

The background features a light blue sky with a bright yellow sun in the upper left, several white clouds, and a large, stylized house with a red roof and orange walls on a green hill. The house has multiple windows and a chimney. The overall style is clean and modern with flat colors and simple shapes.

# VISION 2025

## 2023 Annual Housing Report

Community Housing & Homelessness Plan  
Building a foundation for the future

Cornwall, Stormont, Dundas, and Glengarry

2023

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# About this report...

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This report combines both an update on community housing information in our region as well as, updates regarding the five-year update to the Housing and Homelessness Plan (the Plan). The Plan. The Plan was completed and approved by Council on August 12th, 2019.

Subsequently, the Plan was submitted to the Ministry of Municipal of Affairs and Housing in the Fall of 2019. In March 2020, the Ministry acknowledging approval of the plan.

As a result of the approved updated plan, an implementation schedule was prepared which included, objectives, strategies, actions, measures, outcomes, and timeframes. This schedule was created to ensure that action items identified would be addressed over the next 5 years.

This implementation of the plan officially commenced in September 2019.

# key messages

Thanks to our collaboration with the City of Cornwall, the United Counties of Stormont, Dundas and Glengarry is positioning itself to address the lack of community housing in our region, by working together to find solutions.

Every municipality has made access to affordable housing a priority, as we endeavour to provide a safe, comfortable community for families to live in and flourish.

But with that responsibility comes a significant amount of work. Homelessness, and living with personal economic challenges has become a constant for some in our region who find themselves living without the necessities of everyday life that many of us take for granted.

By working together that we can ensure everyone in our region has a safe place to call home.



**Tony Fraser** -  
United Counties of Stormont, Dundas and Glengarry, Warden

Housing security is one of the biggest issues facing Canadians today. On May 9, 2022, Council took a significant step and officially declared an affordable housing crisis to recognize the situation that we are in. This difficult challenge requires us all to work together. This includes the federal, provincial and municipal governments, as well as local stakeholders.

Right now, municipal staff have been working with all our partners to develop and execute both short term and long-term strategies to ensure that everyone will have a safe place to stay.

Our Ninth and McConnell build is nearing completion and should be ready for occupancy in a couple of months. Our Pitt Street North project is moving forward and should break ground shortly. We've also partnered with two developers to ensure affordable units at both Pitt and Second and Montreal and Belmont.

As you can see, we have made some progress, but there is still much more to do.

We look forward to continuing our work to tackle this challenge.



**- Justin Towndale**  
City of Cornwall, Mayor

# Cornwall SDG Human Services Department

## Housing Services Division

### Housing Services

(Local Housing Corporation)

(formerly Cornwall and Area Housing Corporation)

(location - 1916 Pitt St.)

- Community Housing Units
  - Direct internal provision and maintenance of municipally owned housing units
- Administer funding through Federally, Provincially and Municipally funded programs
  - Rent Supplement Program
- 10 Year Housing Plan
- Housing Revitalization Plan
  - New development (internal)
  - A HOME Collaborative

### Housing Programs

(location - 340 Pitt St)

- Community Housing Units
  - Contract with and subsidy external housing providers for rent-geared-to-income units
- Administer funding through the Homelessness Prevention Program
  - Rent Supplement Program
  - Domiciliary Program
  - Homelessness Prevention
- Housing Access Centre
  - Administration of the centralized waitlist for community housing
- Administer Federally and Provincially funded programs
  - Not directly related to subsidizing community housing units (i.e. COCHI, OPHI, COHB, etc.)
- Maintain By-name List
- 10 Year Housing Plan
- Housing Revitalization Plan
  - New development (external)

### Ministry of Municipal Affairs and Housing

In early 2022, the Ministry of Municipal Affairs and Housing adopted a Community Housing Renewal Strategy (CHRS) which outlined a plan to work with municipalities, non-profits, and housing co-ops to stabilize and grow the community housing sector. There have also been other Ministry reports and action plans that have addressed the need for more housing in Ontario.

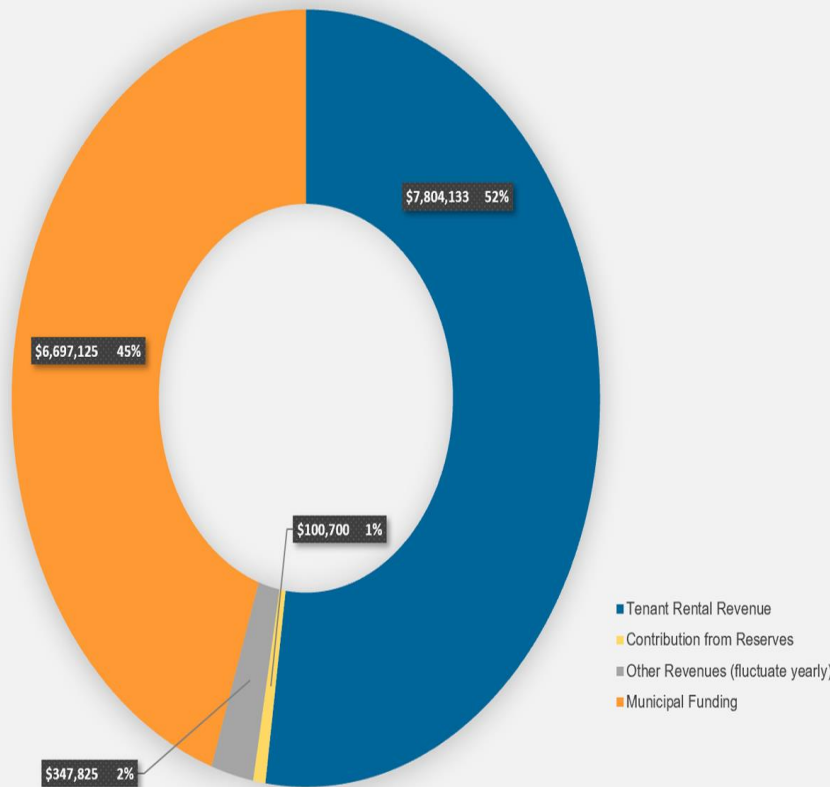
According to the Ontario Housing Affordability Task Force Report (Feb. 2022), “While the affordability crisis began in our large cities, it has now spread to smaller towns and rural communities.”

