging in place.</p> <p>19. Consider incorporating a policy in the Official Plan to encourage shared housing such as rooming and boarding houses, group homes.</p>



11.3 Strategic Direction #3: Stabilize and Revitalize Current Social Housing Stock

Our housing stock is aging. An aging housing stock can result in high maintenance and operating costs due to the lack of energy-efficient designs and deterioration of a unit. Such increasing costs can create affordability challenges, especially for individuals and families on fixed incomes. We must stabilize our current properties and be well prepared to revitalize stock through a robust capital plan. Entering into mixed residential housing will provide opportunities to both the tenant and landlord such as market rents subsidizing the cost of RGI costs.

Objective	Context	Recommended Actions
<p>Protect the current supply of rental housing; including social and affordable housing</p>	<p>In addition to efforts to create new social and affordable housing units, it is critical that we maintain our current stock. Given the gaining stock and expiring senior government operating agreements a strategic asset management plan can assist with identifying challenges and opportunities.</p>	<p>20. Provide ongoing training and support to non-profit housing providers with building condition assessments, asset planning software, energy conservation and energy improvements, analysis of long-range financial viability.</p> <p>21. Support non-profit housing providers in maintaining a strategic asset management plan for their social housing stock.</p> <p>22. Utilize asset planning software and maintain a 10-year capital plan for all LCHC properties</p> <p>23. Conduct thorough analysis of the effect of the end of operating agreements; assess the financial viability of non-profits and make recommendations to promote success.</p>



Encourage mixed residential housing (RGI, affordable, and/or market housing in each housing project)

Mixed residential housing allows a housing provider to satisfy demand across a greater portion of the housing continuum simultaneously market rents will help subsidize the cost of an RGI housing unit.

24. All new County-owned housing development to have a minimum of 25% market/affordable housing with a more desirable mix being 50% affordable/market and 50% RGI/social housing.

25. Encourage sliding rent communities for all County supported housing development.



11.4 Strategic Direction #4: Ensure an Adequate Supply of Appropriate, Supportive and Universal Housing

Research indicates that there are some services but few if any, housing options in the County for special needs groups, such as individuals with a serious mental illness, intellectual challenges or disabilities, physical disabilities, frail and /or cognitively impaired elderly persons, and persons with substance abuse issues.

Several populations in Lanark County have support needs that are not currently being met, resulting in a negative impact on their housing situation. More specifically, the community recognized the following marginalized populations in the greatest need:

- Families with dependent children
- People fleeing from domestic violence
- People with addiction issues
- People with compromised mental wellness
- People with developmental disabilities
- People with physical disabilities or illnesses
- Seniors
- Youth transitioning from the child welfare system

There are very limited emergency and supportive housing options in Lanark County for vulnerable individuals and families. There is a modest supply of social housing within the community when comparing to communities across the province; however, the supply does not meet the demand. The subsequent objectives and recommendations have been designed to support Lanark County in responding to the needs of vulnerable populations.



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Objective	Context	Recommended Actions
Support vulnerable populations by increasing supports and access to housing	Given the need for emergency/transitional and supportive housing options, consideration of potential partnerships should be further investigated.	<p>26. Collaborate with local service providers to prepare a strategy aimed at more effectively using community resources and supports to promote housing stability, such as:</p> <ul style="list-style-type: none"> - Collaborating to expand life skills training / mentoring to encourage tenant success - Expanding creative approaches and partnerships to provide supports <p>27. Support community agencies (i.e. in accessing funding opportunities) in developing emergency and transitional housing and support options for the marginalized populations listed above.</p>
Meet the needs of an aging population	Lanark County has an aging population. Median age is much higher than the provincial average. Increasing median age is due to various reasons such as declining fertility rates and rising life expectancy.	28. Collaborate with local health organizations and other senior support services to plan to address the assisted living needs of seniors.



Objective	Context	Recommended Actions
Promote additions to the supportive housing stock	Local health organizations are responsible for planning, integrating and funding health services for their designated areas.	<p>29. Work with community agencies to secure funding from the local health organizations to increase the number of supportive beds/units for vulnerable groups.</p> <p>30. Consider partnering (or encourage other affordable housing developers to partner) with a local agency to provide supports in new or existing affordable housing units. For example, partner with a local mental health service provider; provide them a designated number of units specific to their clients, in return for direct and regular support services within a designated housing project.</p> <p>31. Review and update zoning bylaws to ensure they match Official Plan policies that permit more diverse and/or innovative housing forms for seniors or persons with disabilities, such as assisted living, supportive housing, shared housing forms, etc.</p>
Improve housing supports to vulnerable populations	It was evident that throughout the public consultation community members felt the supports to assist people in maintaining their housing	32. Develop a structured process that plans for safe and successful transitioning of individuals from institutions, particularly hospitals.



Objective	Context	Recommended Actions
	<p>was limited. Support services might include assistance with the tasks of daily living, counseling, referrals, etc. Additional supports could help foster an improved landlord-tenant relationship leading to a more successful tenancy.</p>	<p>33. Support investments in permanent housing linked with supports.</p> <p>34. Conduct a survey of social housing providers and tenants to identify supports needed to assist tenants in maintaining their housing and determine supports needed to foster positive tenant-landlord relations.</p>
<p>Improve accessibility of new housing and maximize existing accessible housing stock</p>		<p>35. Develop a detailed inventory of modified social housing units; outline and provide pictures of specific accessibility features of each building and unit.</p> <p>36. Incorporate accessibility and energy efficiency standards into housing initiatives and programs.</p> <p>37. Require any new affordable housing builds to have a minimum of 25% of the project must meet or exceed accessibility standards and common areas must be barrier-free or have a full universal design applied.</p>
<p>Review current use of funds</p>	<p>The Service Manager receives provincial funds designed to support individuals and families in</p>	<p>38. Conduct a thorough review of programs designed to assist households in obtaining and maintaining their housing, such as the provincial Community</p>



Objective	Context	Recommended Actions
	securing housing and stabilizing housing.	Homelessness Prevention Initiative program.



11.5 Strategic Direction #5: Educate the Community on Local Housing Needs and Offer Incentives to Build Affordable Housing

Lanark County’s affordable housing shortage is a community-based issue that requires the support and commitment of the community. Educating landlords, developers, business owners, and community members will not only inspire people to enact change but will create opportunities for the development of affordable and supportive housing.

Objective	Context	Recommended Actions
Offer incentives to developers creating new affordable rental housing units	Some Ontario municipalities have a range of planning and financial tools to encourage the development of affordable housing in their municipalities.	<p>39. Encourage municipalities to waive all development charges and building permit fees in full or in part, for new purpose-built rental units. Fully waive development and building permit fees for the development of affordable rental housing.</p> <p>40. Expedite development permit process for the creation of new affordable rental housing units.</p> <p>41. Consider waiving or reducing property taxes for a set period for the development of new affordable rental housing.</p>
Share housing needs and demand information with developers, housing stakeholders, and community members	<p>Sharing information will engage groups, businesses, organizations and community members in finding solutions to our affordable housing challenges.</p> <p>An education campaign is needed to engage partners, government,</p>	<p>42. Host annual information session on local housing needs and demands / affordable housing development.</p> <p>43. Create an annual one-page infographic on the County’s current housing needs and demands.</p>



	<p>housing providers, community agencies and the private sector. An education campaign will help “put a face” on affordable housing needs.</p>	<p>44. Share the results of the housing strategy with developers to highlight the need for a variety of housing options, including smaller one and two-bedroom rental units.</p> <p>45. Continue to report progress on housing targets and other recommendations of the housing study by developing and distributing an annual housing report card.</p> <p>46. Continue to be a leader in further education and awareness of housing issues, in particular:</p> <ul style="list-style-type: none"> - Accessibility issues and the Accessibility for Ontarians Disability Act (AODA) - Landlord and tenant relationships - Homeownership training - Benefits of affordable housing and understanding its role - Affordable housing funding programs (SEED, IAH) - Supportive housing and support service funding programs (MOHLTC, MCSS) - Affordable housing development options (e.g. cooperatives, shared living, life lease) - Renovation and energy efficiency funding/programs
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		<ul style="list-style-type: none">- Community support programs (i.e. housing after hours)
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12.0 Conclusion

The key housing issues identified in this report point to several important themes that can be used to guide the County's response to its local housing needs.

An adequate, appropriate and diverse housing supply is an important component of meeting the needs of both current and future residents of Lanark County. More diversity and flexibility in the housing supply will ensure choice and affordability. This is particularly important in responding to the County's aging population, declining household size and diversity of household types.

Affordable housing, including both rental and ownership, is another key component of the housing continuum. Given the rising cost of homes in the private market and stable average incomes, affordable housing options are required to meet the needs of seniors on fixed incomes, smaller and diverse household types, as well as younger age groups. Single individuals and childless couples wait the longest on our chronological social housing waitlist.

The provision of supports to attain or maintain housing is essential to ensuring that residents can remain in their community. Housing support services are important in addressing the housing needs of various population groups. Unique models in the provision of these services will need to be explored in order to overcome challenges posed by the County's rural context.



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Appendix A: Glossary of Terms

Age in Place: The Center for Disease Control defines aging in place as "the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level."

Canada Mortgage and Housing Corporation (CMHC): The agency responsible for carrying out the current responsibilities of the federal government with regard to affordable housing. In 1998, CMHC signed the Federal-Provincial agreement that transferred the administration of social housing, which had developed under federal programs, into the hands of the provincial government.

Chronological Housing Applicants: Households on a waiting list who do not fall within the special priority or local priority mandates. These individuals are placed on a first-come-first-served basis.

Consolidated Municipal Service Manager (CMSM): A municipal government responsible for carrying out the funding and administrative responsibilities of the Housing Services Act. A CMSM could be a regional government, a county or separated city, depending on the local circumstances. The CMSM is also responsible for administering other social service programs such as Ontario Works and child-care. Lanark County is the CMSM for Lanark County and the Town of Smiths Falls.

