

VISION 2025

2022 Annual Housing Report

Community Housing & Homelessness Plan
Building a foundation for the future



2022

Cornwall, Stormont, Dundas, and Glengarry



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About this report...

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 was completed and approved by Council on August 12th, 2019.

Subsequently, the Plan was submitted to the Ministry of Municipal 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

The goal of every municipality is to provide a safe, comfortable community for families to live and flourish. In order to meet that goal, many municipalities in eastern Ontario are making access to quality community housing a priority.

In SDG, we are no different. Thanks to our collaboration with the City of Cornwall, the United Counties is positioning itself to address the lack of community housing in our region, by working together to find solutions.

Sadly, access to community housing has been a challenge in our region. Homelessness is likewise becoming a source of concern, as more and more desperate families and individuals find themselves living without the necessities of everyday life that many of us take for granted.

The United Counties of Stormont, Dundas, and Glengarry, along with the City of Cornwall, are working together to ensure that we create a housing plan that addresses much of the concerns our residents have when it comes to housing access. It's only by working together that we can ensure everyone in our region has a safe place to call home.



Carma Williams -
United Counties of Stormont, Dundas and Glengarry, Warden

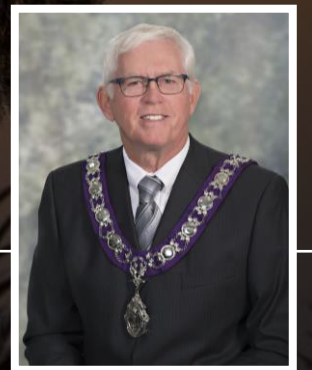
Providing safe and affordable housing is a priority of Council and a right for all, but we can't do it alone.

At the municipal level, Council, staff, and the community have worked hard to come up with creative housing solutions through the Mayor's Task Force on Housing.

Two new community builds have been announced, creating over 93 units.

Still, more needs to be done. I invite you to learn more about our current housing services in the community and how you can be part of the solution.

Cornwall's future is bright, and by working together along with Provincial and Federal officials, we can make real changes to housing and homelessness in our community.



- Glen Grant
City of Cornwall, Mayor

Managing through a pandemic



As a direct result of the impacts of the pandemic, including several lockdowns and reopening precautions, many of the recommendations in the 5-year Housing and Homelessness Plan, slated for action in the first couple of years, were delayed until normal operations could resume. Like many organizations, the Human Services Department had to significantly shift its priorities to adapt to unprecedented challenges and address more urgent needs.

Managing housing through a pandemic has been complex. The pandemic has not only influenced the implementation of many of the strategies identified within our Five-Year Housing and Homelessness Plan, but it brought to the forefront a new set of additional challenges related to housing and intensified an already taxed system.

In addition to individuals who were already in a precarious housing situation, many other individuals also found themselves struggling with unforeseen challenges related to precarious incomes, sustaining housing, finding housing, or dealing with rising rental costs that the global pandemic brought. In short, we are in a housing crisis, which has been expedited by the pandemic.

As we move towards a post-pandemic environment, we remain steadfast in our long-term commitment of addressing and achieving the strategies in Five-Year Housing and Homelessness Plan.

Average Residential Sale Price per Month
Entire CDREB area

	2017	2018	2019	2020	2021
Jan	190,068	186,901	209,574	213,371	358,359
Feb	194,502	204,806	195,155	226,852	337,735
Mar	209,668	212,486	220,945	259,432	359,314
Apr	218,091	224,703	236,141	248,158	357,525
May	216,333	230,053	249,984	268,609	349,814
June	208,338	226,986	233,730	303,991	354,433
July	207,686	226,396	223,855	295,673	343,525
Aug	207,541	208,257	234,547	314,948	350,372
Sept	208,693	213,667	249,489	320,924	380,987
Oct	186,952	227,650	227,577	303,803	384,359
Nov	199,477	236,307	236,411	339,019	411,684
Dec	189,159	236,358	260,407	294,011	361,065
Annual Avg Res Sale Price	\$203,042	\$219,548	\$231,485	\$282,399	\$362,431



Number of Solds

101
-15%



Number of Listings

117
-15%



Average Price

\$434,000.00
+28%

Will the housing market crash?

Generally, our area has not been affected in the way that larger markets have. The market is expected to balance out as interest rates rise and more inventory becomes available.

