

Delivering Results Together

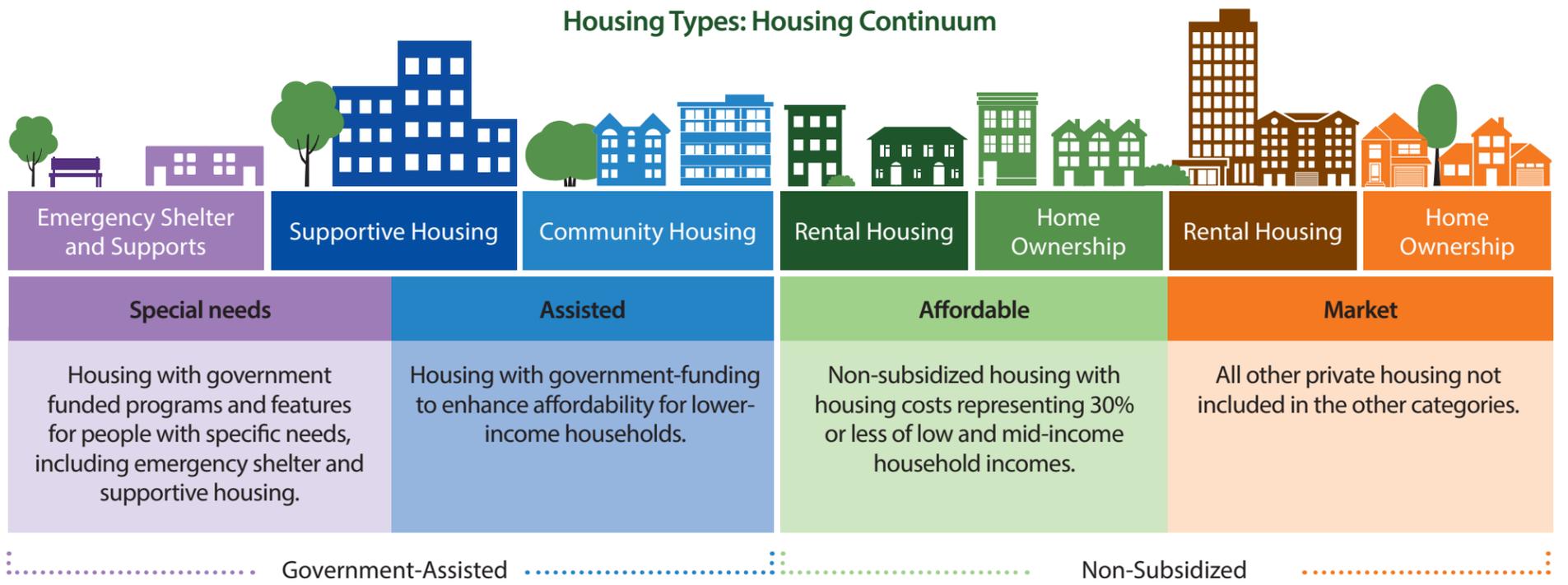
Working Together to Deliver Needed Assisted and Supportive Housing

Halton Region is one of the fastest growing communities in the country. Halton is committed to working with the Provincial Government to help address the housing crisis in Ontario by supporting the acceleration of growth to 2031 consistent with the Province's housing targets. Halton Region's primary housing issue is affordability. Halton Region's high year-over-year population growth, low rental vacancy rate and high housing costs, are resulting in a growing number of residents unable to afford housing options in the region. As Halton is part of the Greater Toronto and Hamilton Area (GTHA), this has magnified local affordability challenges. According to the Canada Mortgage and Housing Corporation (CMHC), Halton has surpassed Toronto with the highest rents in Ontario. Solving Ontario's housing crisis requires provincial funding support; this includes targeted investment in Halton Region.

CMHC Average Market Rent (2022)

Municipality	Average Market Rent (All bedroom sizes)
Durham	\$1,425
York	\$1,489
Peel	\$1,601
Toronto GTA	\$1,653
Halton	\$1,696

Halton is committed to providing a range and mix of new housing to meet the needs of our community. This includes new assisted housing for low-income families and individuals, as well as supportive housing to address the needs of the most vulnerable in our community. Halton Region supports housing expansion along the full continuum of housing, as noted in the diagram below. This document addresses housing opportunities in the special needs and assisted areas of the continuum.



There are currently 6,163 individuals and families on Halton's centralized wait list for assisted housing (HATCH). Currently, over 70 per cent of those on the wait list have incomes below \$30,000 per year. This means a wait list applicant with an income below \$30,000 per year can pay a maximum of \$750 in monthly rent without rental subsidy. Low-income households are unable to participate in private market rent housing and require rent subsidy assistance.

