



City of Kingston
Housing and Homelessness Advisory Committee
Agenda

2025-02

Thursday, March 20, 2025

1:00 p.m.

Kingston City Hall, 216 Ontario Street - Stationview Room (First Floor)

Committee Composition

Councillor Glenn, Chair
Councillor Oosterhof
Jacqueline Collier
Daniel Durant
Tara Everitt
Nicki Gowdy
Pierre Klein
Spencer Lanthier
Gary Lees
Jay Nowak
Kevin Smith
Adrian Tanjala

Please provide regrets to Iain Sullivan, Committee Clerk at 613-546-4291, extension 1864 or isullivan@cityofkingston.ca
Register to receive the [Zoom](#) link.

Pages

1. **Call to Order**
2. **Approval of the Agenda**
3. **Confirmation of Minutes**

That the minutes of Housing and Homelessness Advisory Committee Meeting Number 2025-01, held on Thursday, January 23, 2025, be approved.

4. **Disclosure of Pecuniary Interest**
5. **Delegations**
6. **Briefings**

7. Business

1. Standing Update Report - March 2025

3

The Report of the Commissioner of Community Services (HHC-25-004) is attached.

Recommendation:

This report is for information only.

2. Input Request for 2025 Work Items

25

The Report of the Commissioner of Community Services (HHC-25-005) is attached.

Recommendation:

This report is for information only.

8. Motions

9. Notices of Motion

10. Other Business

11. Correspondence

12. Date of Next Meeting

The next meeting of the Housing and Homelessness Advisory Committee is scheduled for Thursday, May 15, 2025 at 1:00 p.m.

13. Adjournment



City of Kingston
Information Report to Housing & Homelessness Advisory Committee
Report Number HHC-25-004

To: Chair and Members of the Housing & Homelessness Advisory Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Jayne Hartley, Director, Housing & Social Services

Date of Meeting: March 20, 2025

Subject: Standing Update March

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 the City of Kingston and County of 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

**Jennifer Campbell,
Commissioner, Community
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**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 & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Ian Semple, Acting Commissioner, Transportation & Infrastructure Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Homelessness Services

By Name List (BNL)/Coordinated Access (CA):

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. CA is a community-wide system that streamlines the process for people experiencing homelessness to access housing and support services within a coordinated system. CA uses the BNL to help prioritize access to services.

The January BNL continued to reduce for the fifth month in a row. The primary reason for the reduction is individuals' files becoming inactive. Files can become inactive because the individual no longer needed support, they stopped seeking help or they moved out of the area. Of the 503 individuals accessing the system in December and January, 23 were housed.

The number of chronically homeless individuals for January is 329, which is 2% higher than in December. Chronically homeless is defined by being homeless or underhoused for 6 of the last 12 months or for 18 months over the last 3 years. Below are the BNL totals for the last two months:

Table 1: By Name List Data, December 2024 & January 2025

Month	Number of People	Number of Chronically Homeless
December 2024	521	327
January 2025	503	329

Associations of Municipalities of Ontario (AMO) “Municipalities Under Pressure Report”:

As first reported to the Housing and Homelessness Advisory Committee in [Report Number 24-173](#), The Association of Municipalities of Ontario (AMO), in partnership with the Ontario Municipal Social Services Association (OMSSA) and the Northern Ontario Service Deliverers Association (NOSDA), selected Helpseeker Technologies (Helpseeker) to quantify current and projected homelessness, identify and cost provincial level solutions to achieve functional zero by 2030, and determine the investment gap between current and required funding across all government levels.

All 47 Service Managers were asked to provided high level data to support the creation of this study, titled Municipalities Under Pressure: The Human and Financial Cost of Ontario’s Homelessness Crisis. Since the report was released in January 2025, staff have reviewed the findings of the report and determined how they relate to the current situation in the City of Kingston.

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According to 2021 Census data, the population of Ontario is approximately 14,223,942. Of this number, Help Seeker identified that 81,515 individuals (0.57% of the population) were actively homeless, with 41,512 or 51% of this number being chronically homeless.