How much higher will prices rise and what will it take for the growth to level off?

Housing prices are expected to continue to rise, mainly due to supply and demand conditions. Higher interest rates and time of year should combat this.

Information provided by Troy Vaillancourt – CDREB President

emerging trends

housing snapshot



The “missing middle” is often cited as an important part of the housing solution. We define the missing middle as mid-rise condo or rental housing, smaller houses on subdivided lots or in laneways and other additional units in existing houses.

Excerpt from the Report of the Ontario Housing Affordability Task Force

Cornwall’s Diversity of Multi-Unit Housing

Cornwall’s housing costs remain low by Canadian standards, but they increased at a rate faster than Toronto, from 2020 – 2021, with the average price to buy housing increasing by 47%, Cornwall is also home to a very high percentage of renters, at 45.6% of residents, that is comparable to Toronto and far higher than other similar-sized Ontario cities. According to CMHC, rents in Cornwall are up 9% from October 2020 – 2021 among the largest in Ontario over that period.

Like much of Canada, Cornwall is in the throes of a housing affordability crisis and is increasingly looking more like Canada’s major cities, with visible homelessness in contrast to the forms of “hidden” homelessness that would often be associated with smaller communities.

The City has responded with an ambitious social housing program, with plans to increase its social housing portfolio by 10% by 2025 with two substantial projects. This city is providing nearly 50% of the funding for these projects, whereas the municipal share likely would have been approximately 10% pre-1993.

Excerpt from an article written by Alex Gatien for Spacing

OPPORTUNITIES FOR RURAL ONTARIO In a Post-COVID World: A Plan for Action

One of the most significant impacts of COVID-19 on Rural Ontario is in the area of housing. As individuals and organizations across the province make different choices about where and how to live and work, the impact on housing in Rural Ontario has been dramatic. Available housing stock has become much more limited, prices have risen considerably with many homes being purchased at prices “above asking”, and the construction industry has been working at breakneck speed to bring more units to market.

A creative approach to addressing the impacts of Ontario’s housing affordability and availability challenges and providing the full spectrum of housing options --- particularly rental accommodations --- for residents regardless of income or stage in life, including greater direct engagement by the municipal sector.

Chart from the Report of the Ontario Housing Affordability



Average price for a house across Ontario

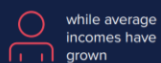


Over 10 Years



+180%

average house prices have climbed



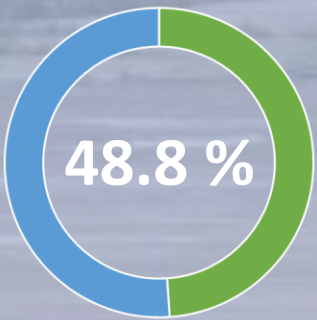
+38%

while average incomes have grown

A Profile of Core Housing Need

CMHC Data- Housing Standards Ontario (Compiled from 2016 Census Data)

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



3285 Households live in Core Housing Need

27.4%

of Cornwall's housing stock is unaffordable

Of Renters live in Core Housing Need as compared to 13.9 % of Homeowners

2016 Census Data – Analyzed by CMA and Housing Information (data not available for the Counties)

Comparing Affordable Rent to Incomes

Household Type	Median Household Income	Affordable Monthly Rent *CMHC definition	AAMR *Based on bedroom size
One-person Household	\$24,524	\$613	\$1,036
All Households	\$46,564	\$1,179	\$1,791

Compiled from 2016 Census Data

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.

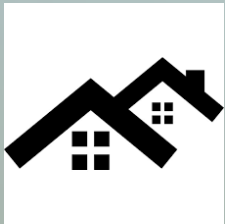
Community Housing Cornwall & SD&G

Cornwall/SDG versus Comparable Communities

City	Cornwall	SDG	Belleville	Peterborough
Vacancy Rate	2.6%	2.8%	1.7%	1%
AMR/AAMR	\$1,309	\$1,309	\$1,174	\$1,316

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

CMHC Rental Market Report Jan 2021



There are
478 Households
 on the Community Housing Waitlist in 2022

Waitlist Data – April 2021 Tracked by Cornwall SDG Human Services Department

154 Households Are Families	225 Households Are single adults (non-seniors)	98 Households Are seniors
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Historical Canadian Rental Vacancy Rate

3.2%



On average, a
 single adult waits

4.3 years

community housing across Canada

Ontario (from 2011 to 2018)

Accountability Office of Ontario (March 2021)



Households in core housing need grew by 19.1%



Households receiving housing support declined by 4 %



The waitlist for social housing increased by 27%



May 2020 Article by Steve Pomeroy

Federal/Provincial investments in affordable housing added fewer than 20,000 new units. For every new affordable unit created, fifteen existing affordable private rentals (\$750) were lost. Total loss 322, 000 affordable units.

