



# Comprehensive Housing Strategy Update

2014 – 2024



## Housing is a vital part of a healthy community

Halton Region is responsible for ensuring the creation and protection of government assisted housing in Halton, and we have updated the Region's Comprehensive Housing Strategy (CHS) in 2013 to position the Region to meet the future needs of Halton residents. The CHS is our 10 year plan as required by the provincial government under the *Housing Services Act, 2011*.

Access to safe and stable housing is a basic human right that impacts all aspects of an individual's life. Where you live and the supports available to you can influence your health, happiness, your employment and your sense of belonging in a community.

Halton Region is a growing community. Our population has been mandated by the provincial Places to Grow Plan to grow to 780,000 by 2031. In accommodating the population growth, it is imperative that a mix of housing is provided that is affordable to all income levels.

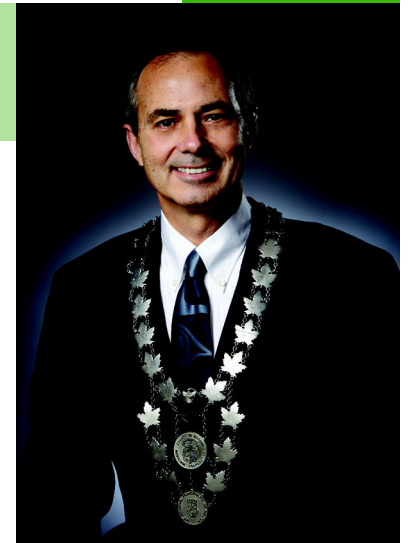
We have made significant investments in the Region's housing portfolio in recent years. Halton Region invests \$26 million annually to provide assisted housing options for low income residents. Since 2006 we have invested \$19 million in partnership with the federal and provincial governments and have built 265 new housing units in the community.

Housing is a joint responsibility. A planned, long-term, sustained investment is needed to continue to meet the demand for affordable and assisted housing in Halton. We cannot do it alone. Strong partnerships that include all levels of government, the non-profit and the private sectors is critical to addressing the housing challenges we face in Halton.

We are committed to supporting efforts to create more affordable housing in our community. The importance of housing and the need for partnerships to meet the housing demand in Halton is reflected as key priorities in the Citizens' Priorities – Halton Region's 2011-2014 Action Plan.

I would like to thank everyone who participated in housing consultations for their contributions to our updated Comprehensive Housing Strategy. Together we are working to ensure that Halton remains a great place to live, work, raise a family and retire.

Gary Carr  
Regional Chair



## Table Contents

Introduction .....	4
The Foundation of the CHS .....	5
Halton Region's Achievements Since 2006 .....	6
Halton Region Funding Commitments to Date .....	7
Going Forward .....	7
Understanding Our Community .....	8
Affordable and Assisted Housing.....	9
Program-funded Housing and Supports.....	11
The Stakeholders .....	13
The Update .....	14
The Creation of New Housing Opportunities.....	15
Strategic Directions and Actions	
Direction #1 - Promoting Complete and Healthy Communities .....	16
Direction #2 - Encouraging and Protecting Affordable Housing .....	17
Direction # 3 - Encouraging and Protecting Assisted Housing .....	18
Direction # 4 - Supporting Independent Living .....	21
Direction # 5 - Retaining and Regaining Housing.....	22
Summary.....	23



# Introduction

In 2006, the Region developed its award winning Comprehensive Housing Strategy (CHS), one of the first of its kind.

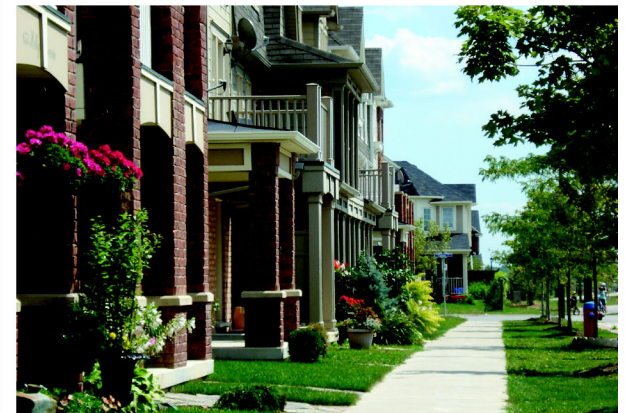
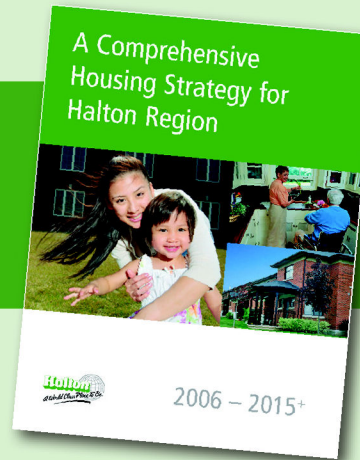
**The CHS is the Region's road map on housing matters and is guided by the following:**

- Residents should be able to remain in their community;
- Residents will have access to a full continuum of housing options for all incomes and stages of life;
- Halton Region will lead the development of a long-term sustainable approach to housing and act as a catalyst in ensuring a sustained continuum of appropriate housing options for Halton residents.

**Halton's CHS (2006) demonstrates the Region's continued leadership:**

- It identified the Region's stewardship in housing from homelessness prevention through to policy oversight in the private market place;
- It was self-directed and developed prior to any provincial legislative requirement to have a strategic plan for housing and homelessness;
- Its innovation has been recognized with national and provincial awards.

Under the *Housing Services Act, 2011* municipalities including Halton Region are now required to prepare a 10 year housing and homelessness plan that addresses matters of provincial interest and is consistent with provincial policy statements. Given the breadth of the current CHS and its significant achievements, the Region is well positioned to use the foundation of its CHS to respond to the new provincial requirement.