“Time is of the essence. Building housing now is exactly what our post-pandemic economy needs.”

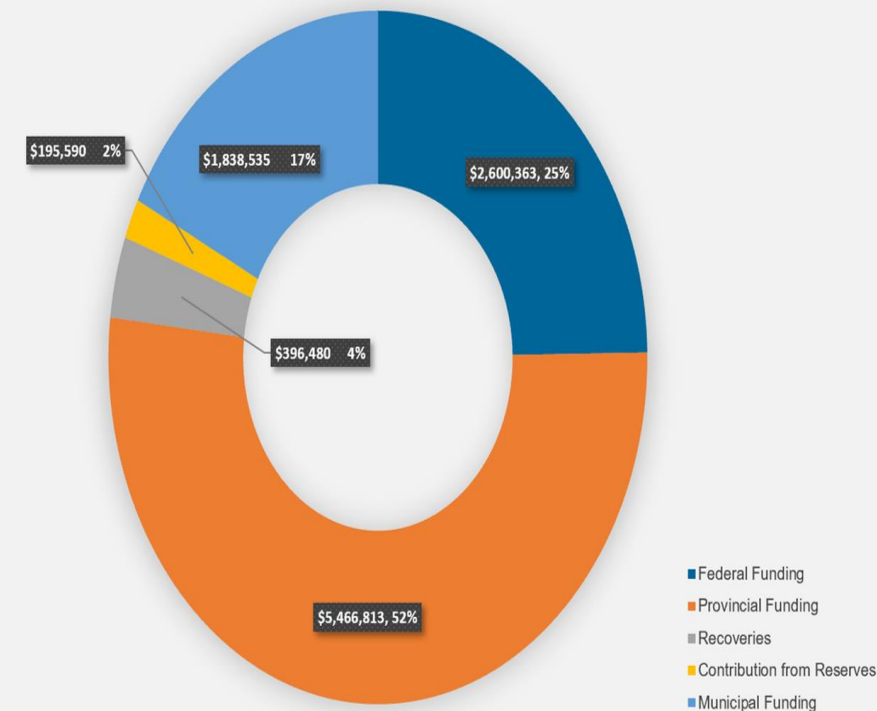
# housing overview

**HOW MUCH**  
*does it*  
**COST?**

Consolidated Municipal Service Manager Program Delivery  
 Housing Services = \$14,949,783



Consolidated Municipal Service Manager Program Delivery  
 Housing Programs = \$10,497,781



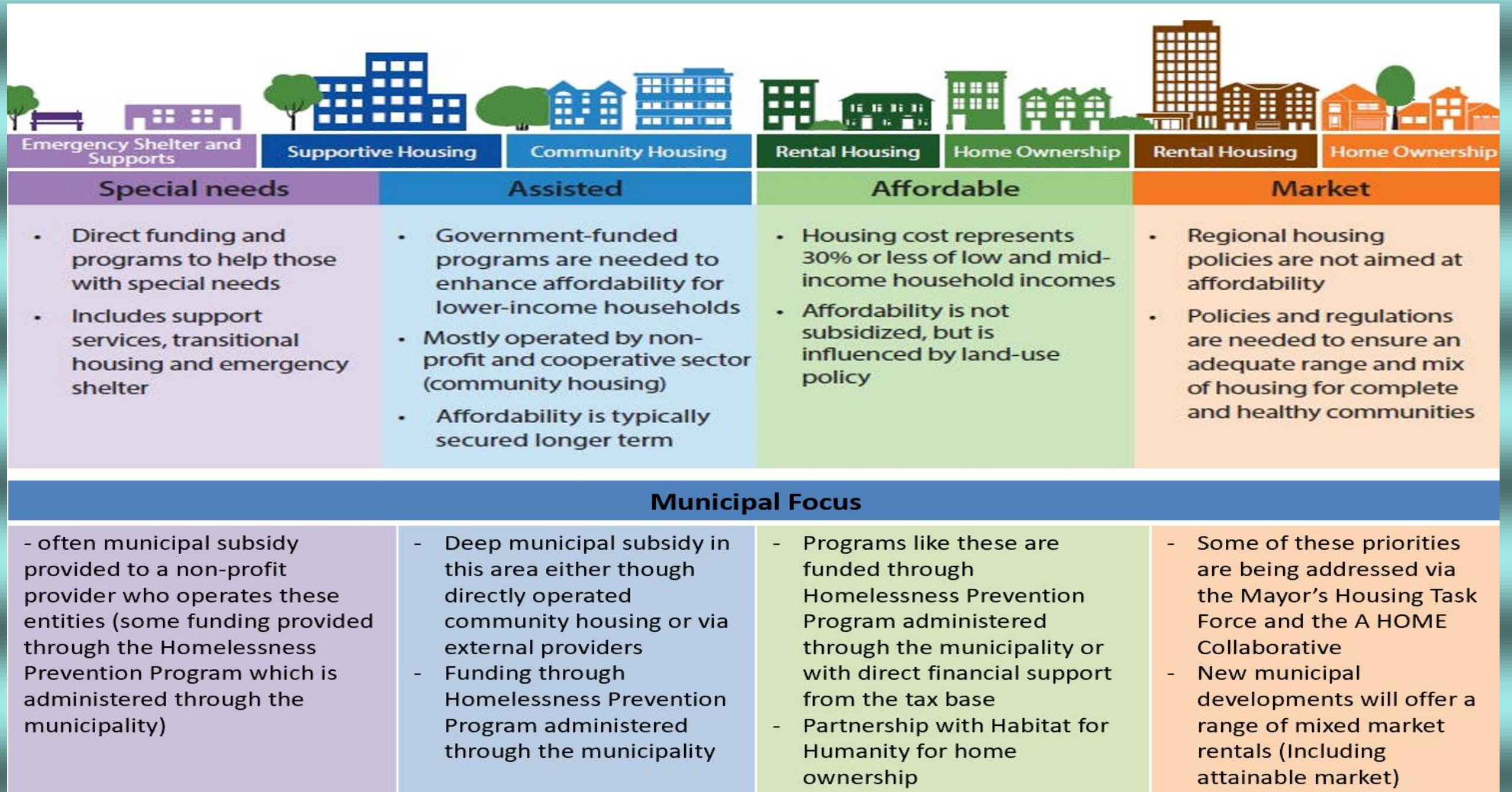
Ontario is the only province in Canada where municipal levels of government are responsible for providing community housing.