Comparatively, Kingston & Frontenac had a total population of 172,546 in 2021. The Kingston By Name List (BNL) averaged 564 actively homeless people in 2024, which accounts for 0.33% of the population with 358 persons or 63% being chronically homeless. In comparison to the provincial average, Kingston has less people experiencing homelessness, but a higher number categorized as chronically homeless, having been homeless for more than six months in the last calendar year or over 18 months over the last three years.

Ontario had 232,419 households waiting for rent-geared-to-income (RGI) housing in 2024, an 8.9% increase from 2023. Currently, 178,636 RGI units exist across Ontario. The Kingston region has 1,654 households that are on the centralized housing wait list, a 17.2% increase from 2023. The Kingston region has 2,003 RGI units, a slight increase in the past few years with the addition of more rent supplement units and the introduction of portable housing benefits.

As part of Council's Strategic Priority to improve service to both unhoused and precariously housed persons and households, staff maximized the provincial Homelessness Prevention Program (HPP) funds towards increasing shelter beds and supporting the creation of new affordable housing options. Since October 2022, 100 emergency shelter beds and 198 transitional/supportive and affordable units were brought online.

In considering lessons learned through the development of the Municipalities Under Pressure report, it was concluded that the data collection process around housing and homelessness requires a more robust strategy to:

- Improve quality of data collection systems to monitor trends;
- Understand individuals' movement across the housing and homelessness continuum; and
- Understand who is being served and the allocation of appropriate supports to address needs.

Appreciating that data collection and data standardization is essential to understanding the dynamic forces at play in housing and homelessness, the City of Kingston maintains a Data Analyst staff position specific to housing & homelessness that supports work on data management, collection, standardization and reporting.

Expression of Interest (EOI) for Homelessness Services:

The recent Expression of Interest (EOI) process for Homelessness Services commenced November 30, 2024, and completed February 7, 2025. The EOI was publicly shared via LinkedIn and with agencies that currently hold service agreements with Housing & Social Services. Seven agencies applied to five different programs, with awards being made across all

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service categories. All funding agreements will support the terms and conditions within the HPP guidelines and allow for ongoing review/modifications to support changing needs, program integrity and effective data collection and analysis through the Homeless Individuals & Families Information System (HIFIS). Exhibit A outlines the past service provision and the new 2025 service provision.

In preparation for the EOI process, staff reviewed the current homelessness service provisions and data trends compiled and available both internally and externally, including reports such as the Municipalities Under Pressure report described above. In addition, homelessness service providers were interviewed to better understand community needs and identify gaps in service. An analysis of the information identified the following trends:

- More individuals are sleeping rough;
- The chronicity of individuals on the By Names List (BNL) is very high;
- More individuals and families require financial assistance to acquire housing, maintain their housing and prevent eviction; and
- There remains a lack of affordable housing stock.

Addressing these community needs and gaps in service required an updating of the Investment Plan for the HPP funds received from the Ministry of Municipal Affairs & Housing. Funds were redistributed across various programs to align with the local needs of service recipients and to address the gaps in service areas. This prioritization and realignment resulted in a funding increase in Day Services, Prevention & Diversion, Street Outreach and Homeless Prevention Funds, and there was a slight decrease in Housing First funding. This decrease in Housing First Funding does not correspond to a decrease in housing need, but is a reflection of the low availability of affordable housing stock and an increased need for early homelessness prevention and increased street outreach interventions.

Prevention Diversion (PD):

Additional investment in Prevention Diversion (PD) services allows housing providers to support an increased number of individuals at imminent risk of homelessness from entering the shelter system through use of rapid re-housing supports. PD service is a cost-effective, humane means of supporting individuals to remain housed or diverted from entering the shelter system where they may be subject to an increased risk of trauma.

Home Base Housing, The Salvation Army Kingston Citadel Community Services and Kingston Youth Shelter have successfully offered PD services for the last four years and will continue to do so into 2025 with additional Case Managers, and an enhanced focus on youth. The Municipalities Under Pressure report noted that young people now make up 25% of those experiencing homelessness. Youth Homelessness is distinct from adult homelessness and how we apply early intervention to prevent youth homelessness is key to preventing homelessness

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overall. A dedicated PD Worker will continue to provide support at the youth shelter as the City continues to see positive results.