Co-operative Housing: A form of social housing in which the households who live in the project are all members of the cooperative corporation that owns the building. They elect from amongst themselves a board of directors who are responsible for overseeing the management of the building. In Ontario, they are subject to rules in the Cooperative Corporations Act and are not considered to be landlords, so they are not subject to the Residential Tenancies Act.

Core Housing Need: A household is said to be in core housing need if its housing falls below at least one of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three standards).

Domiciliary Hostel: The Domiciliary Hostel Program provides residence and some support with activities of daily living for people with special needs. Residents are people who are vulnerable with respect to securing and maintaining housing and daily living activities. The County subsidizes the providers' costs and administers a Personal Needs Allowance to the residents.

Emergency Housing: Short-term housing for individuals and families who have no shelter (e.g. emergency housing facilities, motels).



Housing and Homelessness Plan: Housing and homelessness plans are strategic plans implemented at the local level with the goal of providing secure housing to all Ontarians and reducing the number of individuals without stable living arrangements. These plans are multifaceted and provide directives for many different members including local government, service managers, housing providers, human services agencies, and infrastructure planning.

Household Income Limits (HILS): Income levels for each unit size in each service area, set out in Regulation 370/11 of the Housing Services Act. The Housing Services Act requires Service Managers to have a specific number of RGI units in the service area, which are occupied by tenants whose incomes are below the HILS.

Housing Provider: This is an organization that owns and manages one or more buildings for low or moderate-income households and receives either government funding or reduced mortgage interest rates to support its residents.

Housing Services Act (HSA): This legislation replaced the Social Housing Reform Act on January 1, 2012. It preserves the administrative and funding responsibility for housing with Service Managers within a more flexible framework.

Housing Services Corporation (HSC): This agency (formerly SHSC), controlled by the municipal sector but with representation from the social housing sector, has the responsibility for ensuring that some services will be carried out province-wide. Such services include property and liability insurance, the pooling of capital reserves, the maintenance of best practice systems, research, education, and advice.

Housing Support Services: help people to live as independently as possible in the community. Services are either provided by workers visiting a resident living in market rental housing or within specific government-funded accommodations like emergency shelters, transitional housing or supportive housing units. Housing support services provide a range of different tasks to help someone maintain their housing, such as assistance to Ontario Works benefits, fill in forms, manage a household budget, obtain furniture, help with shopping and housework, as well as connecting with other specialist services.

LEED Certification: Leadership in Energy and Environmental Design consists of a suite of rating systems for the design, construction, and operation of high-performance green buildings, homes, and neighborhoods.

Local Health Integration Networks (LHIN): Local organizations mandated by the Provincial government, through the Ministry of Health and Long-Term Care, to ensure the effective integration of community health services. LHINs determine funding of support systems for transferred housing providers who provide support for ill older adults and the mentally ill.



Local Housing Corporation (LHC): A new corporation created by the former *Social Housing Reform Act* and controlled by the Service Manager as the sole shareholder, to take over the ownership and other responsibilities of Local Housing Authorities (LHAs).

Long-Term Affordable Housing Strategy (LTAHS): Also known as Building Foundations: Building Futures, LTAHS is the companion strategy to the Housing Services Act, 2011. The goals of LTAHS include improving access to affordable housing and securing maintainable living situations for Ontarians.

Long-Term-Care Facilities (LTC): For people who require 24-hour nursing care and supervision within a secure setting. In general, long-term care facilities offer higher levels of personal care and support than those typically offered by either retirement homes or supportive housing.

Lower Tier Municipality: A local municipality such as town or township, for example, the Town of Perth or Township of Lanark Highlands.

Ministry of Community and Social Services (MCSS): This ministry has the responsibility to fund and administer non-profit housing for people with developmental disabilities. MCSS is responsible for numerous social service programs.

Ministry of Municipal Affairs and Housing (MMAH): This ministry had the lead role in designing and implementing the *Housing Services Act* and the *Residential Tenancies Act*. They continue to be responsible for ensuring the Acts are administered appropriately.

Market Housing: refers to private rental or homeownership housing where prices are set in the open market.

Market Rent: Refers to the price a tenant pays a landlord for the use and occupancy of market rental housing based on current rent for comparable property. Market rent is the rent paid by a household that is not receiving RGI assistance in a particular building. Many social housing developments have a mix of both market rent units and units that have the rent-geared-to-income.

Municipal By-laws: A standing rule governing the regulation of a municipality's internal affairs. Municipal by-laws should be in accordance with provincial and federal laws.

Non-Profit Housing: A kind of social housing provided by community-based associations (like churches or service clubs) or municipal corporations which operate on a non-profit basis to provide low- and moderate-rent housing. A percentage of non-profit housing tenants pay rents geared to their incomes (known as RGI housing) and the remaining pay market rents.

Official Plan: Each lower and upper-tier municipality has an Official Plan that communicates the strategic direction and priorities of the municipality.



Ontario Disability Support Program (ODSP): ODSP is a provincial income assistance program for people who are deemed unable to return to the workforce.

Ontario Municipal Social Services Association (OMSSA): This organization represents municipal employees working in social services and housing program delivery. Its mandate is to enhance the capacity of communities to plan, manage and deliver human services.

Ontario Non-Profit Housing Association (ONPHA): The organization that represents non-profit housing providers in Ontario. It has been consulted by the Province as the voice of the non-profit housing stakeholders in the discussions about legislative reform.

Ontario Works (OW): is the municipally administered financial assistance program that assists families and individuals who have no other source of income.

Operating Agreement: A contract signed between a government agency and a social housing provider that sets out funding, operating, and other responsibilities of the parties. Providers with federal unilateral funding and providers administered by the Ministry of Health and Long-Term Care or the Ministry of Community and Social Services retained their operating agreements. The operating agreements for all other providers (unless specifically excluded from the legislation) were replaced by the Social Housing Reform Act regulations which have been replaced by the Housing Services Act.

Operating Subsidy: Government subsidy under the HSA paid to social housing providers and guaranteed for the life of the mortgage (usually 25 years) to bridge the gap between revenue from market rents and the total cost of mortgage and operations. Over the next 20 years, the obligations of government to fund operating subsidies will gradually expire, housing providers by housing providers, as mortgages are paid off.

Population Density: Refers to the concentration of people within a specific portion of a defined area or the average number of people who live on each square kilometer (or mile) of land.

Provincial Policy Statement: Came into effect March 1, 2005, issued under the authority of Section 3 of the Planning Act and replaces the Provincial Policy Statement issued in 1996. It provides direction on matters of provincial interest related to land use planning and development and promotes the provincial policy-led planning system. The Planning Act requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement.



Regulations: Regulations provide details of how legislation is to be implemented. The *Housing Services Act* has five regulations that impact the operations of housing providers. Regulation 367/11 sets out roles and responsibilities of service managers, rules governing the operation of local housing corporations and aspects of RGI (eligibility rules, waiting list management, privacy requirements, appeals). Transitional SHRA Regulation 298/01 sets out the rules for RGI calculations. Regulation 368/11 lists the designated housing projects subject to the legislation. Regulation 369/11 explains how the government subsidies for housing providers are calculated. Regulation 370/11 sets out Household Income Limits for use in determining whether Service Managers are meeting federal requirements for the income of RGI households for whose rent subsidy federal money is provided.

Regeneration: An active attempt to reinvigorate a community that has become run-down or undesirable to occupy. This often involves significant improvements to housing units and grants are often provided through SHRRP. The goal of regeneration is to improve the community and living conditions for its residents.

Rent-Geared-to-Income (RGI) Rent Subsidy: A subsidy paid to a social housing provider and guaranteed for the life of the mortgage (usually 35-50 years). In Ontario, the RGI Rent Subsidy equals the difference between the actual rent paid by a low-income tenant (paying approximately 30% of their income) and the government-approved market rent of a unit.

Rent Supplements: Rent paid to a landlord to bridge the gap between a tenant's rent-geared-to-income and the market rent ceiling set by the municipality, for units rented to applicant from the social housing waiting list. The newer housing programs have no RGI Rent Subsidy funding built into them which means non-profit housing providers need rent supplements. Historically, private landlords have been interested in signing rent supplement agreements when vacancy rates are high.

Residential Tenancies Act (RTA): The provincial legislation that replaced the *Tenant Protection Act* and governs the relationship between landlords and residential tenants in Ontario. Social housing is exempt from a few of its provisions (the guideline for rent increases) but not others (the processes for evictions).

Rooming House: A rooming house is any building in which renters occupy single rooms and share kitchens, bathrooms and common areas. Rooming houses are sometimes referred to as boarding houses. The building may be a converted single-family house, a converted hotel, or a purpose-built structure. Rooming houses may have as few as three rooms for rent, or more than a hundred. Rooming houses provide accommodation only and no additional services.

Secondary Suites: A term for an additional separate dwelling unit on a property that would normally accommodate only one dwelling unit. A secondary suite is considered



“secondary” or “accessory” to the primary residence. It normally has its own entrance, kitchen, bathroom, and living area.

Service Agreement: An agreement between Service Manager and housing provider governing the delegation of some or all of the Service Manager's responsibilities pertaining to financial testing (see Financial testing).

Serviced Settlement Area: A place or area with clustered or scattered buildings and a permanent resident population; this can be a complete municipality or specific area within a municipality that is serviced by municipal water and sewer. In Lanark County, this includes the Town of Carleton Place, Town of Smiths Falls, Town of Perth, and the village of Almonte.

Social Housing: Housing that is community sponsored i.e. by local faith groups, service clubs, YMCAs, other community organizations, or by municipalities. Designed to address some of the Public Housing issues, it is mixed-income housing (some RGI, some market units), in smaller-sized projects. (The term now includes Public Housing). Social housing is technically defined as either non-profit rental or co-operative housing funded by a legally-prescribed government program (although some social housing providers are now building housing with no government funding).