Since the devolution of community (social) housing in the Province of Ontario in 2001, Service Managers have been responsible for the administration, planning, and have been the primary funder of community housing and housing initiatives in their local community. These bodies are collectively referred to as Service Managers. These contributions from Service Managers total more than \$1.77 billion in local funding annually. This also includes managing more than 260,000 community and affordable housing units that represent approximately \$40 billion in combined assets.

Service Managers administer both Federal and Provincial housing and homelessness funding and conduct homelessness enumeration activities in accordance with Federal and Provincial guidelines. As housing provider mortgages end, so too will the federal funding, however a portion of this funding has been reinvested into some of the programs listed above.

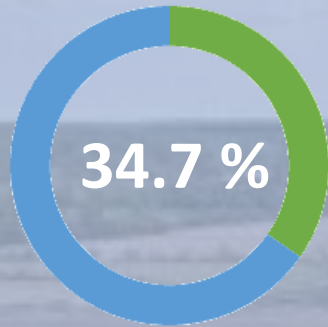
Service Managers are the stewards of community housing in their local jurisdiction and take the lead role in supporting the longevity and vitality of the sector for years to come.

# Housing Continuum



# A Profile of Core Housing Need

Households Spending In Excess of 30% of Total Household Income for Housing Needs



Of Renters That Spend More Than 30% of Income on Shelter Costs



5275 Households live in Core Housing Need

2021 Census Data – Analyzed by CMA and Housing Information (data not available for the Counties)

## The Reality of Living in Core Housing Need

Household Type	Monthly Income	Housing	Food	Funds for Basic Living
One-person Household (OW)	\$863	\$890	\$396	-\$423
One-Person Household (ODSP)	\$1309	\$890	\$396	\$23
Family of 4 (OW)	\$2760	\$1307	\$1100	\$353
Single Parent with 2 Children (OW)	\$2528	\$1092	\$808	\$628

Cost of Eating in Eastern Ontario 2023 (EOHU)

# housing affordability

The term “affordable” can be confusing and may vary in meaning depending on context. The two most widely accepted definitions of affordable are:

### Shelter Cost to Income

In the scenario, CMHC defines affordability as paying no more than 30% of total household income towards housing costs. Only this definition can measure true affordability.

### Alternate Average Market Rent (AAMR)

Average Market Rent (AMR) is determined by CMHC based on rental market analysis. Cornwall uses AAMR based on the approved business case indicating that AMR is set too low by CMHC. Affordability using this benchmark, is rent below AAMR.



# Community Housing Cornwall & SD&G

## Cornwall/SDG versus Comparable Communities

City	Cornwall	SDG	Belleville	Peterborough
Vacancy Rate	1.3%	1.3%	2.0%	1.2%
AMR/AAMR	\$1,309	\$1,309	\$1,174	\$1,316

\*AMR/AAMR is based on a two-bedroom Unit

CMHC Rental Market Report Jan 2023



There are

**446 Households**

on the Community Housing Waitlist in 2023

Waitlist Data – April 2023 Tracked by Cornwall SDG Human Services Department

**147 Households**

Are Families

**198 Households**

Are single adults  
(non-seniors)

**101 Households**

Are seniors

## Canadian Rental Vacancy Rate

**1.9%**

Growth in demand outpaced growth in supply, pushing the vacancy rate for purpose-built rental apartments down from 3.1% to 1.9%. This was the vacancy rate's lowest level since 2001. Rent growth, for its part, reached a new high.



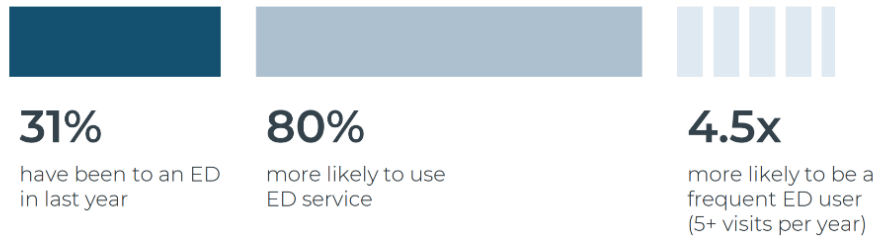
On average, a  
single adult waits ...