Immigrant Services Kingston & Area (ISKA) is a new provider to receive funding under HPP. Funding will support newcomers to access culturally and linguistically appropriate housing and reduce the risk of eviction and housing instability. This funding aligns with a key finding and gap identified in the Municipalities Under Pressure report which identified a failure to provide proper housing support for newcomers across the province. In 2024 ISKA served over 1,920 unique clients with 98% stating their goals identified at intake had been met.

Encampments are one of the most visible and urgent signs of the growing homelessness crisis. Often encampments are perceived by those living there as their community/home. This belief combined with mental health, trauma and/or addiction creates challenges when trying to support the transition of these individuals from encampments to emergency shelter. There are 100+ individuals that frequently reside in encampments in the City who are connected to Street Outreach. HIFIS shows another 160 individuals who find themselves sleeping rough intermittently. The transition of individuals from encampment into emergency shelter requires trained Street Outreach Workers using a human focused, trauma-informed approach. The goal of increasing Street Outreach by expanding the team and hours of operation is to support individuals into shelters where they learn about and are connected to services available in the community. An increased investment in Street Outreach services will enhance the current efforts by adding additional employees to provide services 7 days a week, up to 16 hours per day.

- Kingston DBIA offers assistance and training to business owners and operators in the downtown core through the Welcoming Streets Program.
- Addictions & Mental Health Services-KFLA (AMHS) Outreach Workers focus on the complex mental health and well-being needs of each client, which allows for direct referrals to services such as Psychiatry.
- Home Base Housing (HBH) Outreach Workers support individuals to access emergency shelter, obtain identification documents and income supports.

Each agency refers clients to health and housing support, harm reduction and basic needs supplies, and wellness checks. Specialized support also includes workers that focus on individuals who identify as Indigenous, women and youth. Home Base Housing and AMHS also receive funding from other sources in support of Street Outreach, further increasing the service levels expected in this area in 2025. Additionally, AMHS and HBH recently received funding to purchase vans to support the transport of individuals and their belongings to shelters, appointments and other required services through Reaching Home funding provided by United Way-KFLA. HBH and AMHS also provide client Storage Services, 7 days a week for personal belongings.

For the second year in a row, HPP funding was able to support an increase in Homeless Prevention Funds (HPF). HPF provides grants to assist individuals and families to keep their

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rental unit or secure a new rental unit. Eligible expenses for those at risk of eviction include rent, mortgage, property tax arrears, utility arrears, damages and small home repairs. For homeless individuals needing assistance to secure a rental unit, eligible expenses include moving and start-up costs, first and/or last month's rent and required tenant insurance. Applicants must have a plan to prevent future reliance on the fund. The Salvation Army Kingston Citadel Community Services has managed applications over the last four years, and will continue to do so, in addition to new applications supports to be offered by ISKA. Both agencies work collaboratively with many other partners who provide additional services such as thrift store vouchers, income tax clinics and food assistance. Offering this program through two different service providers will also support the alignment of additional support in Prevention Diversion.

Housing First involves moving people experiencing homelessness into long-term stable housing, with the right support. Through the EOI process a slight reduction was made in Housing First funding to support increases in funding to focus on other areas. While there is a lack of readily available affordable housing supply and social housing waitlist continues to prevail, efforts in 2025 will be focused on a concurrent investment in scattered housing and supportive housing programs, as well as rent supplements and occupancy subsidies.

The following agencies have been awarded funding for agreements to commence Spring 2025:

1. Day Services: The scope of this program is to provide a physical location for individuals experiencing homelessness to access low barrier housing focused programs that incorporate person-centred approaches and create an access point to other health services, social services and harm reduction services in one location.

Awarded to: Lionhearts Inc.

2. Prevention & Diversion Services: The scope of this program is to deliver low barrier and housing focused support that specializes in keeping individuals housed and diverting individuals from shelter through the Coordinated Access process.

Awarded to:

- Kingston Community Health Centres: Immigrant Services Kingston & Area – Newcomers (adults & families)
 - Salvation Army Kingston Citadel Community Services – Rural and Urban (adults & families)
 - Home Base Housing Non-Profit Housing Inc. – Youth & Urban (adults & families)
 - Kingston Youth Shelter (youth)
3. Housing First/Rapid Re-Housing Services: The scope of this program is to deliver comprehensive case management support through Housing First principles to help secure housing and homelessness services.