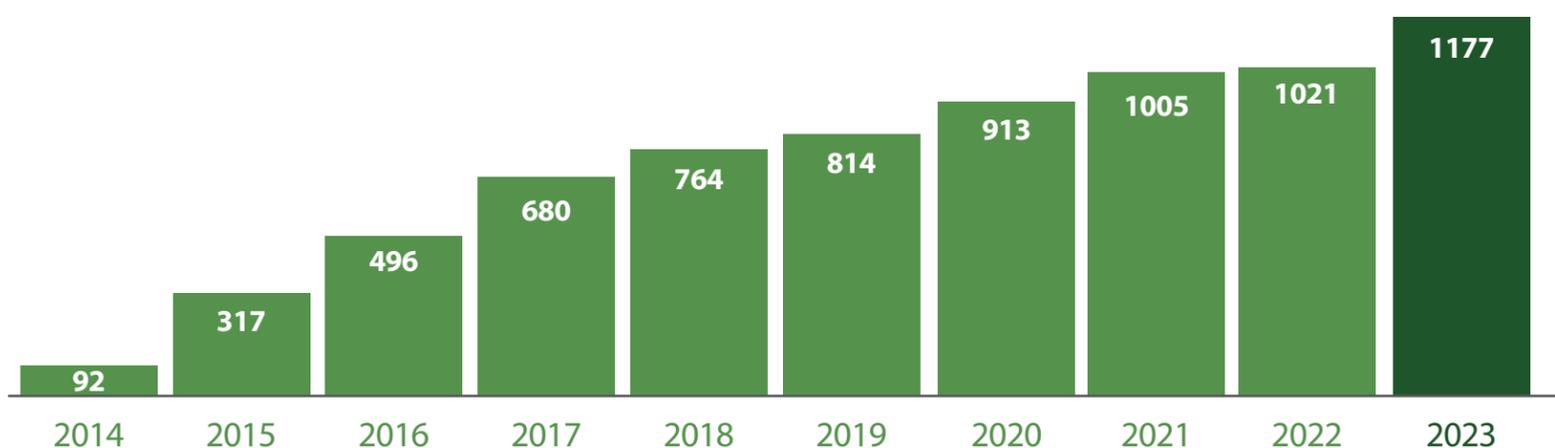
Three Bedroom (Income below \$30,000)

Maximum affordable rent level without subsidy: **\$750**

Year	Subsidy required	CMHC Rent	Private Market Rent	Subsidy required
2021	\$1,077	\$1,827	\$2,557	\$1,807
2022	\$1,160	\$1,910	\$2,674	\$1,924

The Region is significantly investing to deliver assisted housing opportunities, in partnership with the Provincial and Federal Governments. Over the last 10 years, Halton has delivered 1,177 new assisted housing opportunities, and has expanded and enhanced shelter and supportive housing capacity.

Assisted Housing Opportunities in Halton (Total Cumulative)



Moving Forward to Create New Assisted Housing

Halton Region is committed to increasing the availability of assisted housing to address the need in the community. To achieve this, the Region has identified 600 new purpose-built rental and assisted-living housing opportunities and invested heavily in pre-development and site readiness work to ensure these projects are shovel ready. Sites continue to be added to this portfolio as they are identified.

Halton appreciates recent investments by the Province to deliver new assisted housing through \$11.9M in support for 263 Kerr Street, Oakville, a 4-storey 52-unit seniors supportive housing building and \$10.4M for 1258 Rebecca Street, Oakville, a 14-unit seniors supportive housing building.

The successful advancement of the Kerr and Rebecca Street projects demonstrate that the Region is strongly positioned to support the development of new assisted housing. With access to strategic land holdings, active construction underway and additional projects in various stages of pre-development; the Region is ready to deliver more assisted housing opportunities to address community needs with funding support from the Provincial and Federal Governments.

The Provincial Government can support Halton in delivering new assisted housing by committing funding for the following shovel-ready projects:

- 363 Margaret Drive, Oakville – 13 new family supportive housing units, total estimated costs \$16 million
- 17 Guelph Street, Georgetown (in partnership with the Town of Halton Hills) – 12 new assisted units (five for supportive housing women-led households, seven seniors), total estimated costs \$6.3 million
- Ontario Street (Allendale Campus – Phase 1, Building 1), Milton – approximately 178 new units of seniors supportive housing in a 6-storey apartment building, total estimated costs \$151 million



Funding to Address the Need for Supportive Housing

The demand for specialized housing including homeless shelter and supportive housing has increased through and post the pandemic. Halton Region greatly appreciates the support provided by the Province in 2021 to expand the Region's shelter capacity through the purchase of a 47-unit hotel in Burlington, which now supports homeless women, couples and families.

Demand for emergency shelter and supportive services continues to grow. Demand currently exceeds Halton's permanent shelter capacity, requiring the ongoing use of hotels to serve vulnerable populations. The increased demand for service is a result of compounding factors that began during the pandemic and are now a symptom of the growing mental health and addictions and the opioid crisis.

Municipal governments, including Halton Region, are often the first point of contact for people facing struggles with mental health and addictions, many of whom require intensive supports and experience challenges with securing and maintaining stable housing. Individuals require supports in their homes for better health outcomes and to maintain successful tenancies. Without these supports, people are at risk of recurring homelessness.

A recent study commissioned by the Region indicates that a minimum of 100 units of dedicated supportive housing are needed for specific vulnerable populations. This included individuals with multiple and complex human service needs related to mental health and addictions. To ensure that these populations are adequately supported, it is integral that the Province fund costs associated with on-site health, justice and social service sector supports. Failure to fund these operational and supportive costs will result in higher emergency shelter use, street homelessness and encampments.

The Provincial Government can support Halton to address the growing demands for supportive housing for vulnerable populations by:

- Providing dedicated capital funding to support the creation of new supportive housing environments to mitigate encampments and meet growth-related needs.