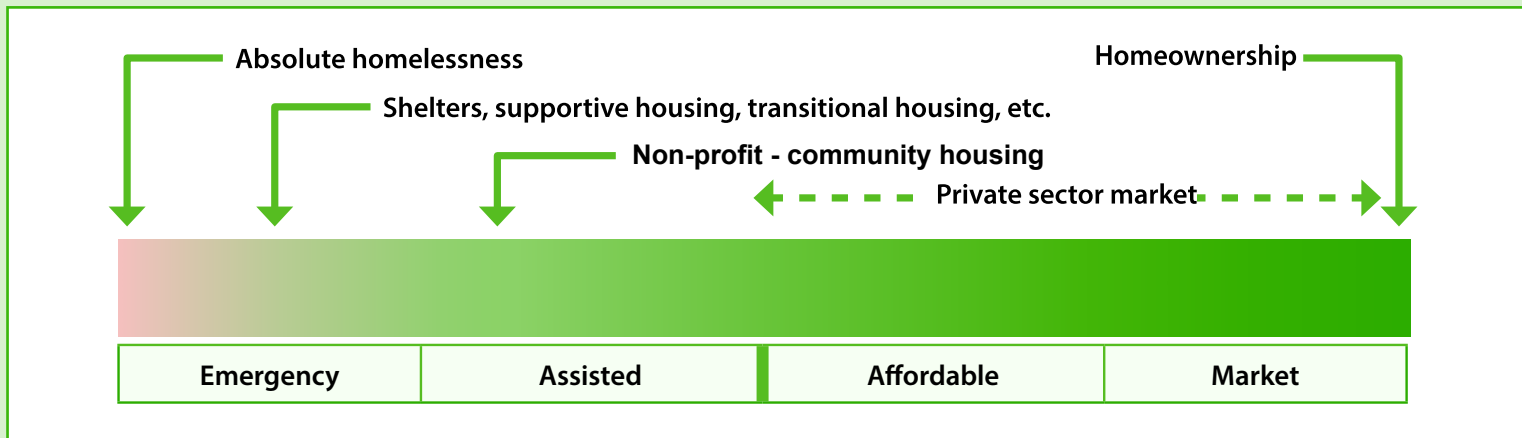


# The Foundation of the CHS

The backbone of the CHS is the use of a “housing continuum” and the recognition that individuals and families move back and forth across the continuum depending on changes that affect their personal circumstances.

It also identifies:

- That a range of housing types is required to meet the needs of Halton’s residents throughout the various stages of their lives and at any level of income;
- The essential roles that the private and non-profit sectors play in providing housing across the continuum;
- The tools that government has available to provide a range and mix of appropriate housing and supports to Halton residents.

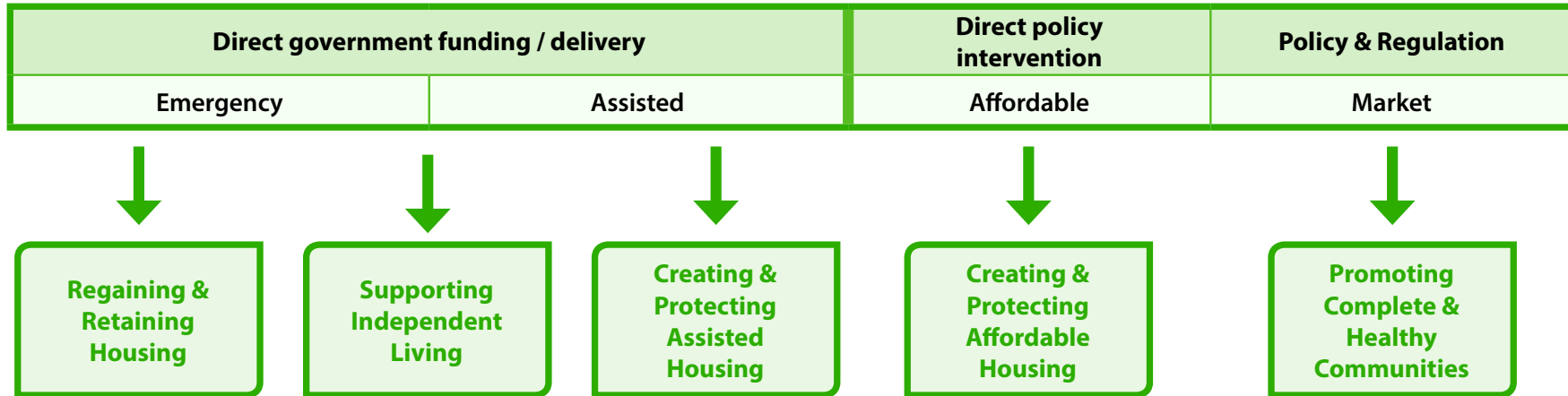


- Direct funding and programs to deliver housing and supports is required on the left side of the continuum to help both those who are homeless or at risk of becoming homeless.
- In the centre, policies and funding must be provided to ensure that those with low and moderate incomes have the ability to obtain housing.
- On the right side of the continuum, policies and regulations are needed to ensure an adequate range and mix of housing for complete and healthy communities.

Since 2006, Halton Region has worked proactively to develop policies and deliver programs and supports to ensure a sustained continuum of appropriate housing for Halton residents. To address each segment of the housing continuum, five strategic directions were created. Within each strategic direction, a series of actions were identified to be achieved over the life of the first CHS (2006-2015). The elements are, and will continue to be, the foundation of the CHS (2014-2024).

# Halton Region's Achievements Since 2006

Under each strategic direction, the graphic below highlights some of the many successes across the continuum.



