



**City of Kingston**  
**Information Report to Housing and Homelessness Advisory Committee**  
**Report Number HHC-24-005**

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<b>To:</b>	<b>Chair and Members of the Housing &amp; Homelessness Advisory Committee</b>
<b>From:</b>	<b>Jennifer Campbell, Commissioner, Community Services</b>
<b>Resource Staff:</b>	<b>Ruth Noordegraaf, Director, Housing &amp; Social Services</b>
<b>Date of Meeting:</b>	<b>February 8, 2024</b>
<b>Subject:</b>	<b>Standing Update Report – February 2024</b>

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**Council Strategic Plan Alignment:**

Theme: 1. Support Housing Affordability

Goal: See above

**Executive Summary:**

The Housing & Homelessness Advisory Committee is provided with an update report on the housing and homelessness system in Kingston and Frontenac at least quarterly throughout the year. The report includes updates regarding homelessness services, social housing programs, affordable housing projects and initiatives, and other updates as applicable.

**Recommendation:**

This report is for information only.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Jennifer Campbell,  
Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:**

The report is organized in three sections providing updates on homelessness services, social housing programs and affordable housing projects and initiatives.

**1. Homelessness Services**

**By Name List (BNL) and Coordinated Access:**

As per previous reports, people on the BNL may be precariously housed or unhoused, ranging from and not limited to living in shelters, motels, with family, incarcerated, in hospital or living rough. Coordinated Access is a community-wide system that streamlines the process for people experiencing homelessness to access housing and support services within a coordinated system. The BNL reduced slightly after five months of remaining steady. During the last two months, 48 people became housed, including 14 youth. Below are the BNL numbers from the last two quarters of 2023:

**Table 1: By Name List Data, Q3 & Q4 2023**

Month	Number of People
July 2023	524
August 2023	533
September 2023	531
October 2023	537
November 2023	540
December 2023	523

The Homeless Individuals and Family Information System (HIFIS) database, shows that 1,924 clients received some type of service with respect to homelessness (outreach, shelter, housing support services, such as housing loss prevention and housing application assistance) from January 1 to December 31, 2023.

In December 2023, approximately 127 people slept rough, which means that they had makeshift accommodation and may have slept on the street, in a park or in a vehicle. This number has increased by 12 since August 2023. Of this number, 55 individuals accessed shelter at some point (43%). Most people identify Kingston as their home, only 14 stated they were from a nearby county or elsewhere in Ontario.

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**Shelters/Overnight Drop-in Centre Updates:**

The Salvation Army Community & Family Services started operating Day Services at 342 Patrick Street in early 2023. The Day Services program has served 1,546 unique individuals with a total of 9,131 visits in 2023, of which 82% identified as homeless at their time of service. Light snacks, a hot meal, showers and laundry are available along with other programming options such as social skill development, housing supports and healthy eating advice.

As of December 11, 2023, Day Services extended into the evening. Services are now available from 9:00 am. to 8:30 pm. with a break for one hour at noon, five days a week. This service addresses a gap that was noted between the daily closing hours of drop-in programs around the City and shelter options opening each night. Over 20 individuals are accessing the new extended services nightly.

As of December 6, 2023, Kingston Youth Shelter (KYS) has completed most of their renovations and increased their shelter capacity to 24 for youth aged 16 - 24. KYS operates 24 hours/7 days a week offering youth-focused services, housing supports, showers, meals and family mediation programming.

Veronica's Veil, which is a seasonal overnight drop-in shelter hosted by St Mary's Parish, has opened for the second year. This program will run from January to April 2024 from 9:00 pm to 8:00 am. There is room for twelve (12) men to shower, access a clothing bank, sleep and receive a hot breakfast.

A surplus of approximately \$40K from the provincial Homelessness Prevention Program (HPP) funding for 2023 was provided to transitional/supportive housing, emergency shelter and outreach programs. Providers purchased supplies such as cold weather items to individuals experiencing homelessness, as well as housekeeping supplies to transitional and supportive housing programs.

Compared to January 2023, shelter partners were able to add 80 additional emergency shelter spaces totalling more than 200 spaces a night in the system. The City partners with six different community agencies who provide services to ensure that an individual who would like to access a shelter bed is provided services.