Social Housing Reform Act 2000 (SHRA): Also known as Bill 128. This legislation proclaimed in Dec. 2000, gave the Province of Ontario the power to transfer responsibility for social housing administration to the municipal level. In 2011, it was repealed with the proclamation of the Housing Services Act.

Special Needs Housing: Housing that is designed to accommodate individuals with specific needs and includes group homes, emergency shelter, housing for the homeless, and independent permanent living arrangements where support services such as meal preparation, grocery shopping, laundry, housekeeping, respite care, and attendant services are provided. It does not include households that receive community-based support services in their own homes.

Special Priority Applicants: Regulation 367/11, Section 52-58 of the Housing Services Act, gives priority ranking to social housing applicants who are experiencing abuse. This priority is given to enable the household to permanently separate from the abuser.

Supportive Housing: A type of non-profit housing for people who need support to live independently e.g. ill older adults, people with mental health problems, disabilities, chronically homeless, etc. In Ontario, supportive housing providers were not downloaded to the Service Managers. Support-service funding is provided by the Ministry of Health and Long-Term Care or the Ministry of Community and Social Services.



Town or Row House: A home that features an upstairs and downstairs that is attached to adjacent houses. Townhouses, also sometimes called row houses, can be built as single or multi-storied structures. They can be attached to other houses with one or both sides sharing common walls, depending on whether the unit is in a centre or end position. Townhouses can be grouped together as small units, such as duplexes or triplexes, or they can be a part of a larger townhouse complex.

Transitional Housing: Refers to temporary or interim accommodation (in the form of multi-unit apartments, single room occupancies, scattered site apartments, etc.) for homeless or at-risk of homelessness individuals and/or families that is combined with case managed support services, aimed at helping these individuals to transition to long-term and permanent housing, self-sufficiency, and independence.

Unserviced Area: Usually refers to rural areas that do not receive municipal services such as sewer, water, and other infrastructure.

Upper Tier Municipality: A county, region or district can be referred to as the higher level of municipal or “upper tier” government. A county of regional government is a federation of the local municipalities within its boundaries. Lanark County is an upper-tier municipality comprised of eight local municipalities.

Vacancy Rate: The vacancy rate is a numerical value calculated as the percentage of all available units in a rental area that is vacant or unoccupied at a particular time.

Zoning: A system of land use regulation which designates the permitted uses of land based on location in conformity with the Official Plan. One purpose of zoning is to prevent new development from harming existing residents or businesses.

Zoning By-law: A by-law that controls the use of land in communities. It states exactly how land may be used, where buildings and other structures can be located, the types of buildings that are permitted and how they may be used, lot sizes and dimensions, parking requirements, building heights, and setbacks from the street. Zoning by-laws put the Official Plan into effect and provide for its day-to-day administration. They contain specific requirements that are legally enforceable. Construction or new development that does not comply with a zoning by-law is not permitted; no building permit will be issued.



Appendix B: Community Consultation Summary

Housing Need and Demand Public Consultation Summary – March to May 2018

From late March until early May Lanark County consulted with the public on the affordable housing issues, concerns, strengths, and opportunities within the community. Consultation was conducted through three public meetings and two surveys.

Community consultation meetings were held during the week of April 23rd, 2018; a meeting occurred in each Carleton Place, Smiths Falls, and Perth. Participants were provided with a briefing on Lanark County's current housing programs and an overview of some statistical data that represents the County's current housing situation. Participants participated in facilitated discussions and provided input into the community's housing needs and demands.

208 Lanark County residents completed the Housing and Homelessness Survey, 21 organizations completed the Lanark County Service Provider Survey and approximately 45 people attended the community meetings. A summary of the key themes is outlined below:

Challenges:

- Lack of affordable housing stock; including limited options for specific populations
 - Families with dependent children
 - People fleeing from domestic violence
 - People with addiction issues
 - People with compromised mental wellness
 - People with developmental disabilities
 - People with physical disabilities or illnesses
 - Seniors
 - Youth
 - Youth transitioning from child welfare system (*these populations were rated in the top ten for groups in need for affordable housing by both residents and service providers)
- Lack of awareness that affordable housing is needed
- Lack of housing options and support services to help people remain successful in their homes
- Financial and regulatory barriers that prevent or restrict the development of affordable housing

Strengths:

- Effective local non-profits and strong community partnerships
- Municipal government support and the recent release of National Housing Strategy



Solutions:

- Rent supplements to make high rent costs more affordable
- Build more affordable housing
- Provide support services to assist people in being successful in their homes
- Advocate for increased funding and supports; educate the public on the current housing needs and demands
- Partner with the private market; provide financial incentives to develop affordable ownership or rental housing; support housing providers in applying for funding



Community Consultation Meetings

To guide the group discussions at the community consultation meetings, participants were asked the following questions:

- 1) What do you think are the major housing challenges in Lanark County?
- 2) What are our current strengths?
- 3) For each challenge, what are the ways we can improve it and who needs to work on it?

The following is a summary of the feedback received at the meetings.

CHALLENGES

Housing Stock

- Lack of stock
- Units are too small; need more suitable housing
- Need more accessible units/ground floor units; very few units for individuals with disabilities; general lack of accessible housing
- No building over many years – no investment in social housing
- Need ‘bricks and mortar’ not just rent supplement – need more units
- Old housing stock, maintenance issues; quality of housing not always great, i.e. windows, heating source such as electric may be costly
- Lack of seniors housing
- Lack of youth housing
- Unsuitable housing
- Lack of healthy housing

Government / Rules / Regulations

- There is no transitional housing
- Don't have enough information on vacancy rates and average market rent
- Data is old – hard for the community to respond with all the change
- No emergency shelters
- 5-year rent support subsidy timeline
- Lack of supports to help people keep housed: addictions, mental health, support staff, money management skills, staff capacity issues in non-profits
- Lack of supportive housing – necessary skills
- Lack of staff/funding
- No emergency housing
- Hub for housing support unavailable
- Mental health challenges
- No mental health beds in Lanark County
- Low/unknown vacancy rate



Resources

- Municipal by-laws don't allow for small single units (i.e. tiny homes)
- Need help now; long term planning is great, but needs are now
- Lending rules have changed; difficult for people to get a mortgage
- Rent controls – even if an increase is small it can still negatively impact people's available income
- Zoning by-laws

Funding / Costs

- Housing cost vs. income; a lot of renters pay a high percentage of income on housing
- Social assistance rates are not high enough
- Incomes haven't grown while expenses have
- Cost of utilities is too high
- Difficult to save for a down payment while paying high rent
- Funding formulas are urban-based, prejudice against rural communities
- Money needed – less tax base than larger municipalities
- Limitations with financial resources
- Government funding is insufficient

Private Market

- Increase support to the private market, not social housing
- No market for builders
- No support for private landlords
- Landlords have the upper hand – stereotyping

Perception

- Still, discrimination based on income source and age
- Need to get buy-in from the public, many people don't realize housing is an issue
- Poverty is seen as "my fault" – stigmatized, housing as an issue is not on other people's radar, the community does not buy-in
- Stigma – "not in my backyard"
- Lack of empathy from the community re. housing issues



Community

- Housing should be based on needs
- Couch surfing happens
- Discounted community groups; some members don't want to work with churches
- People working in silos
- Bedroom community with limited resources
- The proximity of housing to services and supports
- Lack of information and education
- Controlled growth in towns
- Community growth vs affordable housing growth
- Social conditions arise – lack of education
- Need innovative ideas, i.e. shipping crates to create suitable housing options
- Don't know exactly who needs help, people may not come forward
- Small communities dependent on funding
- Lack of transportation – people are unable to get groceries or attend an appointment
- Technology
- Limited knowledge of available resources
- Lack of jobs



STRENGTHS

Government / Rules / Regulations

- Municipal council support; supportive municipal council members
- Priority for people fleeing domestic violence
- Legislative changes for youth aged 16 and 17
- National attention on housing
- Housing Options Program

Non-Profits / Organizations / Private Market

- Uber as an option for transportation issues
- All non-profits
- Agency cooperation within Lanark County; agencies working together and supportive of each other; community coordination
- Transition and integration of supports
- Great preventative programs; resources can be life-changing
- Health equity – accountability from the health field

Community

- Public awareness and public support increased/increasing
- Changed attitudes for rural areas – recognizing the uniqueness
- Great community – people want to be here
- Increased community engagement
- Stand out community – connected provincially and federally
- Creative community
- Lots of land available – relatively affordable
- Community efforts to return units into livable homes e.g. church group volunteer to improve homes, give back to the community
- Small community partnerships have formed because of needs, can be very effective
- Not a silo-like some larger more urban areas



SOLUTIONS

Municipalities

- Provide a tax break for people willing to build/renovate
- Municipalities allowing “tiny builds” like “war-time homes”
- Parameters with builds regarding the percentage of units that are affordable when looking at new developments
- Higher density housing such as townhomes and tiny homes

Provincial / Federal Government

- More funding
- Charge a vacancy tax
- Provide a tax break for people willing to build/renovate
- Offer incentives to builders
- Transportation improvements to access rural housing options
- Raise social assistance rates
- Follow through from government about reforms
- See actions, not just promises
- Money from the federal government – national investment in housing which communities can match
- Look closer at health equity
- Look at living wage / basic income
- Longer grant lengths

County

- More rent supplement programs
- Review how we are spending our current funding
- Prioritize resources and services
- More rent supports
- More efficient use of funding

Housing Providers / Landlords / Non-Profits

- Climate change funding
- Use empty buildings
- Co-housing – how do we connect these potential partnerships
- Prioritize resources and services
- More efficient use of funding