**4.3 years**

Housing is a matter of social justice and sound health economics.

# Cost To End Homelessness

## Homelessness and Emergency Department Utilization



SOURCE: 2021 TORONTO STREET NEEDS ASSESSMENT SURVEY RESULTS; MANDELLBERG ET AL 2020



The Real Cost of Homelessness identifies what has become clear which is that the status quo is actual really expensive. It indicates that it may seem counter intuitive to suggest that it is cheaper and more cost effective to provide people who are experiencing homelessness with the housing and support they need, rather than simply provide them with emergency supports but in fact this is actually the case. The evidence in the report also points to the fact that is we do things differently, we not only achieve better social outcomes, but we also save money.

### AVERAGE MONTHLY COST OF HOUSING SOMEONE WHILE HOMELESS



## THE REAL COST of HOMELESSNESS

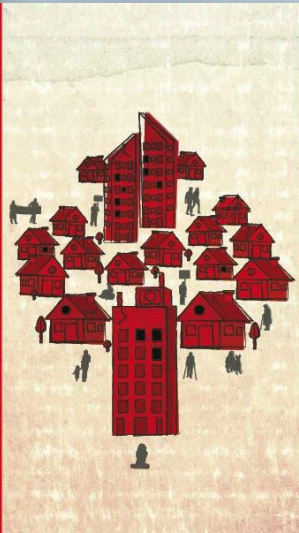


Can we save money by doing the right thing?

Stephen Gaetz

## Housing is a human right

We know it  
The United Nations knows it  
Our government knows it



Why is Canada still violating this basic human right?

[www.homelesshub.ca/researchmatters](http://www.homelesshub.ca/researchmatters)

# Housing Is A Human Right

## Housing is a human right

The human right to adequate housing is **more than just four walls and a roof**. It is the right of every woman, man, youth and child to gain and sustain a **safe and secure home and community in which to live in peace and dignity**.  
- UN High Commissioner on Human Rights

- Adequate housing is defined under international law as:
  - *Secure*
  - *Affordable*
  - *Habitable*
  - *Accessible*
  - *Provide basic services*
  - *In a location that is close to employment and basic social services*
  - *Culturally appropriate*
- Everyone should be able to access adequate housing without discrimination or harassment
- Adequate housing is a precondition for other human rights

## National Housing Strategy Act (2019)

- Recognizes housing as a human right in Canadian law for the first time – but not enforceable by courts like a Charter right
- Commits Canada to the “progressive realization” of the right to housing
- Requires federal government to implement a National Housing Strategy based on human rights
- Establishes accountability mechanisms
  - Federal Housing Advocate
  - [National Housing Council](#)
  - Review Panels

## Obligations under the progressive realization of the right to adequate housing

- Adopt immediate, concrete measures;
- Apply all appropriate means;
- Invest the maximum available resources;
- Prioritize the needs of marginalized and vulnerable groups;
- Urgently address immediate threats to human dignity, such as homelessness and forced eviction;
- Ensure non-discrimination and avoid retrogression; and
- Progressively establish full realization of the right in the shortest time possible.
- **All orders of government have a duty to advance the right to housing within their powers, resources, and areas of jurisdiction**

# Housing First Approach

A close-up photograph of a hand holding a small, brown and white model house. The house has a gabled roof and several windows. The background is a soft-focus green field under a bright sky.

‘Housing First’ is an approach to ending homelessness that centers on moving people experiencing homelessness into independent and permanent housing as a first step. It provides people with immediate access to permanent housing with no housing ‘readiness’ or compliance requirements, is recovery-oriented and centres on consumer choice, self-determination and community integration.

It is a rights-based intervention rooted in the philosophy that all people deserve housing, and that adequate housing is a *precondition* for recovery. The approach affirms that stable housing is a primary need, and that issues, such as addictions or mental health, can be better addressed once this need is fulfilled.

*The Canadian Alliance to End Homelessness – Homelessness Hub*

“But housing...it’s so simple. Until you have stabilization, somewhere, it’s almost impossible to do anything. Like how do you get healthy or a job if you have nowhere to stay other than the streets?”

-INTERVIEW PARTICIPANT WITH HISTORY OF HOMELESSNESS



Shelter diversion is a tool used to prevent the use of emergency shelters by providing individualized supports when families and individuals are seeking to enter the emergency shelter system. Shelter diversion programs help individuals and families seeking shelter to explore safe and appropriate alternate housing arrangements and, if necessary, connect them with services and financial assistance to help them find secure housing.

Shelter diversion is different from other permanent housing-targeted interventions because of the point in time in which the intervention occurs. Shelter diversion focuses on people as they are seeking entry into shelters, while prevention focuses on people at risk of homelessness. However, many of the same initiatives may be employed with shelter diversion as with prevention.