**2. Social Housing Programs**

**Rent Geared to Income Assistance (RGI):**

Under the *Housing Services Act 2011* (HSA), the City of Kingston, as Service Manager for housing and homelessness programs, is responsible for maintaining a target of 2,003 RGI units in the Kingston and Frontenac service area. The Housing & Social Services Department oversees the social housing system which includes fifteen non-profit housing providers that currently manage and directly operate 1,518 RGI units which follow eligibility rules set out in Part V of the HSA. The remainder of RGI units are secured through rent supplement

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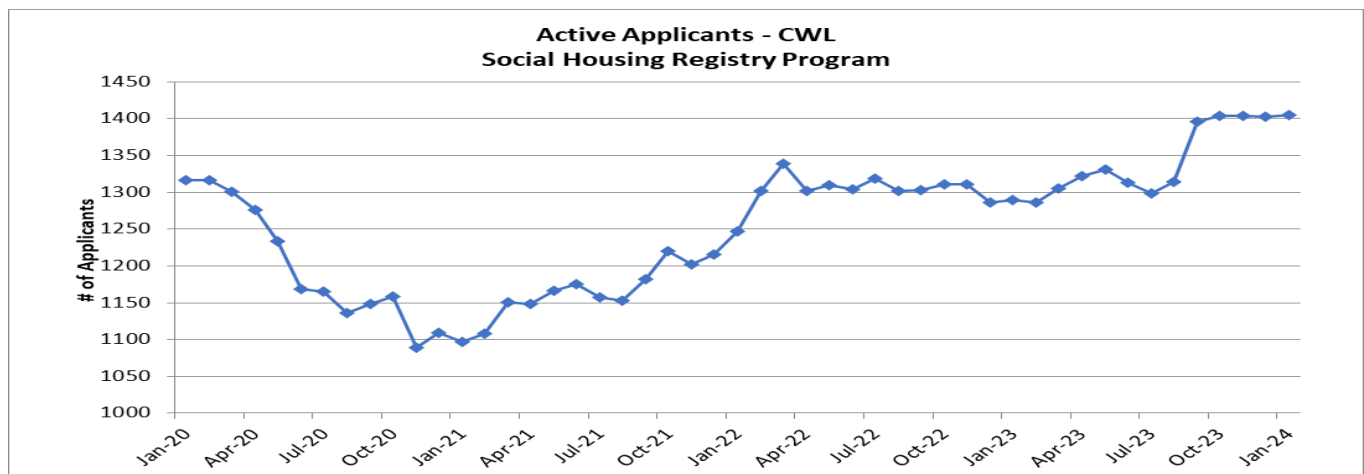
agreements with private and non-profit housing providers, and recipients of the local Portable Housing Benefit (PHB).

Additionally, there are 61 municipally funded supportive housing units with tenants paying no more than 30% of their adjusted family net income or, if on social assistance, rent is no more than maximum shelter allowance which count towards the City of Kingston’s service levels. There are another 30 non-mandated RGI units funded by Federal and Urban Native programs. Social housing units and PHB benefits are accessed by way of the centralized waiting list (CWL) which is maintained by the Social Housing Registry. Information and updates regarding the CWL and RGI units are shared through Tables 2-5 below.

**Table 2: Centralized Wait List Data - Number of Active Eligible Households as of December 31, 2023**

Household Type	Single	Family	Senior (65+)	Total
Special Priority	6	17	2	25
Chronological	771	414	193	1378
<b>Total</b>				<b>1403</b>
<b>Already RGI requesting a transfer</b>				<b>207</b>

**Table 3: History of Number of Active Households – January 1, 2020 – December 2023**



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There was a significant decrease in the number of active households during the COVID-19 pandemic while emergency benefits were being issued by the Federal Government. However, the levels returned to pre-COVID amounts in 2022. The numbers increased once again in September and October of 2023 as a result of an influx in RGI applications received in August and September 2023. There was a rise in Ontario Works (OW) applications during the same period. The number of RGI applications returned to numbers seen previously with the levels of active household on the CWL remaining constant the rest of the year.