Community

- Influence provincial policies i.e. rent control
- Educate tenants and landlords on rights and responsibilities; provide courses on budgeting
- Housing as an investment; cheaper than hospitals/jails/etc. – need to leverage this idea
- Churches have property; partnerships with the faith community
- Advocate for change at all levels of government
- Partnerships – all our voices are stronger as collective
- Election year – ask questions, voice issues
- Need buy-in from population to escalate issues to government
- Move community services to the towns/municipalities that need them rather than say “move to urban areas”
- Educate community – engage people in discussing challenges and reducing stigma
- Offer opportunities to decrease poverty
- Keep people in the community with work and education opportunities
- Gain a better understanding of poverty/housing crisis
- More awareness of programs for all residents
- More options/choices for people
- Single gateway for information
- Ability to access data
- More supportive housing
- Invite election candidates to housing discussions / meetings / solutions
- Encourage landlords to rent and increase the number of units by offering supports
- Advocate higher levels of government
- Partnering with companies/trades to support residents at low costs
- Continue to work together; be open-minded to other options
- Use a housing-first approach
- Coalitions

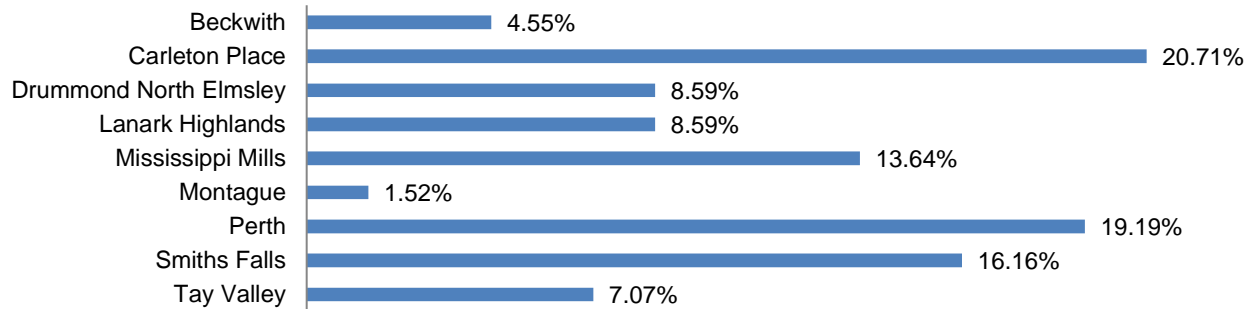


Lanark County Resident Survey

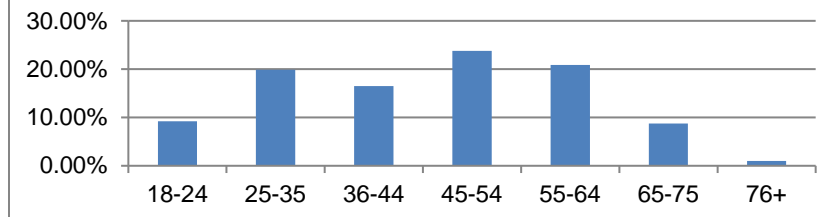
Affordable housing is defined as the household paying 30% or less of their net income for their housing. Do you currently have safe and affordable housing?

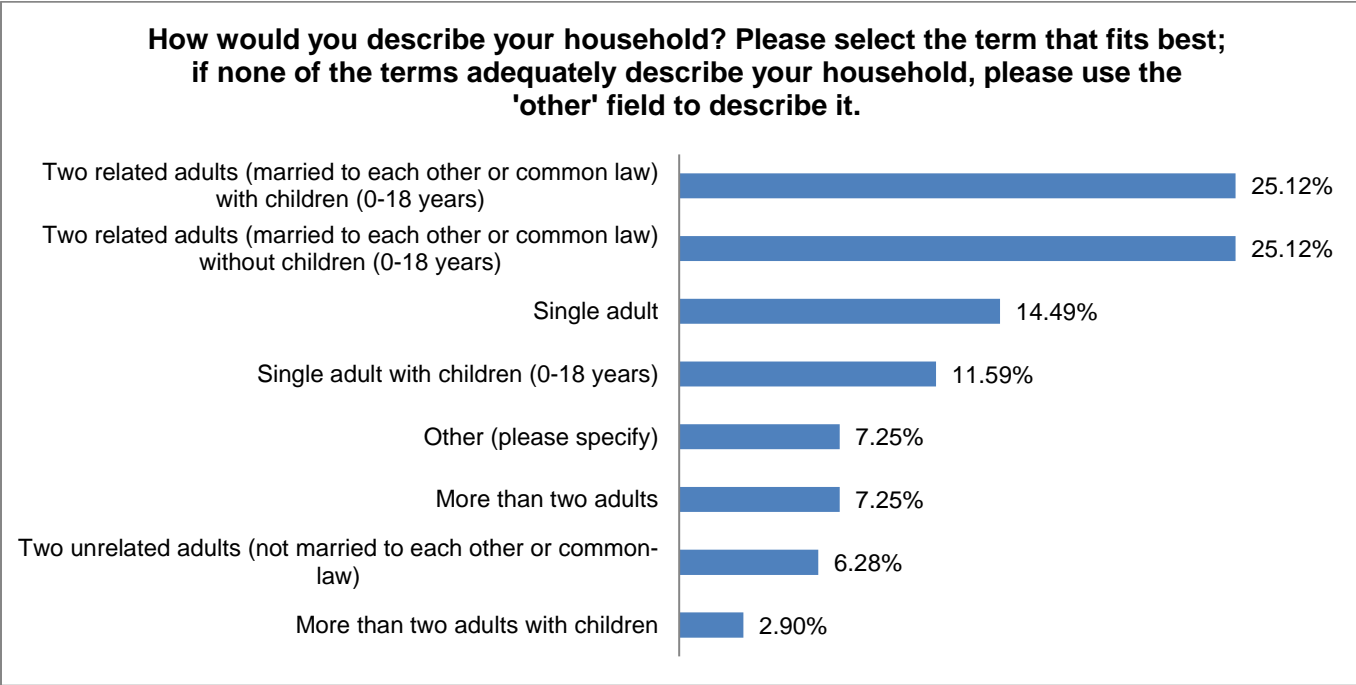
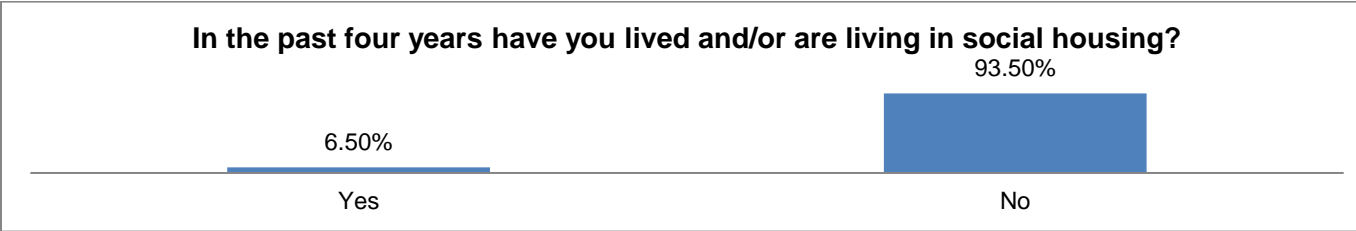
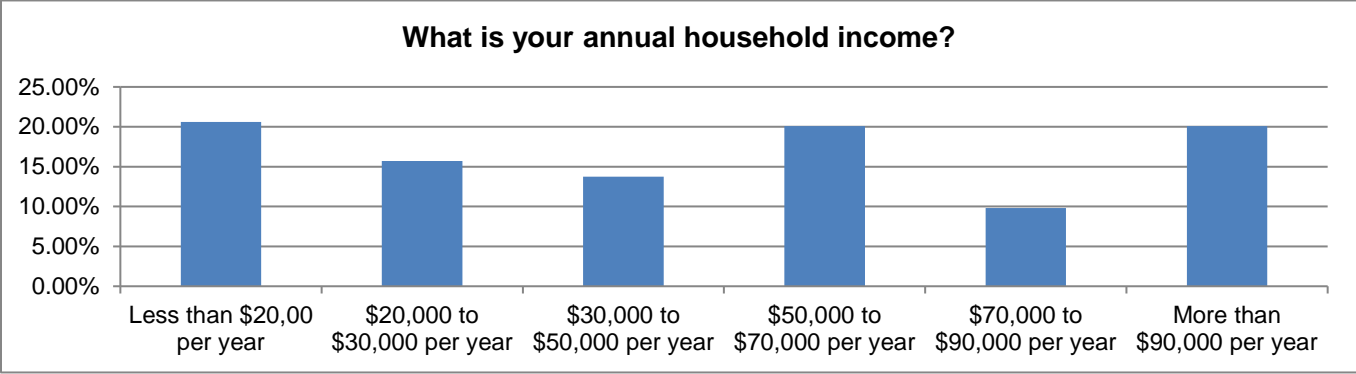


Which town / township do you live in?

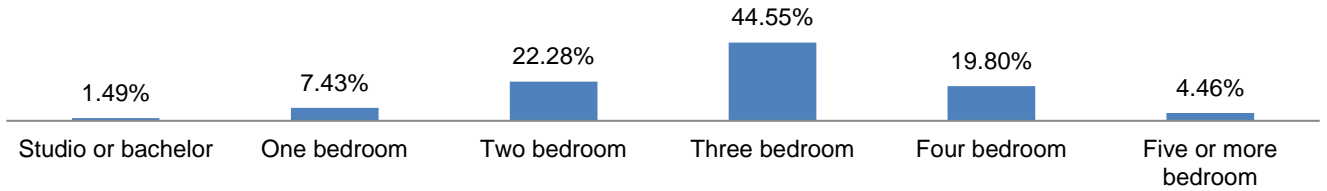


What is your age range?