## Through delivery of various programs and initiatives:

- Expanded and improved Emergency Shelter program
- New transitional housing with support services provided to various groups
- Created 10 beds for individuals requiring mental health services
- Improved eviction prevention services
- Additional accessible units or improvements provided through new build or renovations
- Additional coordinated support services provided in some new and existing projects
- Improved access to services for Halton residents through program integration
- 265 new rental units built
- Created made-in-Halton rental subsidy program
- Provided capital repair and retrofit funding for some existing projects
- Delivered one-time funding for home renovations
- Conservation and energy efficiency features in some new and existing units
- Delivered down-payment assistance for modest income homeownership

## Through Halton Regional Official Plan policies:

- Set target – at least 30% of new units produced annually to be affordable housing
- Required Local Official Plans and Zoning by-laws to permit second residential units in existing dwellings as of right
- Required projects receiving government funding to include units with universal physical access and energy conservation
- Defined and developed polices to support complete communities
- Set target - minimum 40% of new residential development to built up area
- Set target – at least 50% of new units produced annually to be townhouse or multi-storey
- Required Local Municipalities to use a minimum 3% vacancy rate for rental conversion or demolition
- Provided State of Housing Report annually

## Halton Region Funding Commitments to Date...

### **From 2006 – 2012 Halton Region has committed:**

- \$19.4 million to build 265 new assisted housing units;
- \$3.3 million to add 74 new units/beds for transitional housing and homelessness prevention.

In addition, the Region has leveraged \$49.6 million in one-time federal and provincial funding to provide assisted housing.

### **Halton Region's operating program budget includes \$26.2 million in annual Regional funding**

- \$21.1 million allocated to social housing;
- \$910,000 for Homelessness Prevention;
- \$540,000 funding for community programs for transitional emergency housing supports;
- \$3.7 million in rent supplements and housing allowances.

With another \$14.9 million in federal and provincial funding, the Region has a combined investment of \$41.1 million.

## Going Forward ...

Halton Region is building on the success of the CHS (2006) to meet the needs of Halton residents across the continuum.

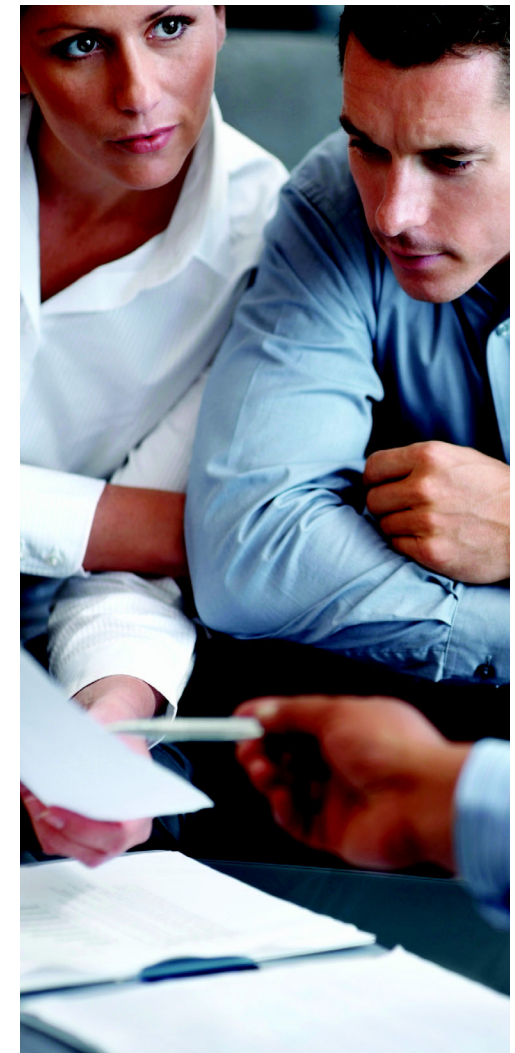
Using the extensive work and consultation previously undertaken in developing the CHS, Halton Region is making the existing plan even better.

### **Enhancements are being made to the CHS to ensure the updated actions:**

- Work towards meeting the housing needs of Halton residents;
- Reflect matters under the Region's jurisdiction;
- Are measurable and progress is regularly reported.

### **To do this we:**

- Undertook an environmental scan of market trends and a review of operational data to understand the current and future needs of our community;
- Consulted with key stakeholders to better understand their issues;
- Reviewed the actions contained in the CHS (2006) to identify actions that have been completed; removed actions no longer relevant in the current environment or under the control of the Region; and identified new actions;
- Reviewed the actions referred by the Halton Housing Task Force (2009) and considered through the Joint Municipal Housing Statement (2010).



# Understanding Our Community

## \*Halton at a Glance

**969km<sup>2</sup>**

Land Area

**423km<sup>2</sup>**

Greenbelt area

**25km**

Lake Ontario shoreline frontage

**505,678**

Population

Halton Region Best Planning Estimates 2011

**\$129,861**

Average income per household

Financial Post Markets Canadian Demographics 2012

**310,906**

Total labour force residing in Halton (2012)

Financial Post Markets Canadian Demographics 2012

**38,955**

Number of enterprises

Statistics Canada 2012

**183,678**

Number of households

Halton Region Best Planning Estimates 2011

**4**

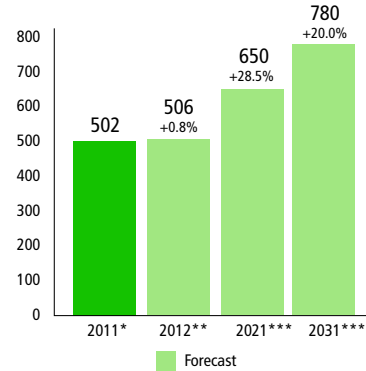
Number of Hospitals

**AAA**

Credit Rating

(22 consecutive years)