Poverty is Making us Sick – Housing costs are a Principal Contributor to Poverty

The poorest one-fifth of Canadians, when compared to the richest twenty percent, has:

128 %

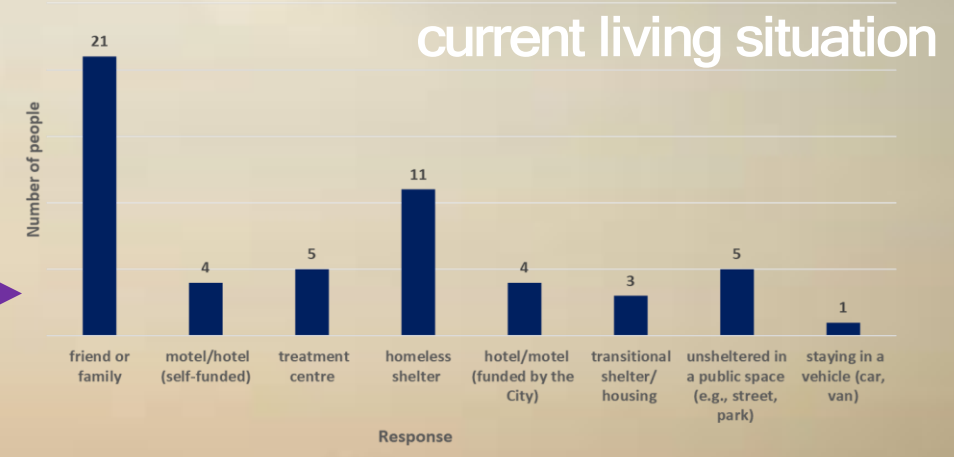
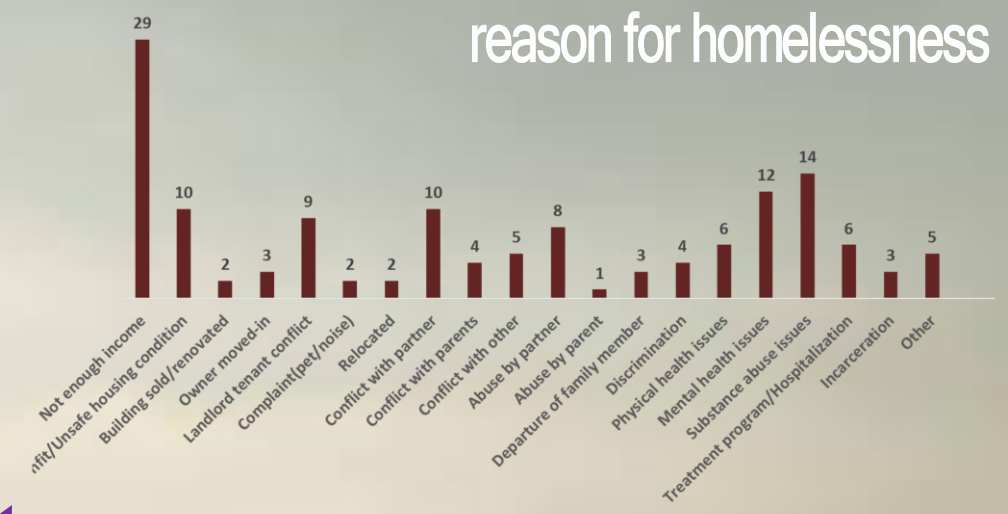
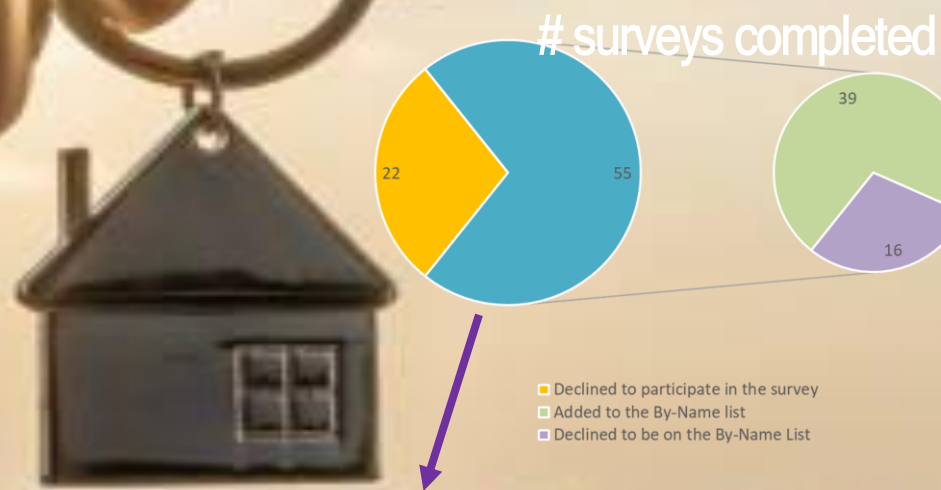
more behavioural disorders and mental illness