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Awarded to:

- Salvation Army Kingston Citadel Community Services – Rural and Urban (adults & families)
 - Home Base Housing Non-Profit Housing Inc. – Youth & Urban (adults & families)
4. Administration of the Homelessness Prevention Fund: The scope of this program is to provide one-time payments to assist individuals with securing or maintaining housing.

Awarded to:

- Salvation Army Kingston Citadel Community Services – Rural and Urban (adults & families)
 - Kingston Community Health Centres: Immigrant Services Kingston & Area – Newcomers (adults & families)
5. Street Outreach & Storage Services: The scope of this program is to deliver community supports to unsheltered individuals to access services and connect them with emergency shelter and homeless supports and services.

Awarded to:

- Home Base Housing Non-Profit Housing Inc.
- Addictions & Mental Health Services-KFLA

Homeless Individuals and Families Information System (HIFIS)

During the January 2025 HHAC meeting, the committee requested that staff report back with a list of HIFIS users. The following list outlines all current providers who are using HIFIS:

Agency supporting HIFIS data	Services
Addictions & Mental Health Services KFLA (AMHS)	Outreach – Welcoming Streets
	Shelter – Integrated Care Hub (ICH)
Dawn House Services and Housing for Women	Shelter
Kingston Home Base Non-Profit Housing Inc. (HBH)	Shelter – In From the Cold (IFTC) Lily’s Place for Families
	Day Services – One Roof
	Transitional Housing – Rise@149
	Services provided across sites & in community

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	<ul style="list-style-type: none"> • Housing First/Rapid Re-Housing • Prevention & Diversion • Street Outreach
Kingston Youth Shelter (KYS)	Shelter Prevention & Diversion
Lionhearts Inc.	Shelter
Salvation Army Kingston Citadel Community and Family Services	Housing First/Rapid Re-Housing Prevention & Diversion
Trellis	Integrated Care Hub (ICH)
United Way-KFLA	Reaching Home Partner (Community Entity)

City staff continue to improve the integrity, monitoring and reporting of data. All current homelessness serving agencies use HIFIS daily with City staff providing ongoing support and training. ISKA will be added to the list and will be trained to use HIFIS beginning April 1, 2025.

Head Lease Program

As per Council’s strategic priority to increase supply and affordability of housing through a partnership with Lionhearts Inc., the Head Lease Program currently includes 10 different properties throughout Kingston. Lionhearts offers 41 units at below market rents for low-income individuals who require support to secure and maintain housing. Lionhearts Inc. offer these units as part of their transitional housing program with trained staff providing various levels and types of support services needed to achieve the goal of individuals securing and maintaining permanent housing.

The most recent property acquired is 234 Brock Street that welcomed its first program participants in January 2025. The site includes nine bedrooms, three bathrooms, common space and two eat-in kitchens. One floor will be specifically for women with their own separate entrance. See Exhibit A for pictures of the Brock Street Transitional home.

Social Housing Programs

Rent Geared to Income Assistance (RGI)

Under the *Housing Services Act 2011* (HSA), the City of Kingston as the Service Manager for housing and homelessness programs, is responsible for maintaining a service level standard 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 1,441 RGI units which follow eligibility rules set out in Part V of the HSA. The remainder of RGI units are secured through rent supplement 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

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assistance, rent is no more than maximum shelter allowance which counts towards the City of Kingston’s service level standards. 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 - 4 and Figures 1 and 2 below.

Centralized Wait List Data

Table 2: Number of Active Households as of January 31, 2025

Household Type	Special Priority	Chronological	Total
No Dependents (single or couple)	23	914	937
With Dependents 2-bedroom	4	151	155
With Dependents 3-bedroom	10	141	151
With Dependents 4-bedroom	7	97	104
With Dependents 5-bedroom	2	68	70
Senior (65+)	2	230	232
Total	48	1601	1649

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Figure 1: History of Number of Active Households – January 2020 – January 31, 2025