**Table 4: Total Number of RGI Applications Received January 2023 – December 31, 2023**

Household Type	No Dependants	Families	Seniors (65+)	Total
<b># of Applications</b>	508	275	96	879
<b># of Eligible Households</b>	377	187	76	700
- Chronological - Special Priority	25	34	1	

**Table 5: Total Number of Households Housed January 2023 – December 31, 2023**

Household Type	Number Housed
Chronological (non-seniors) - RGI Unit	57
Special Priority - RGI Unit	45
Chronological (non-seniors) PHB	29
Special Priority – PHB	3
Chronological Seniors (65+) - RGI Unit	20
Chronological Seniors (65+) – PHB	1
<b>Total</b>	<b>155</b>

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**Local Portable Housing Benefit (PHB):**

A PHB is a monthly subsidy 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 to any rental unit within the City of Kingston or County of Frontenac. As a result, recipients will have more flexibility to choose where they live to be closer to family, social support networks, schools and employment opportunities.

There are 138 PHB benefits available for eligible residents. As of December 31, 2023, 125 households are receiving a PHB.

**Canada-Ontario Housing Benefit (COHB):**

COHB is a federal-provincial housing allowance program providing a portable housing benefit across Ontario targeted to persons impacted by domestic violence and human trafficking, seniors, those with disabilities, homeless and Indigenous populations. More recently, a new target population of asylum claimants was added. Since April 2020, each year the City receives a funding allocation for new applicants. Funding continues each year for those households who maintain eligibility every year at annual review. The province has committed these funds until March 31, 2029.

Service Managers identify households who may be eligible and assist with the application submission, while the Ministry of Finance (MOF) confirms eligibility and issues payments directly to households. Housing staff have been working with different community service providers who work with the designated target populations to assist with submitting the applications.

The City received an allocation of \$799,200 for new COHB applications for April 1, 2023 – June 30, 2024. As of December 31, 2023, 96 households were awarded a COHB benefit, and another 28 applications are awaiting approval from the MOF.

As of December 31, 2023, there were 334 households in the City of Kingston's service area receiving the housing allowance for a total of \$160,470 per month.

**Canada-Ontario Community Housing Initiative (COCHI):**

Under the 2017 National Housing Strategy, the Ministry of Municipal Affairs and Housing (MMAH) entered into a bilateral agreement with the Canada Mortgage and Housing Corporation Canada establishing COCHI which provides funding to Service Managers to protect affordability for households in social housing by supporting the repair and renewal of existing social housing supply.

The City of Kingston received an allocation of \$1,393,600 for the 2023-2024 fiscal year. There are funding agreements with 14 of the City's housing providers committing the full amount. Repairs include new roofing, elevator modernization, new windows, HVAC repairs, new boilers, hot water tanks and furnaces, foundation work, and kitchen and bathroom replacements.

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**Tenant Support Services Program:**

The City of Kingston funds Kingston & Frontenac Housing Corporation (KFHC) in an initiative to better support tenants in social housing units. KFHC offers a Tenant Support Services Program that provides crisis services, direct assessment and intervention services, and ongoing support to its tenants. In 2023, there were 190 intake referrals (78 singles, 68 families and 44 seniors) and support staff continue to work with 160 households heading in to 2024.

**3. Affordable Housing Projects and Initiatives**

Since inception, affordable rental housing capital funding programs have provided financial assistance from municipal, provincial and federal sources to create over 510 units. The capital funding assistance is provided in exchange for long-term rents at below-market levels. These units are in addition to the service areas 2,003 rent-geared-to-income units. Table 6 outlines ongoing affordable housing projects that have received capital funding commitments and are in development or under construction. Of note, staff are currently working with a variety of non-profit and private sector housing providers and upper levels of government to plan and initiate new affordable housing projects. These projects are not included in Table 6 but will be discussed in subsequent reports when project commitment is achieved.