Infrastructure Canada - Reaching Home: Canada's Homelessness Strategy Directives

# Shelter Diversion





# by-name list

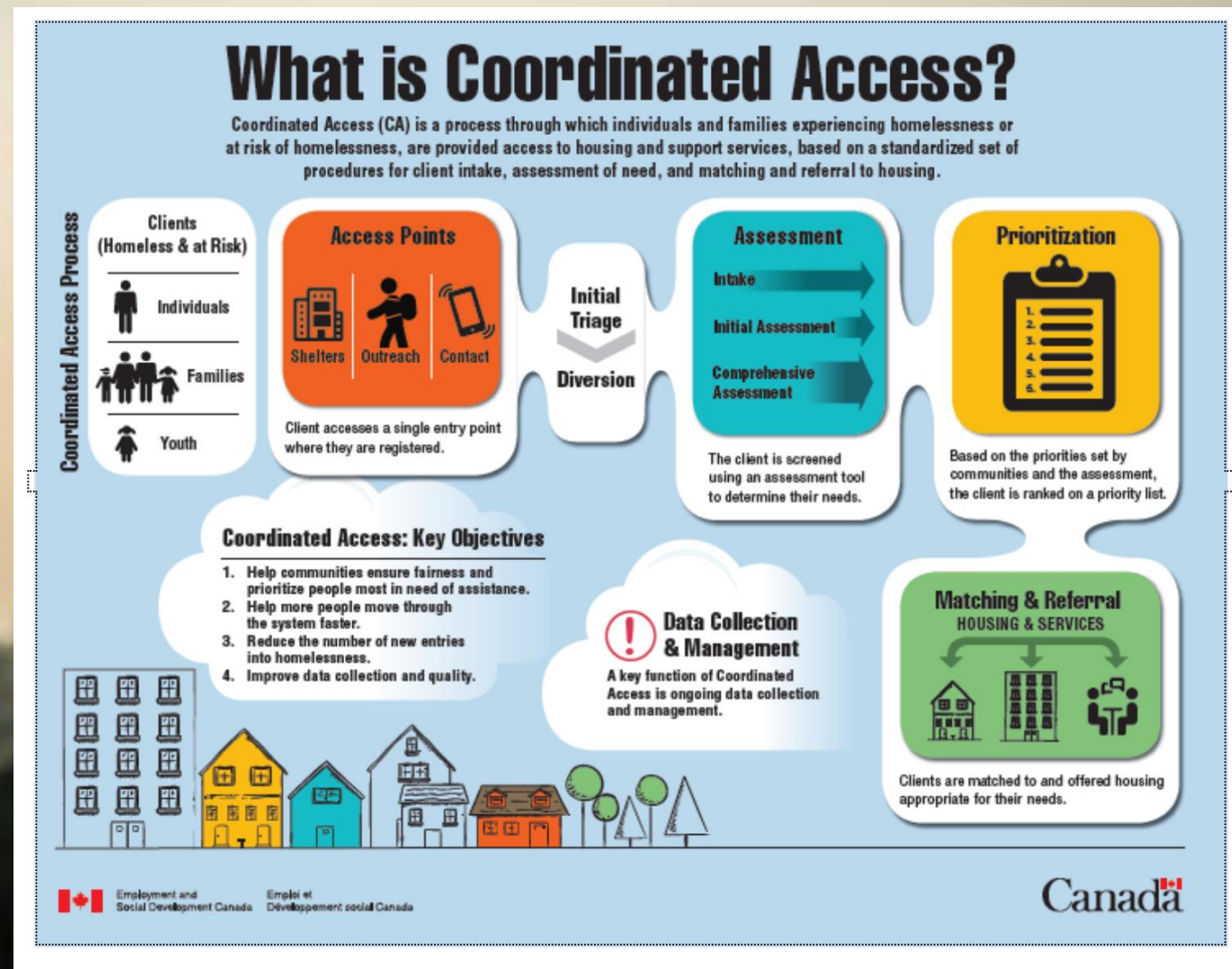
## Everyone Counts!

### Homelessness Enumeration

On October 27<sup>th</sup>, 2021, we conducted our enumeration magnet event at various locations within Cornwall, Stormont, Dundas, and Glengarry. This was done in conjunction with several community.

Approximately 77 individuals indicated they were homeless during this event.

From that list, we have created and implemented a By-Name List in our area, of the individuals who wanted to participate. In the next several months we will be working collaboratively with our community partners on further developing this By-Name List, to effectively refer individuals to appropriate resources, match housing solutions, and track the state of homelessness in the community at large to work towards ending it.



**Built for Zero Canada** is an ambitious national change effort helping a core group of leading communities end chronic homelessness and veteran homelessness – a first step of the path to eliminating all homelessness in Canada.

The Canadian Alliance to End Homelessness does this in conjunction with Canadian communities by focusing combined efforts on those Canadians in the most urgent need across a broad range of populations.

# Built For Zero

## COMMUNITY SOLUTIONS

### THE METHOD

BFZ is a structured, supportive, and data-driven approach which focuses on creating a sense of urgency, optimizing local homeless systems, accelerating the adoption of proven practices, and driving continuous improvement.

The help establish key community milestones beginning with achieving a quality By-Name List to ensure reliable, real-time, and consistent data from which to measure progress. Once a community has a quality By-Name List, they can use that data to improve performance and reduce homelessness towards a functional zero chronic homelessness.

The “**Functional Zero**” approach describes the situation in a community where homelessness has become a manageable problem. That is, the availability of services and resources match or exceed the demand for them from the target population.

# housing revitalization plan

Adopted in 2020, the purpose of the Plan is two-fold:

1. Review existing social housing sites and explore opportunities for revitalization and redevelopment to allow the Department to plan for and accommodate current and future housing needs.
2. Analyze housing needs within Cornwall, Stormont, Dundas, and Glengarry considering demographics, employment, labour markets, and the need for affordable housing in order to plan for any new housing developments.