## \*Population (thousands)

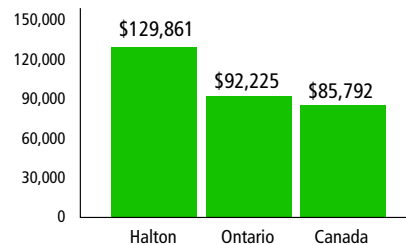


\* Statistics Canada, 2012, Halton Ontario Census Profile

\*\* Halton Region Best Planning Estimates 2011

\*\*\* Growth Plan for the Greater Golden Horseshoe, 2006

## \*Average income per household (2012)



Financial Post Markets Canadian Demographics 2012

## Vacancy Rate in Halton Region, 2008-2012

	2008	2009	2010	2011	2012
<b>Overall Rate</b>	<b>1.4%</b>	<b>2.4%</b>	<b>1.4%</b>	<b>1.1%</b>	<b>1.3%</b>

Source: CMHC Rental Market Report, October 2008 to 2012

Halton Region is a growing community. Halton Region's population has been mandated by the provincial Places to Grow Plan to grow to 780,000 by 2031.

In accommodating the population growth, it is imperative the Region provide an adequate mix of a variety of housing affordable to all income levels.

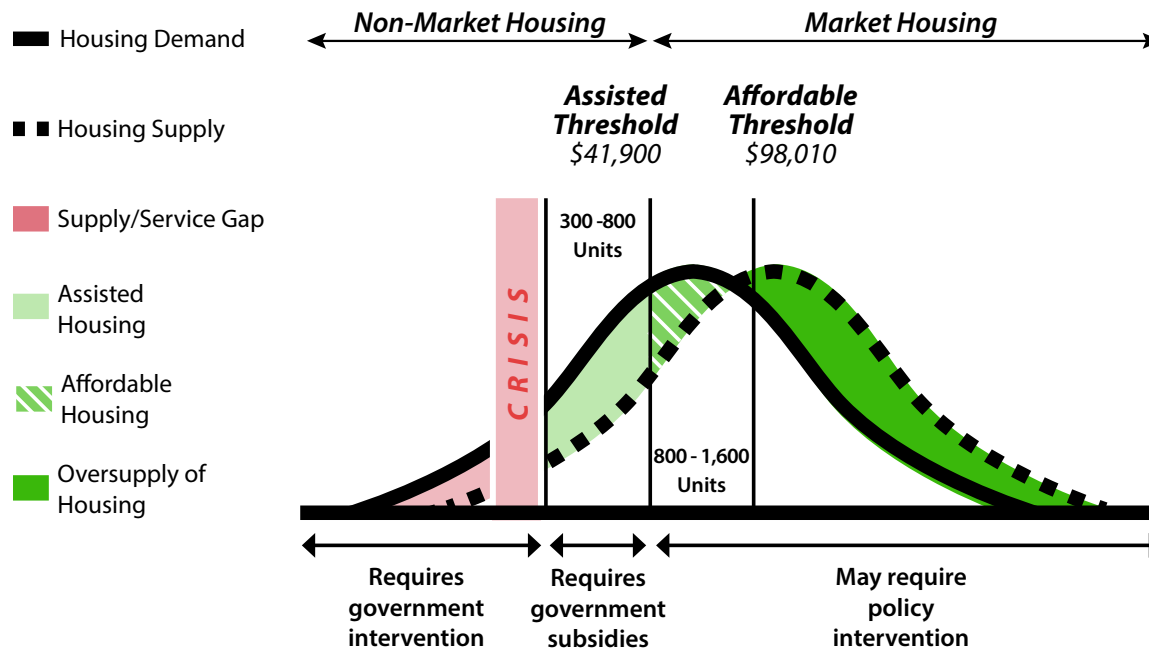
According to Canada Mortgage and Housing Corporation, a vacancy rate of at least three per cent is considered necessary for adequate competition and real housing options for rental accommodation. In 2012 Halton Region's overall vacancy rate in the rental market was 1.3 per cent.



# Affordable and Assisted Housing

Halton's Region's Housing Model was developed as part of the CHS (2006). The model gathers information about household spending, housing costs (both new and resale) and rental housing in the Region and is reported annually through the State of Housing Report.

The Model as reported in 2012 below is based on an average household of 2.75 persons.



Based on this data, the model generates a snapshot of the housing needs of Halton residents and those looking to live in Halton at a moment in time and may be influenced by the pace of growth or the health of the economy.

This snap-shot is the "temperature" for affordable and assisted housing and provides the opportunity to better understand these segments of the continuum.

## Definitions:

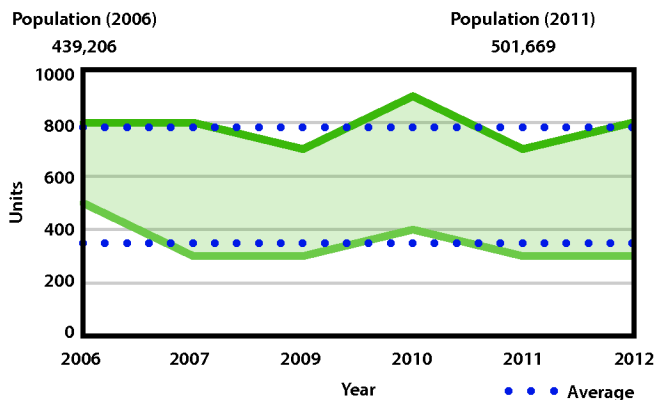
**Affordable Housing** is housing with market price or rent that is affordable to households of low and moderate income, spending 30 per cent of their gross household income without government subsidies, with sufficient income remaining to meet other daily living needs.

**Assisted Housing** is housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program.

**Income thresholds** in the model refer to the amount a household could afford to pay for housing while still having sufficient income to maintain an adequate standard of living.

For a more detailed explanation of the definition of assisted and affordable housing, refer to the Regional Official Plan.