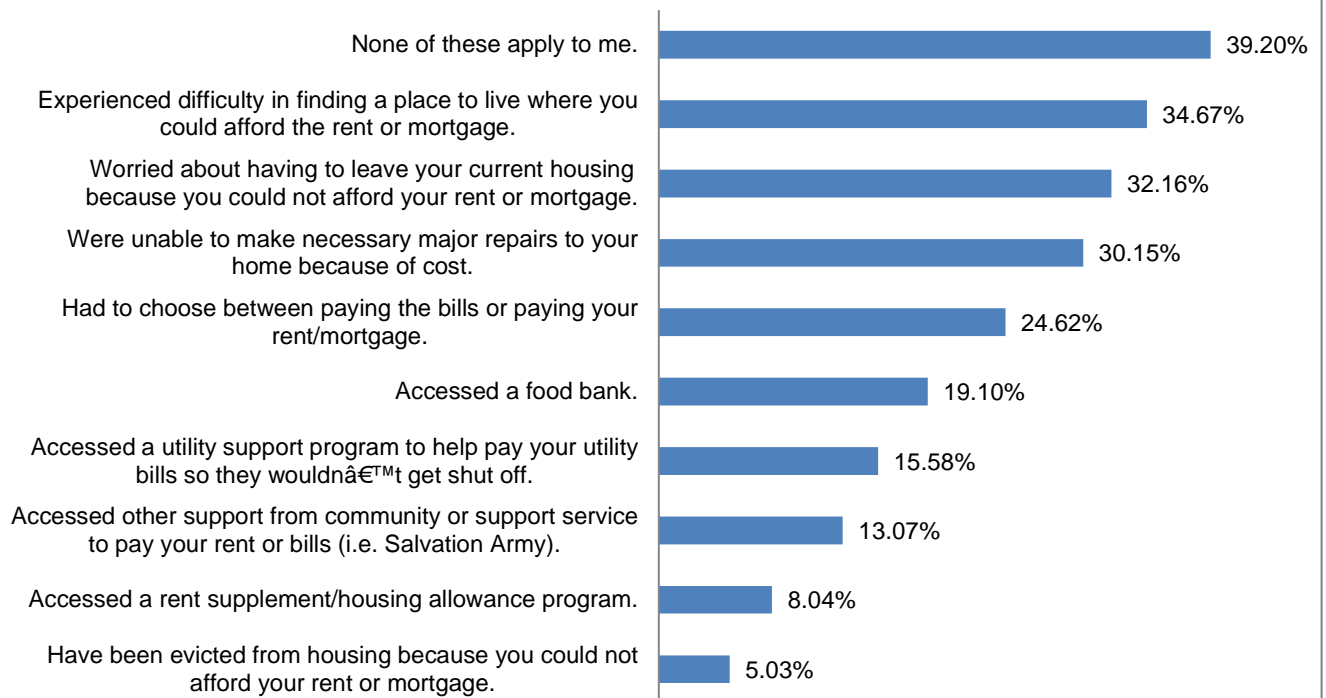




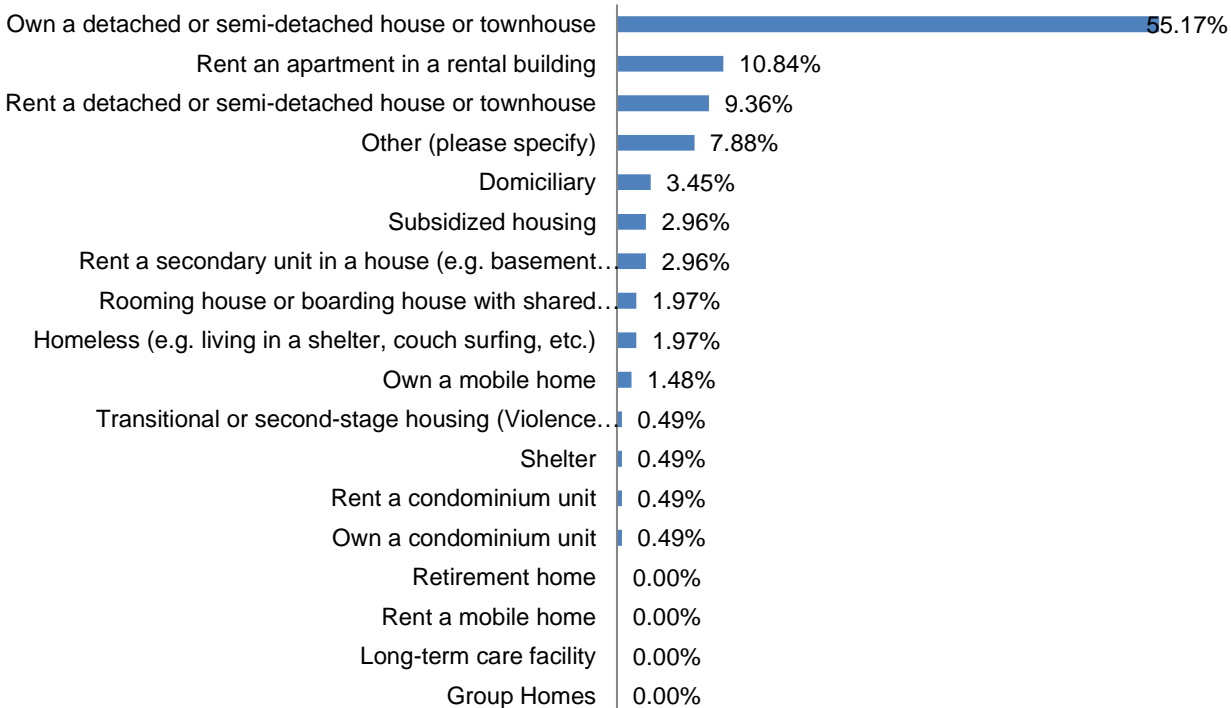
Your current housing is a...



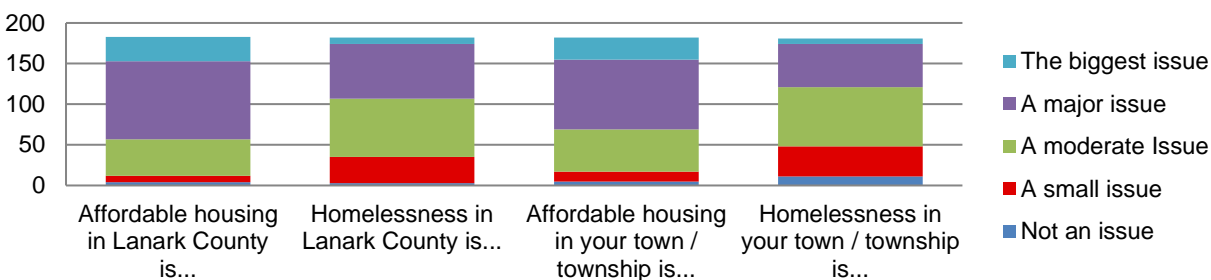
In the past four years you...



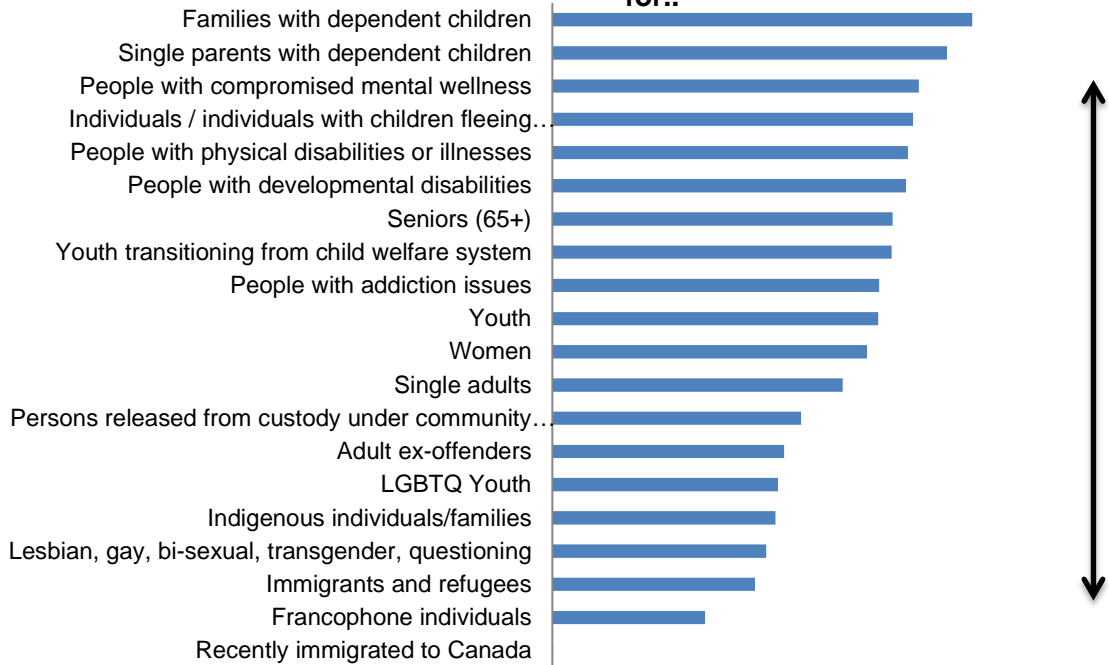
What best describes your current housing?