The desired outcome of this exercise is to inform long term strategic plans that provides clear and achievable goals to effectively meet the current and future demand for social housing in Cornwall, Stormont, Dundas, and Glengarry. The HRP's objective is to provide directions and recommendations for potential regeneration, refurbishment, and repurposing of existing housing stock, as well as future acquisitions (including new builds).

The housing needs assessment showed that over a ten-year period from 2021 to 2031, approximately 740+ units will be required in the Cornwall and SDG area. Over 40% of the identified housing needs will be in the City of Cornwall.

The total cost of development over the time periods 2021 to 2026 and 2027 to 2031 is estimated to be approximately \$160 million and \$80 million respectively.

Additionally, any regeneration of existing units should be replacement should be done on a one-to-one basis.

Part of this plan also included a review of municipally owned vacant land in Cornwall and S.D.&G. for future affordable housing.

## Revitalization <sup>report</sup> highlights

*Excerpt from Cornwall SD&G Housing Revitalization Plan – Colliers - 2020*





# development updates

## 9th & McConnell



- 77 \* 1-bedroom Unit building
- 24 \* Rent-Geared-to-Income
- 24 \* Median Market
- 28 \* Market

Occupancy of residential units is scheduled for July 1<sup>st</sup>, 2023.

4466 square feet commercial space – future Housing Services offices.

Occupancy of commercial spaces is scheduled for July 1<sup>st</sup>, 2023.

Pitt St. North

Following architectural designs, this site will see 9 buildings each containing 9\* two-bedroom units.

Phase 1 – will see the construction of 3 buildings (27 units) with the completion of the full lateral infrastructure.

Construction of future phases will be based on available funding.



## Glen Morris Expansion - Morrisburg

The City of Cornwall is pursuing options for construction, in two-phases, on lands currently part of the social housing portfolio.

The subject property is 12446 County Road #2 which currently houses Morris Glen Court Apartments, a 30 \* one-bedroom unit complex.

Phase one of the development, which would be partially funded by the Social Services Relief Funds Phase 5, would consist of a 3-storey building with 17\* 2-bedroom units (5 \* 2-bedroom units on the first floor and 6 \* 2-bedroom units on each of the 2<sup>nd</sup> and 3<sup>rd</sup> floors).



## What is the Community Housing and Homelessness Plan?

Community Housing and Homelessness Plans define the value and housing priorities that communities have based on local housing data, statistics, and program information, ultimately forming a comprehensive roadmap to help guide housing efforts and investment in the community. The Cornwall SDG Plan assesses needs, identifies housing gaps and the setout actions for addressing the identified gaps on a prioritized basis, all while remaining focused on better housing outcomes for the community.

In the original Housing and Homelessness Plan, Cornwall SDG set out the following housing vision statement:

### **Our Vision for Cornwall SDG**

***A strong, healthy, sustainable community with a wide range of appropriate, and affordable housing options in which individuals and families can thrive.***

While this overall vision remains an important reflection of community aspirations, the review process identified additional vision statements regarding desirable outcome that guide strategies of and actions for the updated plan.

# Housing and Homelessness Plan



# Vision Statements

## Community Vision #1

People experiencing a housing crisis are housed or sheltered

*Objective*

To ensure a system of services and supports is in place to help those who are homeless or at risk of being homeless to obtain housing.

## Community Vision #2

People who are currently housed but at risk of becoming homeless remain housed

*Objective*

To ensure a system of services and supports is in place to help those who are at risk of becoming homeless to maintain/stabilize their housing.

## Community Vision #3

Suitable existing housing stock is maintained

*Objective*

To support and promote efforts that help maintain and preserve suitable existing housing stock in the community.

## Community Vision #4

The supply of appropriate housing is enhanced

*Objective*

To encourage the development of appropriate and affordable new housing.



# Community Vision 1:

People Experiencing a Housing Crisis are housed or sheltered

## Strategy 1

**Develop and maintain a shared understanding of the homelessness service system among community partners**

*Undertake homelessness service system mapping to identify service provider, roles, priorities, and gaps*

*Form a roundtable of community stakeholders and establish a formal homelessness system framework with partner-defined goals and roles*

## Strategy 2

**Enhance the effectiveness of the homelessness system to better respond to the needs as they change over time**

*Develop common system protocols among homelessness service providers regarding access to services and supports*

*Hold a planning meeting of the roundtable annually to evaluate homelessness service system performance, enhance service approaches and plan responses to changing needs*

## Strategy 3

**Expand awareness of the homelessness service system among those in need, service providers, and the broader public**

*Develop and use a range of information sharing tools to broaden awareness of the homelessness service system, the role of service providers, and how to access services when needed*

## Strategy 1 Updates

- We continue to work collaboratively with the Social Development Council, as it relates to the Vibrant Communities Roundtable
- We continue to work collaboratively with the Regional Strategic Response Council
- We are now a member of the Great River Ontario Health Team
- We have partnered with the United Way and CMHA to undertake a homelessness system mapping activity

## Strategy 2 Updates

- As part of our ongoing work to implement the by-name list, we continue to actively engage homeless system partners to develop a coordinated access system (built for zero framework)
- We meet with several planning tables, on a regular basis (more than once per year)

## Strategy 3 Updates

- We continue to provide presentations to various community organizations with respect to housing programs and long-term plans (including municipal councils)
- We continue to move forward with implementing human service integration models, amongst our 3 divisions, resulting in a client-centered (no-wrong door) approach, towards a life stabilization delivery model
- We are in the initial stages of a feasibility review regarding a housing/homelessness symposium for service providers

# community vision 1 updates

# Community Vision 2

People who are currently housed, but at risk of becoming homeless, remain housed

## Strategy 1

Identify and assess the range of services that are currently provided to prevent housing loss