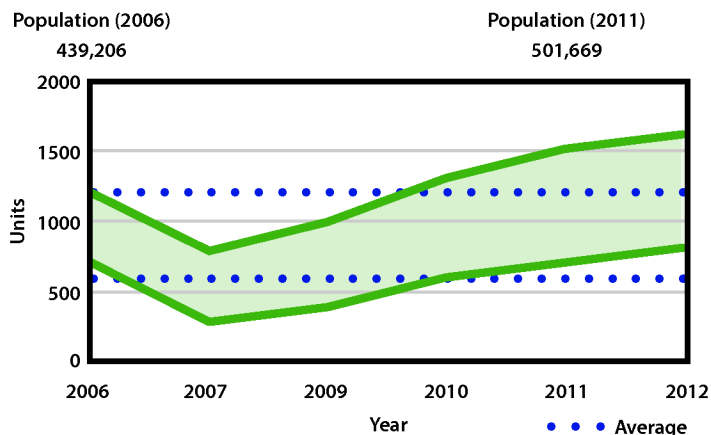
### Assisted Housing "Thermometer," 2006-2012



The assisted housing "temperature" has remained relatively constant with an average of 400-800 units.

This can partially be attributed to Halton Region's efforts in delivering 759 new housing opportunities (e.g., new rental, emergency & transitional housing, rental assistance). The "temperature" has also remained relatively consistent with economic growth throughout this period.

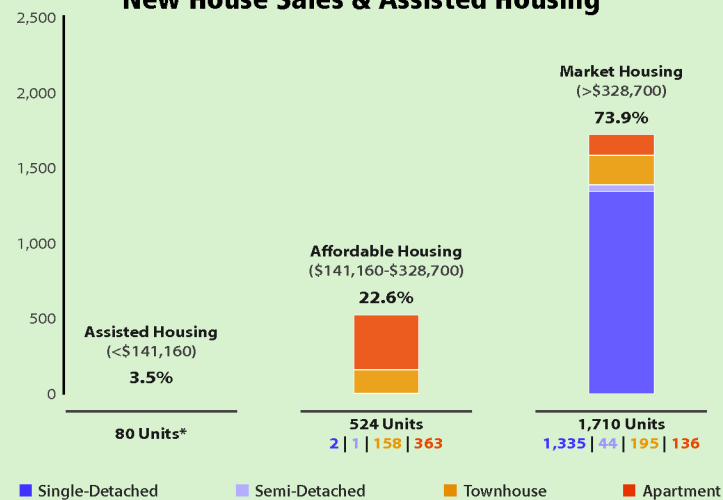
### Affordable Housing "Thermometer," 2006-2012



The "temperature" for affordable housing has not been constant. While the Region does not have the ability to directly influence the resale housing market, there are policies in place to spur the creation of higher density residential development which is generally more affordable.

Halton Region's housing affordability target calls for at least 30 per cent of new housing units produced annually to be affordable or assisted housing.

### New House Sales & Assisted Housing



\*There were no new houses sold for less than \$141,160. The figure is based on the 80 assisted housing units added through the completion of the Martin House Seniors Residence.  
Source: Calculated from MPAC Sales Data, 2012  
Source: 2012 State of Housing Report

This target is based on a review of new house sales and assisted housing development that occurred in the same year.

In 2012, 26.1 per cent of new housing units were affordable or assisted housing:

- 22.6 per cent of new housing units sold were within the affordable range of \$141,160 to \$328,700;
- 80 assisted units (3.5 per cent of all new housing units) were created through the completion of a Halton Community Housing Corporation project.

Townhouse and condominium apartments accounted for 99.4 per cent of new housing units within the affordable housing range.

# Program-funded Housing and Supports

Halton Region provides ongoing support and funding under various programs for 3,997 assisted housing units in 50 housing communities. These projects are owned and operated by 25 non-profit or co-operative housing corporations. Halton Community Housing Corporation is the largest of these housing providers.

The Province requires municipalities to maintain a centralized wait list. In Halton the wait list for assisted housing is referred to as Halton Access to Community Housing (HATCH).

Although legislated, the wait list is only one indicator of the need for government assisted housing in Halton Region. Provincial policy allows applicants to apply for housing in multiple geographic areas. It is common to find the same applicants on two or more lists concurrently. As of June 2013, 49 per cent of HATCH applicants were Halton residents.

## Within this wait list, there are several categories for application:

- Households (under and over 65 years of age) requiring a one bedroom unit;
- Households requiring two or more bedrooms;
- Special priority – victims of domestic abuse;
- Homeless, newcomers and youth;
- Special needs such as supportive housing;
- Households requiring a wheelchair accessible unit.

Halton Region closely monitors several indicators to improve access to assisted housing.

## Number of Wait List Applicants and Average Wait List Times by Municipality, 2011

Service Manager	Applicants on Wait List <sup>1</sup>	Population (2011) <sup>2</sup>	Average Wait Time - Seniors (Ranking) <sup>1</sup>	Average Wait Time - Families (Ranking) <sup>1</sup>
Durham	4,348	608,124	3.8 (5)	4.8 (5)
Halton	3,153	501,669	2.4 (2)	2.9 (3)
Hamilton	6,062	519,949	2.5 (3)	2.5 (2)
Niagara	5,567	431,346	3.0 (4)	4.0 (4)
Peel	12,853	1,296,814	6.1 (7)	7.8 (7)
Toronto	69,342	2,615,060	n/r	n/r
York	8,688	1,032,524	5.3 (6)	5.7 (6)
Waterloo	3,280	507,096	1.6 (1)	2.0 (1)

Source: ONPHA Waiting List Survey 2012<sup>1</sup> and Statistics Canada, 2012<sup>2</sup>

The average wait time between the date of application and date housed in Halton is similar or lower than average wait times reported in other neighbouring municipalities.

The HATCH wait list should not be used in isolation. Measuring assisted housing demand in Halton should be done in conjunction with other socio-economic indicators to provide a comprehensive picture of community need.