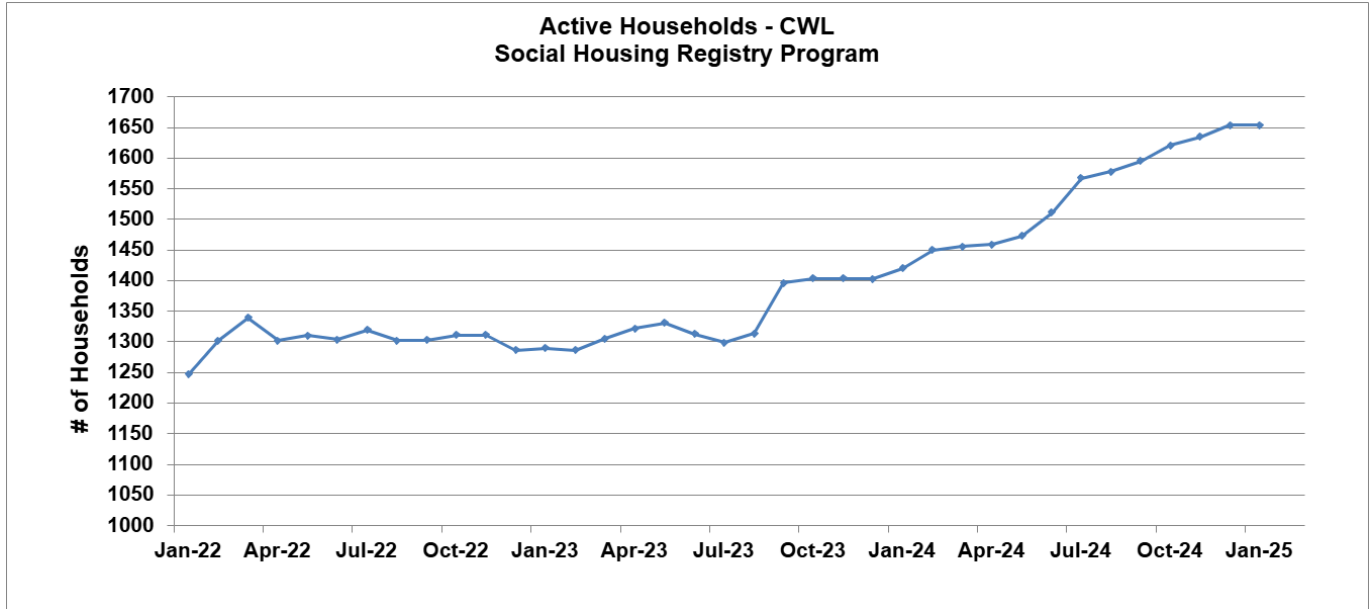


Table 3: Number of RGI Applications Received in December 2024 and January 2025

Household Type	No Dependents (single or couple)	With Dependents	Seniors (65+)	Total
# of Applications	92	45	10	147
# - Eligible households - Chronological	66	31	7	104
# Eligible households - Special Priority	8	5	1	14
Total # Eligible Households	74	36	8	118

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Figure 2: Main Income Source for Applicants in December 2024 and January 2025