*Document and evaluate the current system of housing loss prevention services and supports to identify areas that are working well, areas that need improvement, and system gaps*

*Undertake a review to determine the overall support needs, specifically within the community housing portfolio*

## Strategy 2

Improve the effectiveness of services and supports geared to preventing housing loss

*Convene a roundtable of both housing and service providers to review prevention programs and how service outcomes can be improved*

*Support housing stability for those most at risk of becoming homeless by securing and providing financial assistance on a priority basis*

## Strategy 3

Expand the awareness of services for preventing housing loss and how to access them

*Establish tools and resources that clearly identify how housing providers and service partners can access prevention services*

*Provide community outreach to private landlords, to foster awareness of available programs, providers and service supporting tenant stability*

## Strategy 4

Improve household stability by enhancing employment assistance opportunities for tenants in the community housing portfolio

*Engage employment assistance providers to assess opportunities for enhanced assistance among community housing tenants*

*Where demand warrants, promote a pilot program to expand employment assistance for tenants in community housing*

*Monitor employment trends among community housing tenants annually to assess trends and impacts*

# community vision 2 updates

## Strategy 1 Updates

- Continue to implement the recommendations of the Housing Revitalization Plan
- Continue to utilize HPP funding for housing loss prevention (i.e., rental arrears, utility arrears, etc.)
- Partnered with the UW Last Resort Program and provided funding to assist with housing loss prevention not covered by HPP

## Strategy 2 Updates

- Implemented the CIRCLES Program which included the delivering of Bridges Out of Poverty to Community Agencies which has help us to secure community allies
- Housing Stability Coordinators have been able to assist clients with life stabilization and eviction prevention

## Strategy 3 Updates

- We have partnered with the United Way and CMHA to undertake a homelessness system mapping activity
- We are expanding our Housing Stability Coordinators to external housing providers with the intent of focusing on housing loss prevention

**1561** households assisted with  
**Community Homelessness Prevention  
Initiative from April 2022 to March 2023**

## Strategy 4 Updates

- Many of the strategies in this section were still paused due to COVID and the future change to employment services within the Ontario Works Program
- As employment services transition to the new service system manager, we will review opportunities to engage with them and connect them to community housing tenants

# Community Vision 3

## Suitable existing housing stock is maintained

### Strategy 1

**Maintain and enhance the sustainability of assets within the community housing portfolio**

**Support community housing providers in their capital planning efforts by facilitating assistance to maintain current Building Condition Assessment reports**

**Determine the capital needs for projects within the community housing portfolio and develop strategies for mitigating gaps in capital needs vs planned reserves**

**Prioritize those areas identified within provider capital plans when determining how to allocate available funding/resources, esp. regarding energy efficiency**

**Support operational sustainability by working with community housing providers to increase revenues and decrease costs**

### Strategy 2

**Help improve and enhance the supply of affordable housing in the private sector**

**Establish a dialogue with private landlords to identify renovation requirements and prospective assistance which could help to preserve rental housing stock that is affordable while promoting energy efficiency**

**Create/facilitate appropriate financial supports to private landlords to preserve rental housing stock that is affordable and promoting energy efficiency**

**Facilitate financial support to low-income homeowners for renovations that enable them to remain in their homes**

**Expand awareness of available programs that foster improvement and sustainability of housing stock that is affordable**

### Strategy 3

**Revitalize assets within the community housing portfolio to better meet future needs**

**Develop a revitalization plan for the community housing portfolio to help regenerate the current stock and expand housing options**

**Utilize available equity, funding, and resources to support priority revitalization actions, including energy efficient improvements**



## Strategy 1 Updates

- Building Condition Assessments (BCAs) have been discussed with all of the Community Housing Providers and will be conducted 2023
- BCAs will result in the formulation of Asset Management Plans and capital budget planning for Housing Providers
- We continue to work with Housing Providers, through our Housing Provider Advisory Committee, with respect to innovative ideas and solutions to increase revenues for increase operating sustainability

# community vision 3 updates

## Strategy 2 Updates

- 2022 Ontario Renovates Program was successfully completed
- The combined housing reports across the region have identified priorities to engage with private landlords with respect to preserving stock – the A HOME Collaborative will be reviewing this as part of their efforts

**130** affordable housing units are currently being developed

## Strategy 3 Updates

- We continue to review and implement the recommendations outline in the Housing Revitalization Plan
- We have four major community housing developments currently underway
- We have had an initial discussion with CMHC regarding the new Housing Accelerator Fund
- Energy efficiency strategies and targets have been identified in the approved Climate Action Plan (Cornwall – which we will also apply to County housing providers

**54** households assisted 2022

We have assisted **837** households in total (543 Cornwall; 294 Counties)

# Community Vision 4

The supply of appropriate housing is enhanced

## Strategy 1

**Review and document priority housing needs within the regional housing market**

Undertake a detailed needs study to determine and prioritize current and projected housing needs within the service area, both in rental and ownership markets

## Strategy 2

**Identify and expand regulatory tools to help foster affordable housing development**

Engage in implementation of Official Plan policies that advance housing objectives/targets for the City and Counties

Advocate for implementation of zoning provisions in the City and Townships that support Official Building Plans and housing policies which encourage affordable housing development

Streamline the process required to advance development approvals for affordable housing

## Strategy 3

**Develop and use appropriate tools and incentives to help expand the supply of affordable housing**

Establish a detailed inventory of surplus lands owned by various governments and public sector agencies which could present viable options for the creation of new affordable housing