Halton Region also delivers an Emergency Shelter program to assist vulnerable Halton residents.

### 2012 Emergency & Transitional Housing Resources

Client Group Served	# of Shelter Beds	# of Transitional Housing Beds	# of Domiciliary Hostel Beds
Individuals	30	74	152
Families	34	N/A	N/A

### Emergency Shelter Program Usage by Household Type

	2010 Total	2011 Total	2012 Total
# of single persons placed	711	614	666
# of families placed	254	135	134
Total # of households placed	965	749	800

Thirty beds are made available for homeless individuals at the Lighthouse Shelter in Oakville, operated by the Salvation Army and funded through a purchase of service agreement with Halton Region.

In 2013, the Region in partnership with the Salvation Army and the Canadian Mental Health Association created 10 additional beds to support individuals requiring mental health services.

We also provide emergency shelter for vulnerable Halton families. Seven emergency shelter apartments are funded by the Region.

Motels and hotels are also used to temporarily house homeless families as required.



# The Stakeholders

In developing the actions we recognized there are many stakeholders in Halton who have a key role to play in providing housing.



## Federal and Provincial governments:

- Policy and legislation
- Cost-shared programs for direct delivery and delivery by the system steward
- Through legislation, the Province governs how housing is delivered

## Halton Region:

- Land use policies to ensure an adequate mix and variety of housing for complete communities
- System steward across the continuum (*Housing Service Act, 2011*)
- Deliver, fund, plan and administer housing and homelessness programs and services
- Sole shareholder of Halton Community Housing Corporation (HCHC)

## Local Municipalities:

- Local Official Plans and Zoning By-laws
- Development approvals/building permits

## Private sector:

- Develop/finance housing in the marketplace
- Landlord/agency in the marketplace

## Housing providers and agencies:

- Own and operate assisted and special needs housing (non-profit and co-ops)
- Provide/co-ordinate support services

## Halton Residents:

- Our community

## We sought input...

- Key informant interviews were conducted in 2012 with representatives from various sectors.
- Consultation was held in March 2013 with Regional Advisory Committees, social housing providers and representatives from a broad range of sectors that have a role in housing.
- The focus for the consultations was on identifying solutions and partnerships.



The findings of these consultations, along with results of a housing survey conducted with Halton Region's My View Point (MVP) e-panel, were considered in the update of the CHS.

# The Update

Based on an understanding of our community, the unique housing needs of Halton residents have been carefully considered.

**New actions have been developed for each of the five strategic directions with a view to:**

- ➔ Creating a range and mix of new housing to meet the needs of our Halton community;
- ➔ Protecting existing rental housing so that it continues to be available to our residents;
- ➔ Providing co-ordinated services to residents who need support to obtain or maintain their housing.

Underpinning this work we have identified a target for the creation of new housing opportunities.



# The Creation of New Housing Opportunities

While past investments from other levels of government have been welcomed, funds have generally been time-limited and their availability has been unpredictable, making it difficult for Halton Region to plan accordingly. A planned, long-term, sustained investment, in partnership with all levels of government, is needed to continue to meet the demand for affordable and assisted housing in Halton.

The vacancy rate for Halton Region is the lowest when compared to other regional municipalities in the Greater Toronto Area and rents are unaffordable for many. Construction of purpose-built rental housing is only one solution and companion rental subsidies are needed to house applicants from our wait list.

New and innovative rental assistance programs for Halton residents on our wait list would be of immediate benefit and could also improve the wait time for applicants who require more financial assistance with their rent.

At the same time, we want to look to provide opportunities for eligible applicants to access new affordable medium and high density housing stock.

Finally, we recognize that within our plan, flexibility must be provided to respond to new federal and/or provincial programs and to provide specialized housing opportunities and supports for specific target groups and those in need of immediate housing.

Between 2014 and 2024 (and based on the assumption that a federal and provincial contribution will be forthcoming), a target for achieving 550 to 900 new housing opportunities has been identified. These housing opportunities could be in the form of:

- purchase or development of new rental units
- provision of rental assistance in new or existing buildings
- creation of specialized housing for specific target groups

This target will be supported by Halton Region's 10 year financial forecast through Halton's annual Budget and Business Plan which includes \$107 million to create 550 new housing opportunities. To achieve the 900 unit target, the active participation of all stakeholders within the housing system will be required.



# Direction #1 Promoting Complete and Healthy Communities

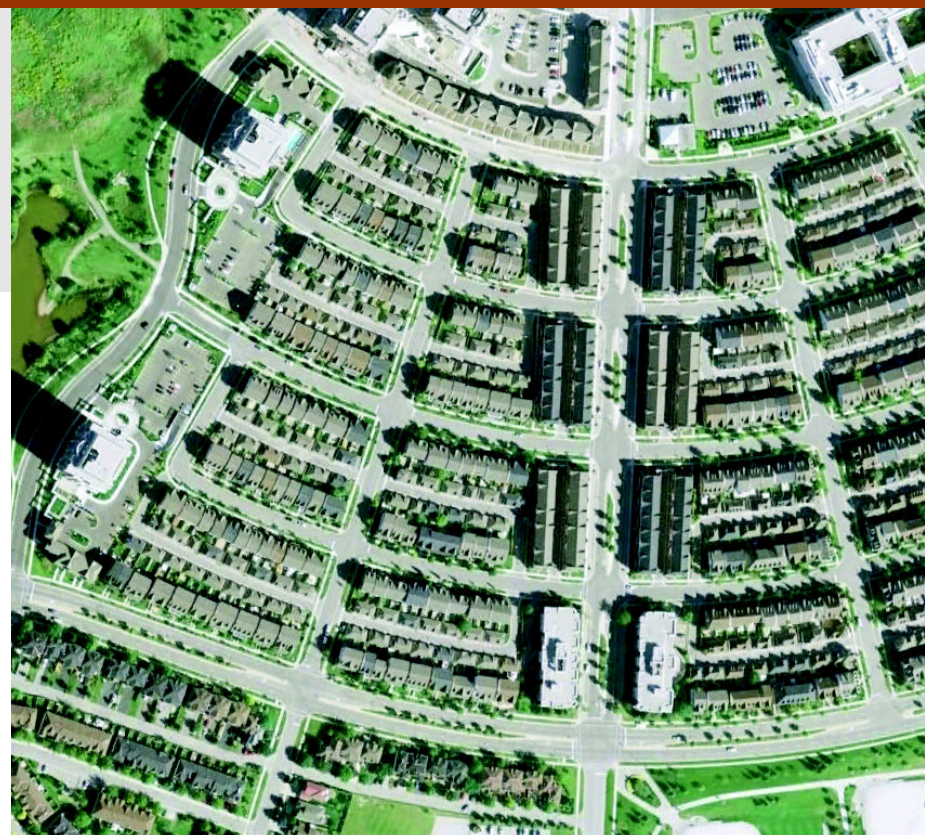
**Goal:** Build complete and healthy communities that provide a full range of housing and services to meet the physical, social and economic needs of all Halton residents.