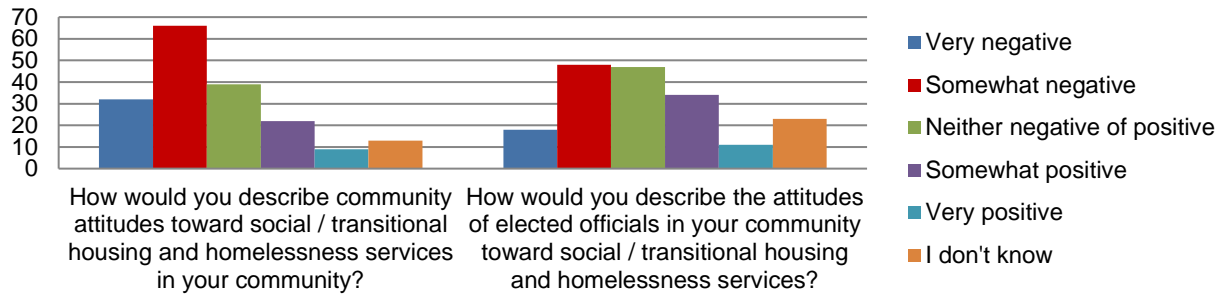
This is your opportunity to tell us your opinion about homelessness and affordable housing in your community.



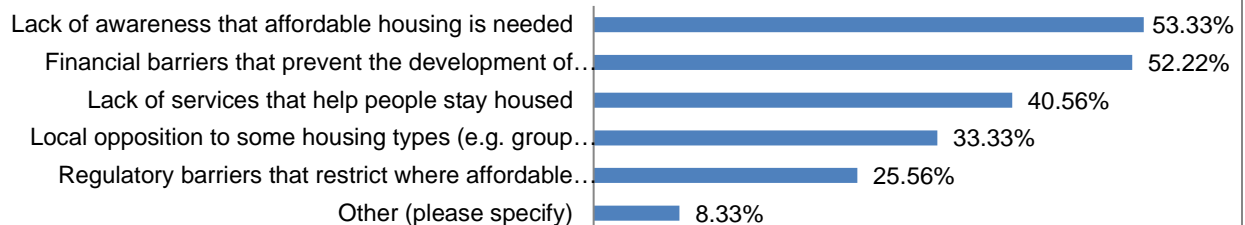
How would you rate the need for affordable housing in your community for..



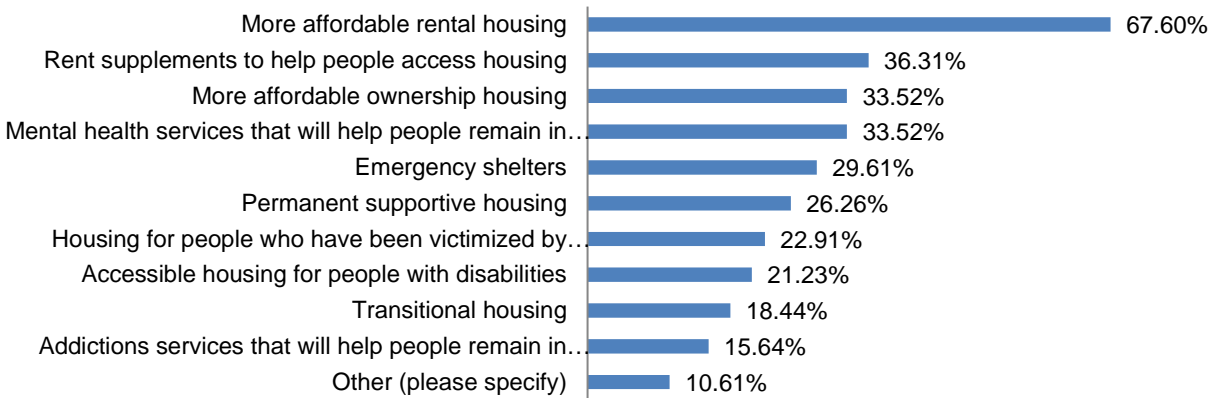
Attitudes about housing...



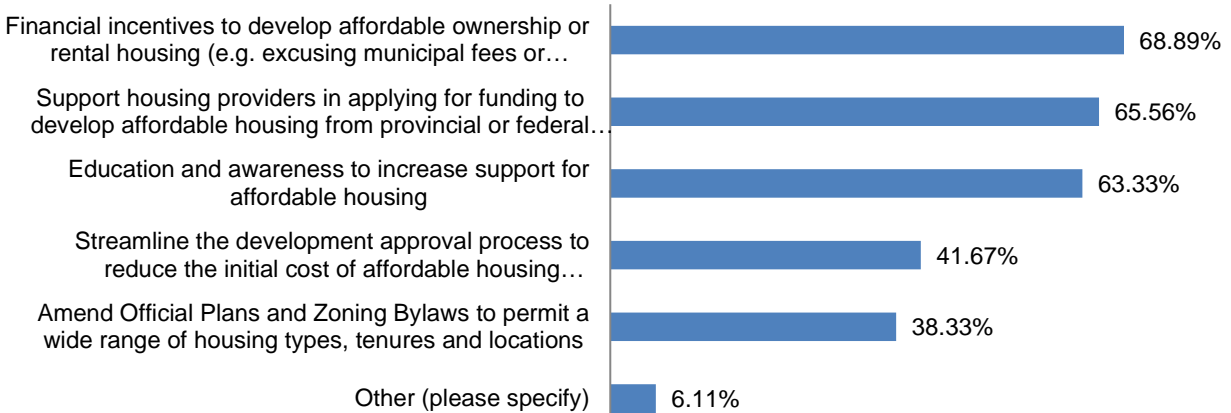
What would you say is the biggest challenge in providing affordable housing in your town/township?



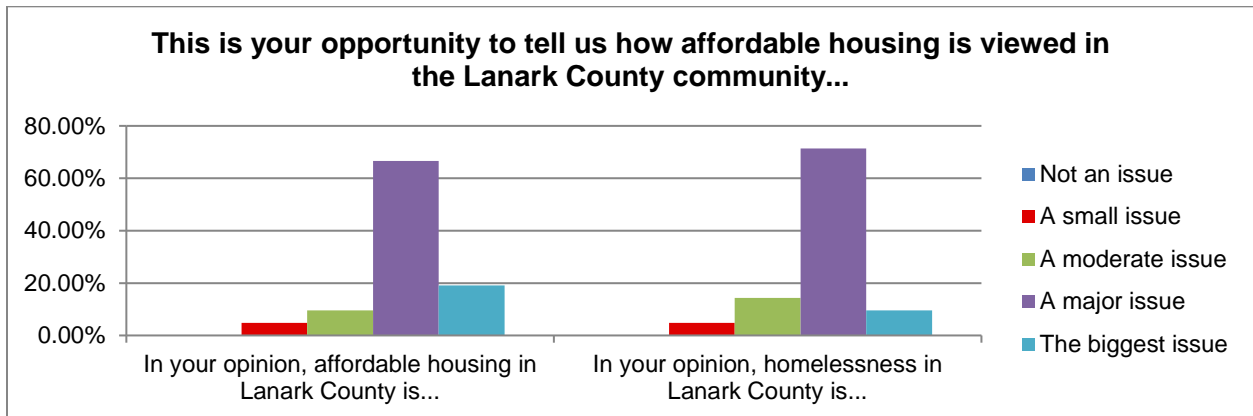
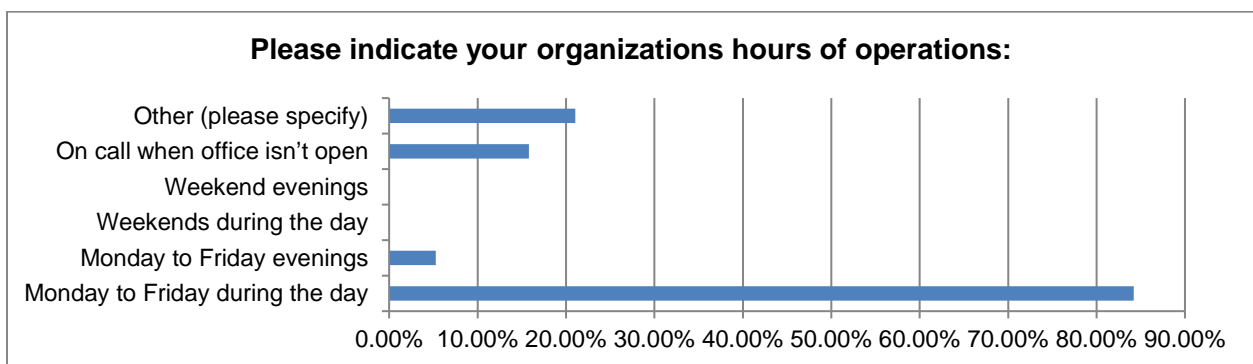
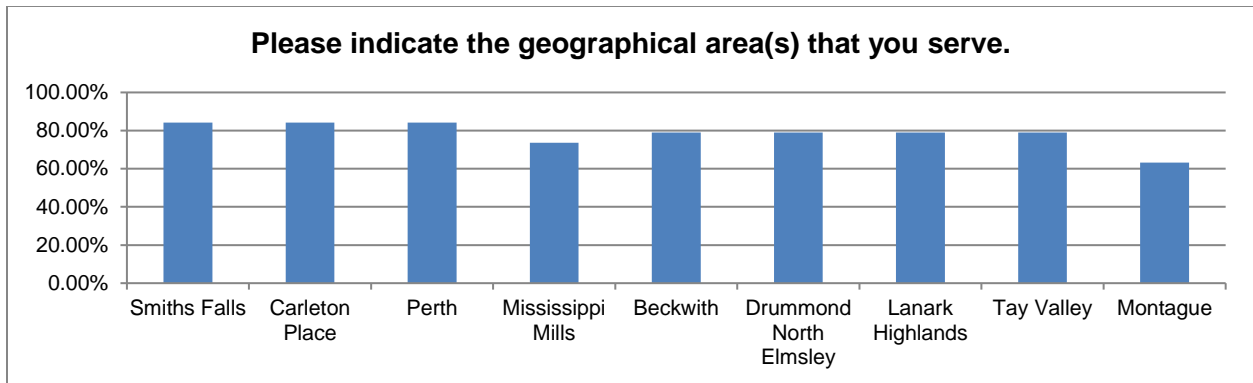
What do you see as the top priority to improve the provision of affordable housing or homeless services in your town/township?