63%

greater rate of two or more chronic health conditions.

Data from The Wellesley Institute

enumeration



On October 27th, 2021, we conducted our enumeration magnet event at various locations within Cornwall, Stormont, Dundas, and Glengary. 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.

social services relief fund

March 2020 – April 2022

75+ organizations assisted with
Social Service Relief Funds

more than **175,000** households
assisted with Social Service Relief Funds

125+ affordable housing units are
currently being developed

approximately **40%** of the units
will be rent-geared-to-income or below
market rent

\$15,453,999
in Social Service Relief Funds
received locally

Since the beginning of the COVID pandemic, the Ministry of Municipal Affairs and Housing has announced investments totaling over \$1 Billion to support Ontario's Service Manager through the Social Services Relief Funding. This funding has been effective in supporting Service Managers to respond quickly, adapt services, and address the housing and economic impacts of COVID-19 within their communities.

housing revitalization plan

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.

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

Revitalization ^{report} highlights



development updates

9th & McConnell



77 * 1-bedroom Unit building

- 24 * Rent-Geared-to-Income
- 24 * Median Market
- 28 * Market

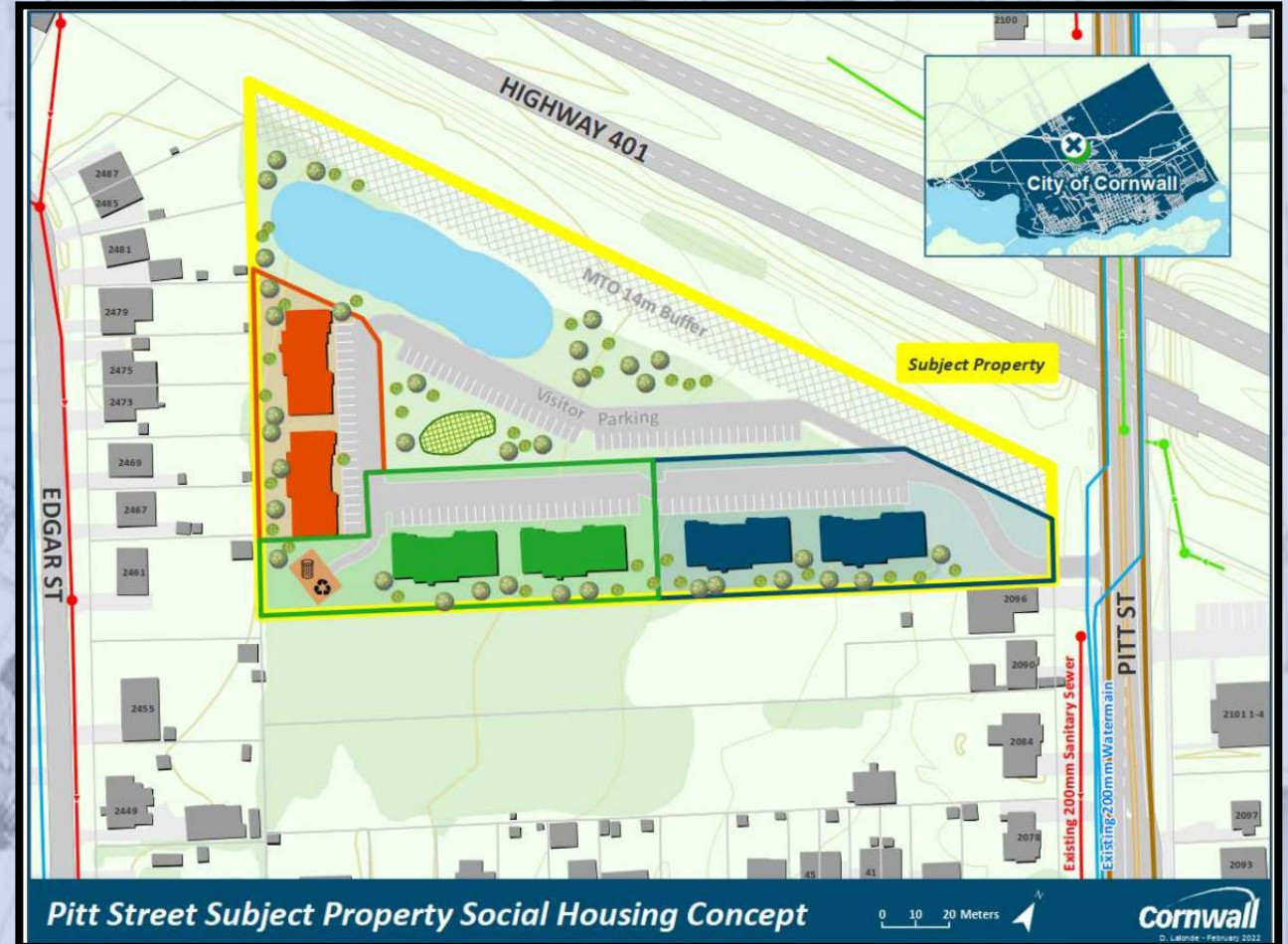
Occupancy of residential units is scheduled for April 1st, 2023.