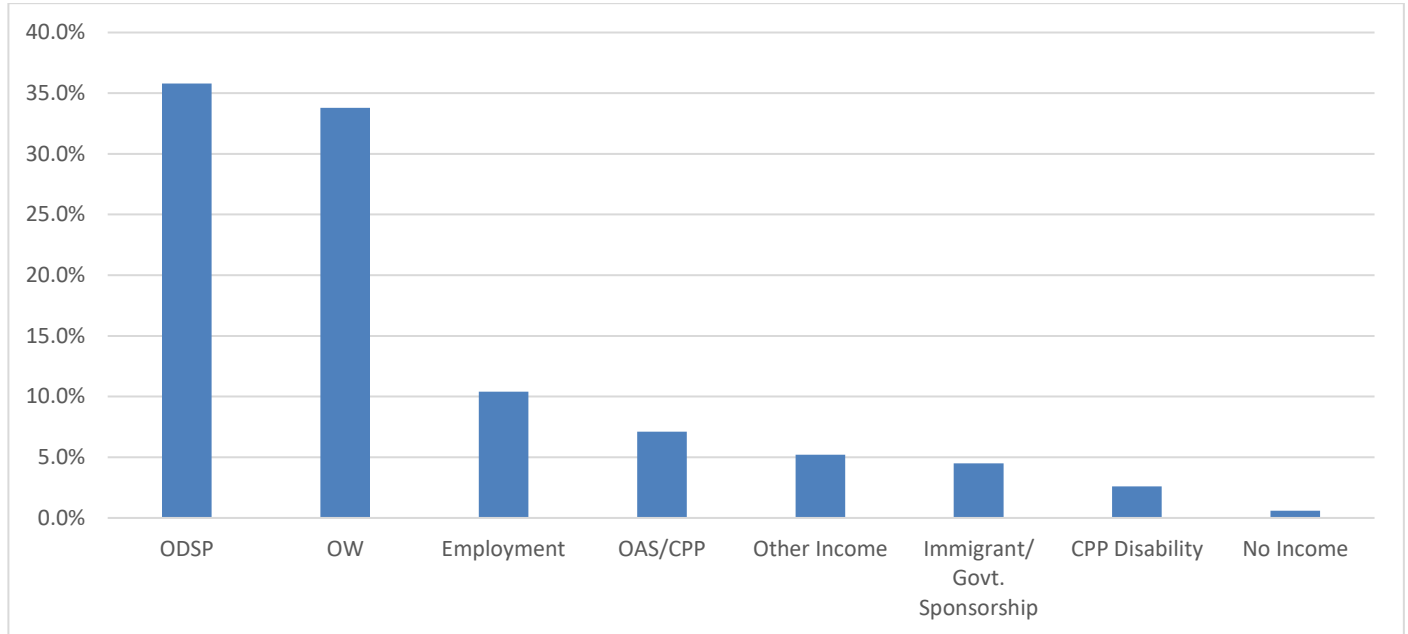


Table 4: Total Number of Households Housed December 2024 and January 2025

Household Type	Number Housed
Chronological (non-seniors) RGI Unit	11
Special Priority - RGI Unit	3
Chronological - PHB	0
Special Priority - PHB	0
Chronological Seniors (65+) - RGI Unit	0
Special Priority Seniors (65+) - RGI Unit	0

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Total	14
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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 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 February 1, 2025, 129 households were receiving a PHB and another 5 are looking to find housing which the benefit could be used towards. Once a household has been offered a PHB, they are given 90 days to try to find housing and if they are unsuccessful, then the benefit is offered to the next household on the waitlist for PHB. There are call outs to offer the PHB for the remaining 4 benefits.

Local Priorities

The HSA allows Service Managers to implement local priorities to address local housing needs on the CWL in addition to the provincially mandated Special Priority Policy (SPP). The SPP status is designated for victims of domestic violence or human trafficking. The City does not currently have any active local priorities. A homeless priority, deemed ineffective, was retired in 2015 with the introduction of the Housing First model.

In 2024, City staff researched local priorities across the province for best practices, lessons learned and implementation approaches. Staff are working with local service providers on drafting a local priority framework connected to the local coordinated access system. The priority group will be those who are currently housed in transitional housing who have gained the skills to prepare them for permanent housing. This will allow for more movement for the homeless population to then enter into transitional housing. City staff will be commencing a ‘pilot’ of the new local priority in April 2025 with the support of Kingston Frontenac Housing Corporation’s (KFHC) RGI units for a period of up to one year to monitor and evaluate the impact on the current delivery model and outcomes for clients while using the findings to shape the future implementation of a permanent policy across the entire RGI portfolio.

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 (CMHC) 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.

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The City received a funding allocation for 2024-2025 for the COCHI program from the MMAH in the amount of \$1,895,800. After a competitive Request for Proposal process, staff awarded the successful proponent Roth IAMS with a contract to conduct Building Condition Assessments (BCAs) on the City's social housing portfolio. The assessments took place during the first two weeks of September and the final reports have been completed and shared with the housing providers.

The BCAs will allow for better planning of capital needs for both the City and housing providers when considering capital projects in the future and act as an important tool for housing provider Board of Directors in their financial planning.

Another initiative approved under COCHI was the exercise of completing Designated Substance Reports for all the non-profit providers which will provide an inventory and location for substances like asbestos and lead. This report is a requirement for contractors to be able to consult before any work or construction projects begin. Peritus Environmental Consultants Inc. began this work in December and will be completed on March 4, 2025.

The remaining COCHI funding has been committed to complete needed capital repairs of properties throughout the housing portfolio.