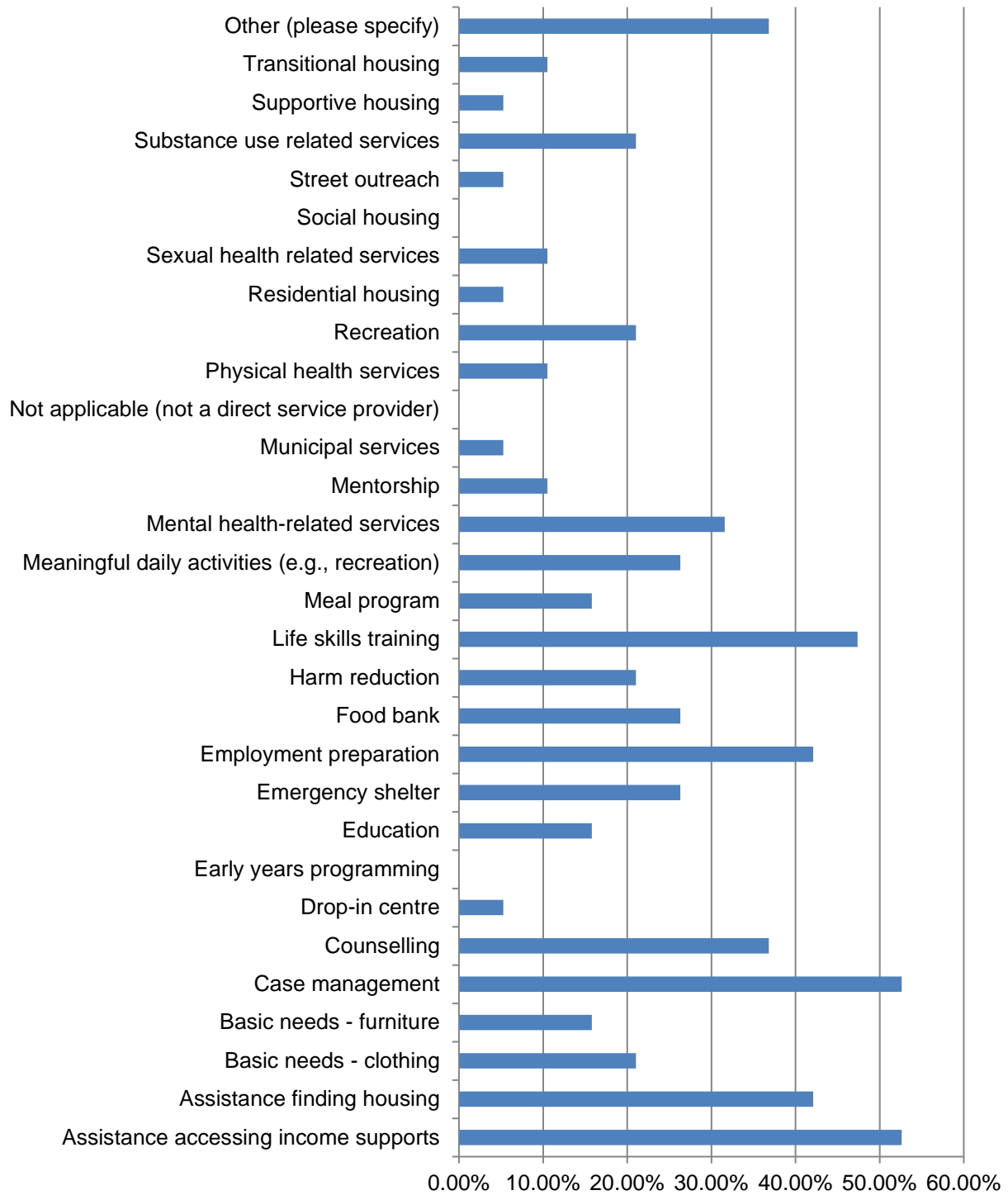
What tools do you think are most important for Lanark County to use to promote the development of affordable housing?



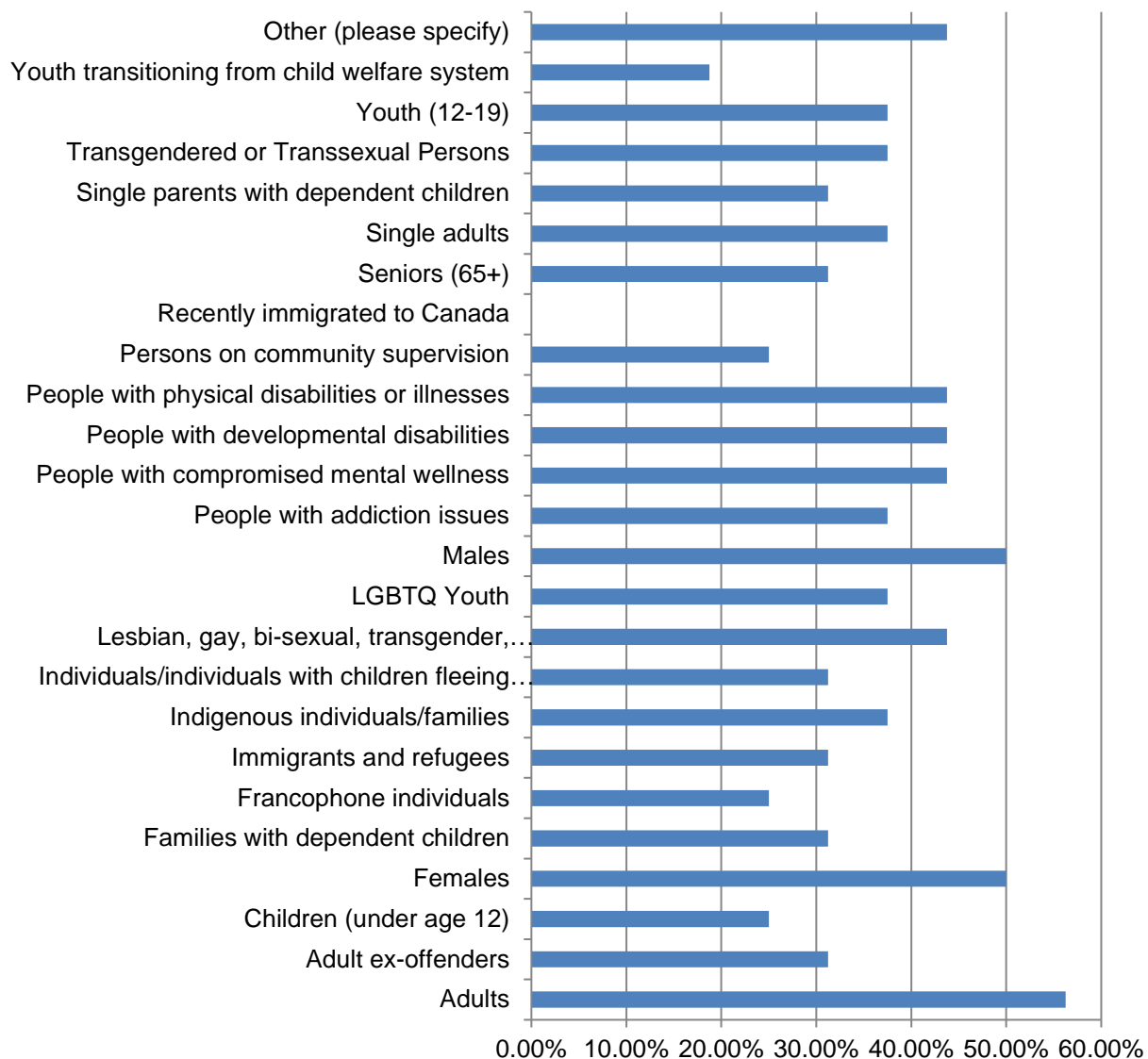
Service Provider Survey Summary



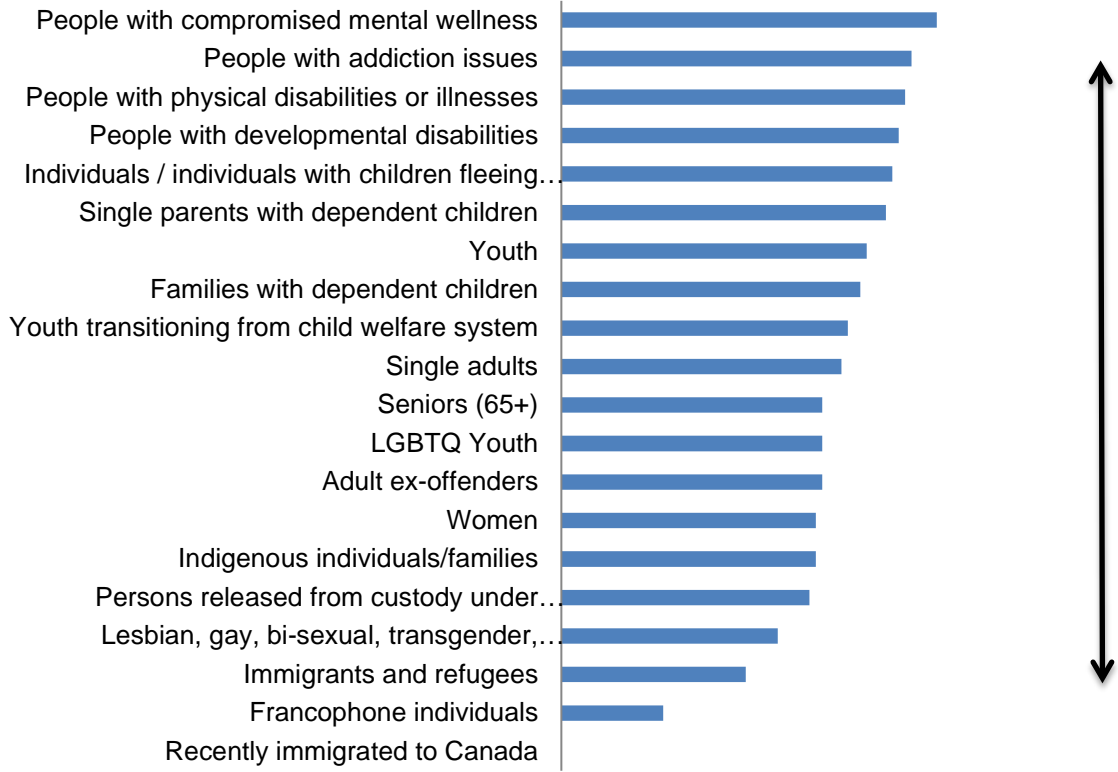
**Please indicate the types of services provided by your organization
(check all that apply).**