Halton Region through its Official Plan is committed to developing complete communities that meet people’s needs for daily living throughout their lifetime.

Within this context, this direction is focused on providing an appropriate mix, density and tenure of housing and co-ordination of community infrastructure and human services, as part of a complete and healthy community.

To support all strategic directions in the CHS, the Region will continue work with the Local Municipalities, the building and development industry, non-profit sectors and other levels of government to ensure that all residents have access to safe, affordable and adequate housing.

This includes making more efficient use of existing developed lands, housing stock, available services, and new housing developments to meet the housing needs of Halton residents.



Outcomes	Actions	Measures
Adequate mix and variety of housing to meet the needs of all residents.	1.1 Through policy and initiatives, provide a full range of housing that meets the needs of residents throughout all stages of their lives.	Number, type of housing developed in intensification and greenfield areas annually. Total number of housing completions annually.
Housing and human service needs of Halton residents met.	1.2 Work with Local Municipalities to develop, implement, and promote land use policies and initiatives to meet the changing housing and service needs of residents.	Policies and initiatives identified for consideration as part of the statutory five-year review of the Regional Official Plan.



# Direction # 2 Encouraging and Protecting Affordable Housing

**Goal:** Implement a policy framework to create affordable housing across Halton Region.

“Affordable housing” is housing with a market price or rent that is affordable to households of low and moderate income, spending 30 per cent of their gross household income without government subsidies. For better clarity, actions related to households where part of the housing cost is subsidized through a government program may be found in directions three, four, and five.

To encourage the provision of a range of affordable housing, Halton’s Official Plan established housing affordability and housing mix targets.

These targets recognize complete communities must contain a mix of housing choices such as townhouses and apartments as well as second units in family homes where appropriate.

With supporting Official Plan policies, this direction focuses on closely monitoring the housing trends and achievement of targets, and using policy intervention and initiatives to create more affordable housing.



Outcomes	Actions	Measures
Revised policies to respond to changes in housing trends.	2.1 Monitor the Halton housing “thermometer” and housing thresholds through the annual State of Housing Report.	Percentage of new housing units produced annually to be affordable or assisted housing.
Increased affordable housing.	2.2a Ensure policies provide a range of affordable medium and high density housing.	Percentage of new housing units produced annually to be in the form of townhouses or multi-storey buildings.
	2.2b Partner with Local Municipalities to prepare Community Improvement Plans that support increased supply of assisted, affordable or special needs housing.	Number of assisted, affordable or special needs housing units created within Community Improvement Plan areas.

# Direction # 3 Encouraging and Protecting Assisted Housing

**Goal:** Support a sustainable housing program by creating new supply and protecting the existing assisted housing stock.

Assisted Housing plays an important role in helping Halton’s low and moderate income individuals and families obtain housing that is stable and secure.

The Region will continue to meet the needs of Halton residents by creating new housing opportunities, protecting Halton’s existing stock of government assisted housing and making continuous improvement in the way Halton residents access housing and related supports.

The Region will work with the non-profit and private sectors, where appropriate, to continue to meet the needs of Halton residents.



Outcomes	Actions	Measures
Increased government assisted housing opportunities for Halton residents.	3.1a Implement a program to create additional government assisted housing units for Halton residents.	Total number of new government assisted housing opportunities in Halton Region.
	3.1b Implement a program to assist qualified Halton residents with their rent by providing financial assistance directly to clients where they currently reside.	
	3.1c Continue to advocate for and participate in any future federal/provincial housing programs that may be made available.	

Outcomes	Actions		Measures
Halton's existing government assisted housing remains available for applicants.	3.2	Develop a strategy to maintain assisted housing projects and encourage housing providers to provide assisted housing beyond current commitments.	Total number of assisted housing units available for applicants.
Halton's existing government assisted housing stock is well managed and maintained.	3.3a	Develop a Long Term Capital Needs Strategy to ensure the current housing stock remains available, including: <ul style="list-style-type: none"> <li>• Undertaking Building Condition Assessments every five years;</li> <li>• Reviewing housing providers' capital reserves to determine funded status;</li> <li>• Providing information related to asset life cycle planning and maintenance to housing providers for their use.</li> </ul>	Total number of housing providers with multi-year financing plans in place.
	3.3b	Where permitted by legislation, require that housing providers develop and implement a multi-year financial plan, that includes a multi-year preventative maintenance plan identifying proposed capital expenses and related sources of financing, and that is linked to long term capital requirements and related sources of financing.	
Halton's assisted housing stock is improved.	3.4a	Investigate potential opportunities for the intensification and redevelopment of existing Halton Community Housing Corporation (HCHC) properties.	Total number of properties reviewed for intensification/ redevelopment.  Total number of projects reviewed, designed and constructed using the Assisted Housing Design Guidelines.
	3.4b	Require that housing proponents follow Halton Region's Assisted Housing Design Guidelines (which includes accessibility and green building policies) when constructing/renovating new or existing assisted housing under a Regionally funded program	