**Table 6: Ongoing Affordable Housing Projects**

Address	Proponent	Affordable Units	Description	Status
1316 Princess Street	Kingston & Frontenac Housing Corporation	52 units	Affordable and Rent-Geared-to-Income Housing	Construction started summer 2022; completion summer 2024
1336 Princess Street	Kingston Co-Operative Homes Inc.	38 units	Affordable Housing	Construction started summer 2022; completion summer 2024
484 Albert Street	Kingston Home Base Housing	48 units	Supportive/ Transitional Youth Housing	Zoning By-Law Amendment approval obtained in summer 2021



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1752 Bath Road	ARM Construction Company	28 units	Affordable Housing	Foundation permit obtained fall 2023; construction start spring 2024
805 Ridley Drive (West Wing)	City of Kingston and Dawn House for Women	17 beds	Transitional housing for vulnerable women	Renovation start spring 2024
111 MacCauley Street	Habitat for Humanity	8 units	Tiny House Pilot Project	Construction ongoing, completion spring 2024
206 Concession Street	City of Kingston and Addiction and Mental Health Services	18 beds	Addiction and mental health housing stabilization program	Construction start winter 2024; completion November 2024
255 Yonge Street	City of Kingston	3 units	Indigenous Housing	Construction to start April 2024; completion November 2024
44-62 Barbara Avenue	HJK1 Holdings Ltd.	5 units	Affordable Housing	Construction underway; completion winter 2024
752 King Street W	Homes for Heroes	20 units	Transitional Housing for Veterans	Construction underway; completion winter 2024

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## **Other Affordable Housing Programs**

### **Second Residential Unit Affordable Housing Grant Program:**

Second residential units, also known as secondary suites or granny flats, are private, self-contained units within an existing dwelling (i.e. basement apartment) or in a detached, accessory structure such as a backyard coach house or converted detached garage. Second residential units provide additional housing diversity and support housing options for singles and smaller households, live-in caregivers, and downsizing seniors, amongst other smaller household types. Second residential units also provide additional income which can be used to support low to moderate-income households achieve home ownership. In 2023, building permits were issued for 119 second residential units. The Second Residential Unit Affordable Housing Grant Program provides eligible homeowners funding of up to \$15,000 to support the costs of creating a new or legalizing an existing suite.

### **Kingston-Frontenac Renovates Program:**

The Kingston-Frontenac Renovates Program provides funding assistance to eligible homeowners to make their homes more accessible or to complete urgent or emergency repairs. Examples of eligible projects include accessibility ramps, stair lifts, handrails, roof replacement, foundation work, furnace replacement and window replacement. Projects are eligible for up to \$15,000 which is provided in the form of a forgivable loan that is forgiven at an equal rate over the ten-year term. For accessibility projects, \$5,000 is provided in the form of a non-repayable grant. The 2024 program is now available and accepting applications. The program is funded annually with \$200,000 which is available from a shared provincial/federal funding program. Repayments received from participants that sell their home within the ten-year term are returned to the program's revolving fund which supports additional households. In 2023, 15 households benefited from this program.

### **Home Ownership Program:**

The Home Ownership Program provides down payment assistance to low-to-moderate-income renter households. The purpose of the program is to support households that could afford the monthly costs of homeownership but are unable to fund the down payment requirements. Eligible households must be currently renting a home in the City of Kingston or County of Frontenac and meet specified income criteria. Funding is provided in the form of a 10% down payment which is forgiven after the 20-year affordability term. If the home is sold during the 20-year term, the principal amount and 10% of any capital appreciation is repayable to the program's revolving loan fund. While the unprecedented price escalation in recent years has impacted the number of successful purchases, for 2023, the asset limit has been raised from \$20,000 to \$50,000 to enable prospective participants to maximize down payment availability. In 2022, City Council approved program funding to also support non-profit organizations to purchase residential properties to house clients. In 2023, two households benefited from this program in addition to one non-profit housing provider.

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**Existing Policy/By-Law**

None

**Notice Provisions**

None

**Financial Considerations**

None

**Contacts:**

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**Other City of Kingston Staff Consulted:**

Amy Gibson, Manager, Housing & Homelessness

Mitchell Grange, Policy Manager, Housing & Social Services

John Henderson, Housing Programs Administrator

Nicola Reid, Housing Programs Administrator

Lori Kidd Velkova, Housing Program Administrator

**Exhibits Attached:**

None