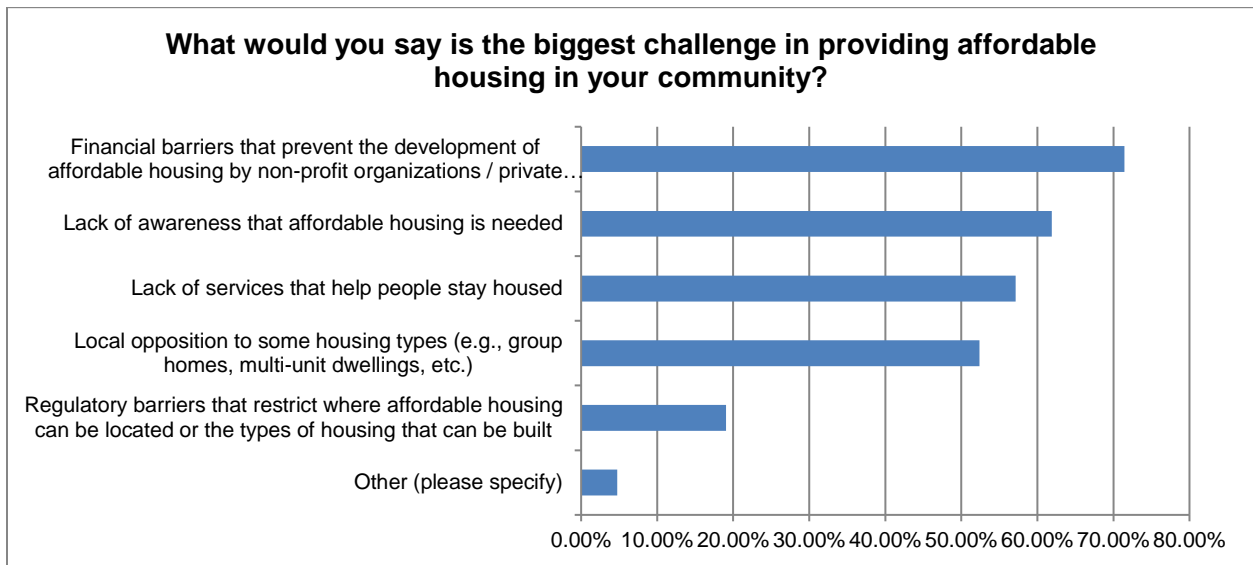
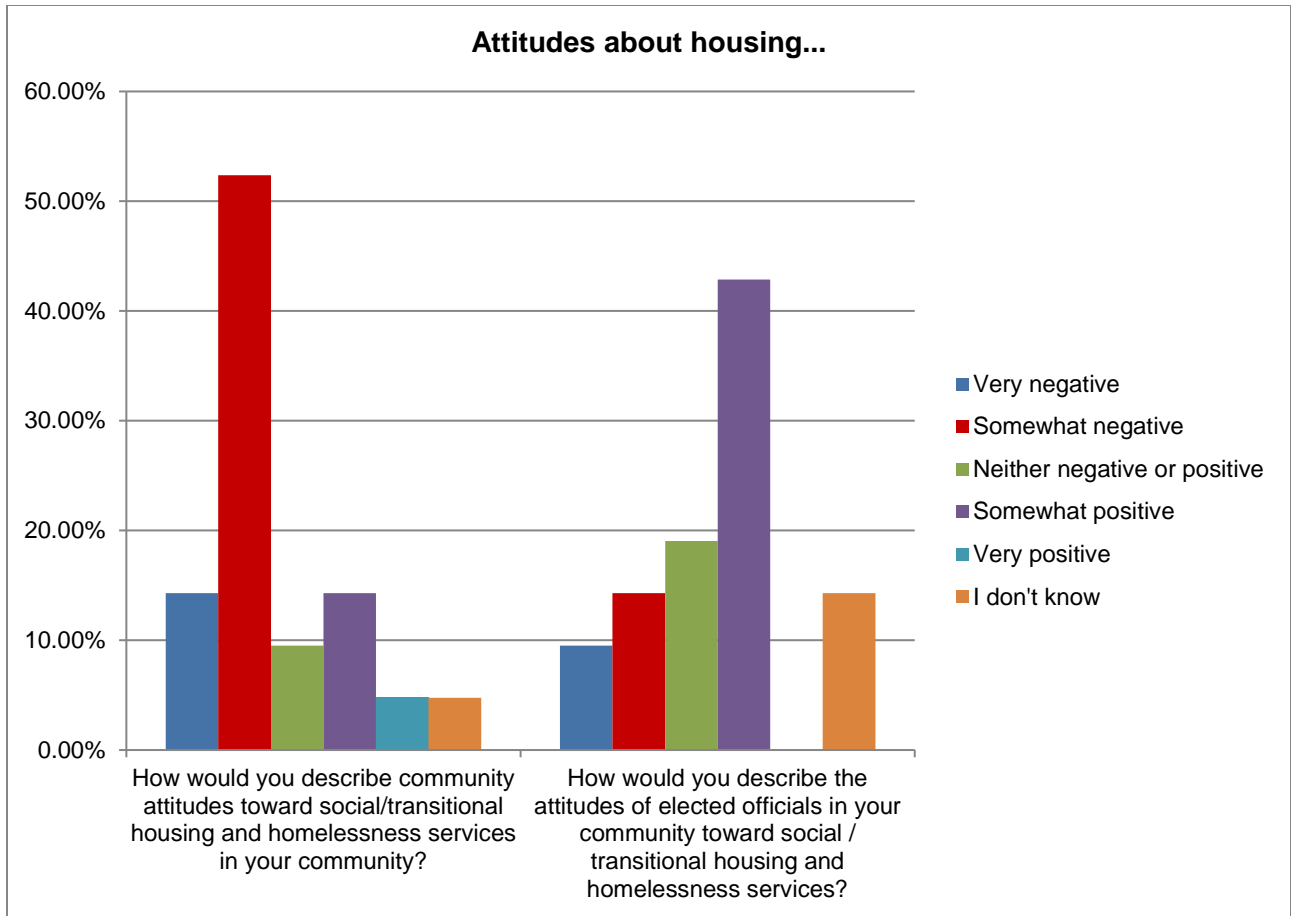


Please indicate whether your services are targeted for a specific group or groups (check all that apply). If your services are not targeted, and are available for the general public, do not select an option.

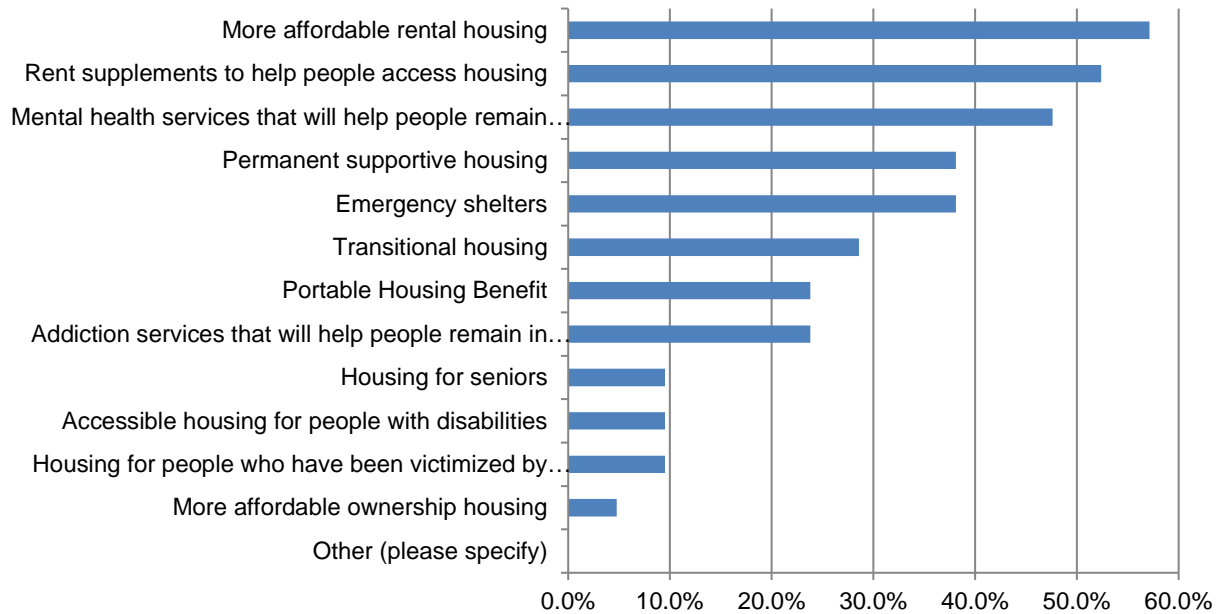


How would you rate the need for affordable housing in your community for..





What do you see as the top priority to improve the provision of affordable housing or homeless services in your community?



What tools do you think are most important for Lanark County municipalities to use to promote the development of affordable housing?