4466 square feet commercial space – future Housing Services offices.

Occupancy of commercial spaces is scheduled for December 1st, 2022.

Pitt St. North

Considering the primary need for our community and the draft business plan, the new complex will consist of six 8-unit; two bedroom-stacked townhouses (12 of which will be fully accessible).



concept drawings

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

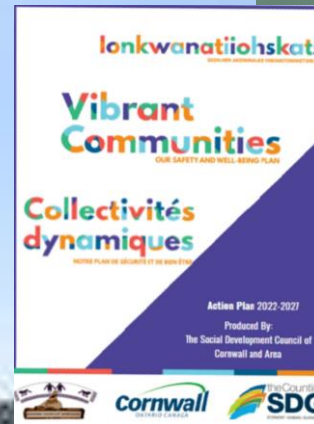
Strategy 3

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

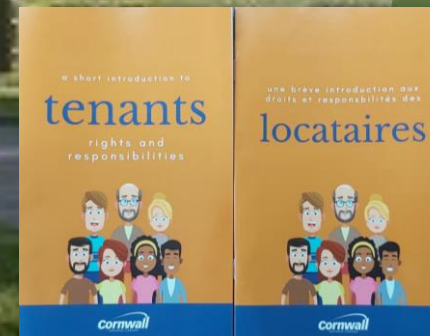
Strategy 1 Updates

- New Provincial regulations were released and implemented to align with Departmental objectives
- Participated in the creation of the Vibrant Communities/Community Safety and Well-being Plan – will continue to collaborate efforts with the Social Development Council, to achieve shared goals
- A Collaborative of administrative staff from amongst the City of Cornwall and United Counties, in its early stages, which will address common housing related issues across the region



Strategy 2 Updates

- The merger of Cornwall and Area Housing Corporation, allows for a better coordination of services for tenants
- Work collaboratively with the Social Development Council, as it relates to the Vibrant Communities Roundtable and the Regional Strategic Response Council
- The implementation of a By-Names List (based on 2021 enumeration) will enable us to provide a coordinated approach to homelessness