Halton residents have improved access to housing options and supports.	3.5a	Implement improvements to the Halton Access to Community Housing (HATCH) wait list process to enable Halton residents to access the service in a more efficient manner.	Total number of qualified HATCH applicants housed annually.  Total number of individuals served by annually Halton Housing Help services.
	3.5b	Implement a Housing Help service to assist Halton residents with their housing and support service needs.	
Halton residents' needs are addressed through Regional partnerships with the private and non-profit sectors.	3.6a	Utilize tools that support the involvement of the private and non-profit sectors in the provision of assisted housing.	Total number of private and non-profit sectors targeted through engagement initiatives.
	3.6b	Engage the private sector in the development of assisted housing.	
	3.6c	Build capacity of Halton's non-profit housing and volunteer sectors, by providing networking and training opportunities that support good governance and best practices.	
	3.6d	Invite off-reserve Aboriginal organizations serving Aboriginal people living in Halton to participate in community capacity building efforts.	

# Direction # 4 Supporting Independent Living

**Goal:** Continue to increase the availability of housing with supports to accommodate the needs of Halton residents.

Many Halton residents require some form of support or modification to their housing to live independently.

The Region will require that assisted housing created or rehabilitated include accessibility features when Regional funding is used.

We will also continue to work with community agencies to ensure that support services are easier to access and more effectively coordinated with housing.

This direction is focused on providing more specialized housing opportunities and improving access to available support services and programs.



Outcomes	Actions	Measures
Increased accessible housing opportunities for Halton residents.	4.1 Require that the Halton Regional Accessibility Advisory Committee be consulted when Regionally funded assisted housing is constructed or renovated.	Total number of Regionally supported housing construction/renovation projects.
Increased housing with supports for Halton residents.	4.2 Explore extending assisted living opportunities within Halton Community Housing Corporation (HCHC) properties.	Feasibility review completed.
Domiciliary hostels continue to provide housing options for Halton residents.	4.3 Implement compliance review protocols for domiciliary hostels.	Total number of domiciliary hostels that have undergone a compliance review.
Improved access to available support services and programs.	4.4a Develop a comprehensive inventory of programs and support services available to improve awareness and access to housing for Halton residents.	Comprehensive inventory developed and made available online.
	4.4b Ensure housing providers continue to meet Special Priority Policy (SPP) requirements and work to better co-ordinate support services to SPP clients.	Percentage of total special priority policy applicants placed annually.

# Direction # 5 Retaining and Regaining Housing

**Goal:** Continue to assist Halton residents maintain their housing and prevent homelessness.

Having secure and safe housing is the first step in enabling Halton residents to improve their overall circumstances and remain in our community.

Keeping people housed is our priority. We will continue to use proactive made-in-Halton approaches to assist individuals and families to retain their housing.

The Region will work in partnership with community agencies to help residents at risk of homelessness or eviction, and regain housing by ensuring that support services are made available to them.

While we work to keep people housed, we also recognize there will be some Halton residents that may need emergency shelter. We will continue to provide and enhance Halton’s emergency shelter program to meet their needs.



Painting by: Katy Moes

Outcomes	Actions	Measures	
Halton residents avoid eviction and maintain their housing.	5.1a	Continue to advocate for and participate in any future federal and provincial homelessness programs.	Number of people at risk of homelessness remain housed.
	5.1b	Develop a strategy to assist Halton residents to retain and regain housing.	
Halton’s Emergency Shelter Program enhanced to assist Halton residents.	5.2a	Reduce eviction for those who cannot pay their utilities and/or rent and are at risk of losing their housing.	Total number of people who receive financial assistance annually.
	5.2b	Develop a new funding model for emergency shelter programs to improve service delivery and reduce the use of motels and hotels with more effective emergency shelter options.	Number of people experiencing homelessness obtain and remain housed.

# Summary

This plan serves as Halton Region's response to the provincial requirement for a 10 year Housing and Homelessness Plan. It meets and exceeds the requirements of the Ontario Housing Policy Statement and the *Housing Services Act, 2011*.



The CHS (2014-2024) is action focused, measureable and will:

- create a range and mix of new housing to meet the changing needs of our Halton community;
- protect existing rental housing so that it continues to be available to our residents;
- provide co-ordinated services to residents who need support to obtain or maintain their housing.

In addition the CHS (2014-2024):

- |  |  |  |
|--|--|--|
| ✓ Is guided by the principle that people in Halton should be able to remain in the community;            | ✓ Recognizes Halton's Citizens' Priorities 2011-2014 Action Plan and other Regional plans/policies;              | ✓ Will be reviewed as part of the statutory five-year review of Regional Official Plan under the Planning Act; |
| ✓ Contains strategies to increase awareness of and improve access to housing that is linked to supports; | ✓ Contains housing targets and progress measures (within a 10 year timeframe);                                   | ✓ Includes services designed to improve outcomes for people;   |
| ✓ Includes actions that are specific to housing matters under the Region's jurisdiction;                 | ✓ Recognizes the importance of service integration and improved customer service;                                | ✓ Considered feedback from the 2012-2013 consultation process;   |
| ✓ Demonstrates a system of co-ordinated services to assist people to move towards self-sufficiency;      | ✓ Considered recommendations from the 2010 Joint Municipal Housing Statement and 2009 Halton Housing Task Force; | ✓ Will be reported annually.   |



**Access Halton**

 Dial 311  [www.halton.ca](http://www.halton.ca)