Dialogue with the local development industry on issues, opportunities, and incentives for addressing local affordable housing needs

Develop and expand tools and incentives to encourage private sector investment in affordable housing

Explore opportunities to expand homeownership options for low/moderate income households

## Strategy 4

**Broaden the support of the business community to advance affordable housing opportunities**

Work with economic development officials at the City and Counties to develop strategies that promote the important links between housing, healthy communities, and economic vitality

# community vision 4 updates

## Strategy 3 Updates

- The HOME Collaborative has been actively creating a list of municipally owned vacant lands and will be presenting to various municipal councils in the next few weeks to secure these identified lands for future affordable housing developments
- Across the region, we have been frequently asked to speak with private developers with regards to new develop and how we may partner to increase affordable units
- Partnered with Habitat for Humanity to enhance the home owner selection process to encourage more community housing tenants to achieve home ownership

## Strategy 1 Updates

- We continue to review and implement the recommendations outline in the Housing Revitalization Plan

## Strategy 2 Updates

- A Collaborative of administrative staff from amongst the City of Cornwall and United Counties, has been in place since June 2022 (which will address common housing related issues across the region)
- Planners/Economic Development Officials are part of the A HOME Collaborative and provide insight regarding our housing plan and how it aligns with various official plans and development requirements

## Strategy 4 Updates

- We have begun the initial process of the work on our 10-year long-term development plan (also a 7-year model that aligns with the EOWC 7-in7)

The City of Cornwall and the United Counties of Stormont Dundas and Glengarry are fortunate to have communities that care deeply about housing all members of the community and partners that are aligned, innovative and action oriented.

To effectively support the ambitious goals laid out in the Ministry of Municipal Affairs and Housing (MMAH) approved local Five-Year Update to the Housing and Homelessness Plan (the Plan), the Housing Revitalization Plan, and the 4 separate regional Housing Reports, there was a recognized need to form a Working Group to be tasked with developing and realizing common strategies and priorities related to affordable housing.

### **Purpose**

The purpose of the Affordable Housing Progress and Development Collaborative (A HOME) is to improve service integration, which will promote positive development in the City of Cornwall, Stormont, Dundas and Glengarry housing and homelessness situation.

Through regularly scheduled meetings the Collaborative will:

- Review, compare and create an action plan to achieve the common recommendations from amongst all the various Housing Reports (Dundas, Stormont, Glengarry, Cornwall and the 5-Year Housing and Homelessness Plan)
- Ensure that the ongoing goals and commitments, related to community housing, align with the Five-Year Update to the Plan and are achieved in a timely fashion
- Create a long-term development plan that identifies key areas throughout Cornwall, SD&G that can be developed for community housing (including a cost-analysis for development and potential surveys to be completed to pre-qualify the land)
- Discuss additional housing related opportunities and funding that the region can be leveraged (including how the private sector and other organizations can assist with those efforts)
- Provide input to the Service Manager into the work of the Collaborative including (but not limited to): annual Progress Reports, ongoing goals, commitments and measurable outcomes and recommendations which would be brought to Cornwall City Council, Upper and Lower Tier County/Municipal Councils, and the Joint Liaison Committee

# A Home Collaborative

## **Long-term Development Plan**

As per the Housing Revitalization Plan, a Portfolio approach is a method of planning for the overall portfolio as opposed to individual properties. This would aim to resolve the primary disadvantage of the piecemeal approach – time. The Portfolio approach can also utilize economies of scale and addresses many of the other disadvantages of the Piecemeal approach.

A corresponding challenge would be the sheer size of the undertaking and the need to plan for the long term by taking into consideration the potential uncertainties of the future. But it is clear from a project procurement and delivery standpoint that the Portfolio approach has advantages that help to implement revitalization efficiently and faster.

In order to assist with long-term planning, we will be hiring a consultant in 2023 to create a 10-year development plan (also a 7-year model that aligns with the EOWC 7-in7) which will:

- 1) Pre-qualify the approved municipally owned vacant land (including all necessary assessment);
- 2) Create draft site plans (to identify the # and type of units that can be built, while maintaining respect for existing neighbourhood design;
- 3) Financial costing to develop the necessary units identified.

With the document we intend to be “shovel-ready” when funding is available to begin development.

# summary

As a community, we provide 1,997 units of housing to seniors, single adults, and families through rent-gated to income, affordable, and rent supplement programs.

Access to safe, affordable housing is a human right – it is far more than a financial commodity. Housing is fundamental to establish and maintain stability and security for an individual or family. Improved social, emotional, economic and health outcomes all rely on housing as the core driver of change. Most importantly a home should be a place to live in peace, security and with dignity.

The Housing Services Division continues to utilize innovation and determination to meet the challenges of providing community housing in the middle of an unprecedented housing crisis.



Lisa Smith  
Manager, Housing Services



Quality affordable housing solutions are essential to help create a stable foundation for generations to come and have a positive effect on a community's well-being and increased growth.

Addressing the lack of affordable housing supply requires a long-term strategy. As we move forward with the creation of our long-term development plan this will provide us with a road map for the future creation of affordable housing in the region.

In addition, housing is critical for an individual's well-being. It is often cited as the most important factor in an individual's social determinants of health, especially for vulnerable households. A lack of housing can create challenges that have substantial effects on health.

We are committed to creating housing solutions that provide sustainable neighborhoods with options that would include varied/mixed income groups, including those seeking attainable market rental units, as well as consideration for other amenities and services.



Mellissa Morgan  
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# 2023 Housing & Homelessness Update Report

# inquiries

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