Strategy 3 Updates

- 2021 Enumeration process completed last October
- Tenant Information Handbook was developed and distributed
- We continue to provide presentations to various community organizations with respect to housing programs and long-term plans
- We continue to move forward with implementing human service integration models, amongst our 3 divisions, resulting in a client-centered (no-wrong door) approach

community vision 1 updates

Community Vision 2

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

Strategy 1	Strategy 2	Strategy 3	Strategy 4
<p>Identify and assess the range of services that are currently provided to the prevent housing loss</p>	<p>Improve the effectiveness of services and supports geared to preventing housing loss</p>	<p>Expand the awareness of services for preventing housing loss and how to access them</p>	<p>Improve household stability by enhancing employment assistance opportunities for tenants in the community housing portfolio</p>
<p><i>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</i></p> <p><i>Undertake a review to determine the overall support needs, specifically within the community housing portfolio</i></p>	<p><i>Convene a roundtable of both housing and service providers to review prevention programs and how service outcomes can be improved</i></p> <p><i>Support housing stability for those most at risk of becoming homeless by securing and providing financial assistance on a priority basis</i></p>	<p><i>Establish tools and resources that clearly identify how housing providers and service partners can access prevention services</i></p> <p><i>Provide community outreach to private landlords, to foster awareness of available programs, providers and service supporting tenant stability</i></p>	<p><i>Engage employment assistance providers to assess opportunities for enhanced assistance among community housing tenants</i></p> <p><i>Where demand warrants, promote a pilot program to expand employment assistance for tenants in community housing</i></p> <p><i>Monitor employment trends among community housing tenants annually to assess trends and impacts</i></p>

community vision 2 updates

Strategy 1 Updates

- Further to the release of the new Homelessness Prevention Program HPP (formerly CHPI), we have aligned our programs and policies accordingly
- Continue to implement the recommendations of the Housing Revitalization Plan
- Annual review of housing programs to forecast the demand for services and implement plans based on this information

Strategy 2 Updates

- We have aligned internal programming to meet HPP guidelines and to mitigate the risk of homelessness
- Implementation of the CIRCLES Program and have established a program for Housing Stability which will include 2 dedicated Coordinators to assist clients with life stabilization and eviction prevention

Strategy 3 Updates

- Many tools and supports were updated over the past year to ensure ease of access and use by both Providers and client (i.e., website, documentation, etc.)
- We continue to work with private landlords on eviction prevention and maintenance of ongoing rental subsidy agreements

1590 households assisted with
Community Homelessness Prevention
Initiative from May 2021 to April 2022

Strategy 4 Updates

- Many of the strategies in this section have been paused due to the future change to employment services within the Ontario Works Program
- The merger of the LHC has aligned efforts to help stabilize tenancies
- Implementation of the CIRCLES Program and have established a program for Housing Stability which will include 2 dedicated Coordinators to assist clients with life stabilization and eviction prevention

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

- Due to delays related to COVID, Building Condition Assessments (BCAs) will be initiated later in 2022
- BCAs will result in the formulation of Asset Management Plans and capital budget planning for Housing Providers
- We invited the Cornwall Sustainability Coordinator to make a presentation to Housing Providers and invited her to join our 1st development project team
- 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

- 2021 Ontario Renovates Program was successfully completed
- Completed a review of and enhanced the delivery of the Commercial Rent Supplement Program
- We continue to meet regularly with our Housing Providers and work collaboratively with them with respect to ongoing housing needs, including providing additional financial support through COCHI

55 households assisted 2021

We have assisted **782** households in total
(508 Cornwall; 274 Counties)

125 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 started two major community housing developments
- We have had an initial discussion with CMHC regarding SEED funding to complete energy audits, land surveys and repairs and we will be pursuing those programs further into 2022/23.

Community Vision 4

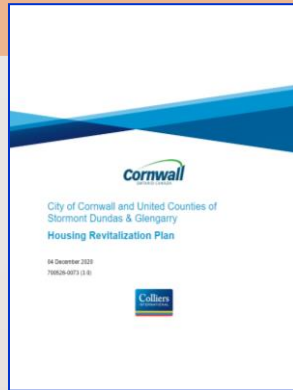
The supply of appropriate housing is enhanced

Strategy 1	Strategy 2	Strategy 3	Strategy 4
<p>Review and document priority housing needs within the regional housing market</p>	<p>Identify and expand regulatory tools to help foster affordable housing development</p>	<p>Develop and use appropriate tools and incentives to help expand the supply of affordable housing</p>	<p>Broaden the support of the business community to advance affordable housing opportunities</p>
<p>Undertake a detailed needs study to determine and prioritize current and projected housing needs within the service area, both in rental and ownership markets</p>	<p>Engage in implementation of Official Plan policies that advance housing objectives/targets for the City and Counties</p>	<p>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</p>	<p>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</p>
	<p>Advocate for implementation of zoning provisions in the City and Townships that support Official Building Plans and housing policies which encourage affordable housing development</p>	<p>Dialogue with the local development industry on issues, opportunities, and incentives for addressing local affordable housing needs</p>	
	<p>Streamline the process required to advance development approvals for affordable housing</p>	<p>Develop and expand tools and incentives to encourage private sector investment in affordable housing</p> <p>Explore opportunities to expand homeownership options for low/moderate income households</p>	

community vision 4 updates

Strategy 1 Updates

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



Strategy 4 Updates

- Part of the goal of the new Collaborative, will be to strengthen working relationships with the various Economic Development and Planning Officials across the region
- We are in the planning stages of a joint housing summit, comprised of members of the Eastern Ontario Warden's Caucus



Strategy 2 Updates

- A Collaborative of administrative staff from amongst the City of Cornwall and United Counties, in its early stages, which will address common housing related issues across the region
- We made a presentation to the County Planners/Economic Development Officials regarding our housing plan and to encourage working together to draft strategies that meet shared objectives

Strategy 3 Updates

- Many of these strategies were to commence in the past year, however, due to COVID and the unprecedented state of the housing market, we plan to investigate the most appropriate course of action
- Part of the goal of the new Collaborative, will be to identify vacant lands across the region as part of a long-term development strategy to pre-qualify land to be shovel for future developments



Wrap Up

summary

Cornwall and the United Counties of Stormont, Dundas, and Glengarry have a solid history of providing attainable housing to its residents.

As a community, we provide 1,997 units of housing to seniors, single adults, and families through rent-geared to income, affordable, and rent supplement programs. Our community housing properties offer a mix of housing options include townhouse communities, large apartment buildings, and smaller apartment walk-ups.

As Canada enters an unprecedented housing crisis, however, this important work must continue. We must continue to work together to ensure our friends and neighbours have equitable access to affordable and safe housing.

The Housing Services Division is ready to face this challenge with innovative and strategic approaches -- building on the expertise collaborative strength of this community.



Lisa Smith
Manager, Housing Services

Housing is a basic human right and 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.

In addition, increased quality affordable housing also has a positive effect on a community's well-being and increased growth.

Quality affordable housing solutions are essential to help create a stable foundation for generations to come. Addressing the lack of affordable housing supply requires a long-term strategy.

As the Municipal Services Manager, serving Cornwall and the United Counties of Stormont, Dundas and Glengarry, the Human Services Department is committed to creating housing solutions that provide sustainable options that would include varied/mixed income groups, including those seeking attainable market rental units.

We are looking to draft a long-term development plan that will assist us in determining how we can continue to regularly add to the supply of quality affordable housing throughout the region, for years to come.



Mellissa Morgan
Administrator,
Cornwall SDG Human Service Department



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Report of the Ontario Housing Affordability Task Force (February 2022) – Ontario Housing Affordability Task Force

Finding the Missing Middle in Unexpected Places: Cornwall, Ontario's Permissive Zoning (April 2022) – Alex Gatien; Spacing Toronto

Vacancy Rater – Canadian Mortgage and Housing Corporation

City of Cornwall and United Counties of Stormont, Dundas, and Glengarry Housing Revitalization Plan (December 2020) – Colliers International

Enumeration report (2021) – Cornwall SDG & Human Services Department

Opportunities for Rural Ontario in a Post-Covid World (January 2022) – Rural Ontario Municipal Association

Housing Standards Ontario - CMHC Data (Compiled from 2016 Census Data)

2016 Census Profile

Waitlist Data – April 2021 Tracked by Cornwall SDG Human Services Department

CMHC Rental Market Report - Jan 2021

Financial Accountability Office of Ontario (March 2021)

Why Canada Needs A Non-Market Rental Acquisition Strategy (May 2020) - Steve Pomeroy

Poverty Is Making Us Sick; A Comprehensive Study Of Income and Health In Canada - The Wellesley Institute

inquiries

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