Canada-Ontario Housing Benefit (COHB)

The COHB is a federal-provincial housing allowance program which provides a PHB across Ontario to assist with housing costs and can also include one-time assistance with first and last month's rent. Since the beginning of the program in April 2020, the City has received a funding allocation for new applicants each year. Funding continues each year for those households who maintain eligibility at annual review. The province committed these funds until March 31, 2029.

In September 2024, the MMAH confirmed an amount of \$354,900 for the City's COHB funding allocation for the 2024-2025 fiscal year with a target of 55 new households to be onboarded to the program. Since the last report, there have been another 37 new households approved for the benefit for a total of 59 with the average amount at \$480 per month. Of the 59 new households, 20 were homeless and, with the assistance of community partners and COHB income, 8 have found permanent housing and the other 12 have new hopes of finding a place to call home. A total of \$17,281 has been issued in the form of first/last month's rent for 9 households. Currently there are a total of 340 households across the region at \$200,290 per month.

Kingston & Frontenac Housing Corporation Operational Review

Under the HSA, Service Managers may conduct an audit or investigation to ensure that a housing provider is complying with the HSA and its corresponding regulations by way of an operational review. The review consists of four major areas: Governance, Tenant Relations, Finance and Maintenance.

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With Kingston & Frontenac Housing Corporation (KFHC) being the City’s largest social housing provider, staff issued a Request for Proposal to not only complete a comprehensive operational review of KFHC, but to also review its current organizational structure and funding model, and research other best practices for Local Housing Corporations (LHC) throughout the province. The successful proponent was KPMG.

To date, KPMG has completed the financial component of the operational review and is working on completing the governance and tenant relations review. KPMG has started research on best practices with other LHCs and a full report is expected in April 2025. Results of the operational review and research into best practices will be brought forward to a future committee meeting.

Affordable Housing Projects and Initiatives

Since 2007, affordable rental housing capital funding programs have provided financial assistance from municipal, provincial and federal sources to create 640 affordable housing units. These units include deeply affordable transitional and long-term supportive housing units for social assistance recipients and support affordability for moderate-income working households that may struggle to afford market rent.

The capital funding assistance is provided in exchange for long-term rents at below-market levels. These units are in addition to the service area's 2,003 RGI units. Table 5 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 5 but will be discussed in subsequent reports when project commitment is achieved.

Table 5: Ongoing Affordable Housing Projects

Address	Proponent	Affordable Units	Description	Status
484 Albert Street	Kingston Home Base Housing	38 units	Supportive/ Transitional Youth Housing	Construction started in August 2024; completion scheduled for February 2026

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Address	Proponent	Affordable Units	Description	Status
1752 Bath Road	ARM Construction Company	28 units	Affordable Housing	Construction started fall 2024; completion in summer 2026
Various Addresses	KFHC	6 units	Affordable Housing	Construction started February 2025; completion summer 2025
309 Queen Mary Road	Home Base Housing	35 units	Supportive/Transitional Housing for Individuals who are 55+	Construction started February 2025, completion the end of 2025/early 2026

Transitional Housing Opens at 805 Ridley Drive

In 2020, the City of Kingston purchased the former retirement home located at 805 Ridley Drive as part of the local pandemic emergency housing response. This acquisition was supported by municipal and provincial funding, and the facility provided interim accommodation for vulnerable community members at various times throughout the pandemic.

The east wing of the building was previously renovated with federal funding to create 12 independent, affordable apartment units, which are operated by Dawn House Women’s Services. This organization offers housing and support services to vulnerable women.

The west wing has now been renovated to create a 17-bedroom transitional housing space where vulnerable women will receive housing and support services. Dawn House will operate this transitional housing facility, helping residents achieve housing stability while they work towards housing independence. Each bedroom features an independent three-piece washroom, mini-fridge and microwave while residents will share kitchens and amenity areas.

The housing facility at 805 Ridley Drive now consists of 12 independent apartment units and 17 transitional housing bedrooms and will continue to provide housing and staff support to vulnerable women.

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Additional Residential Unit (ARU) Initiative

In mid-August, the City released the ARU Incentive Program which provides funding to property owners to create ARUs on their property. Funding for the program is available under the City's participation in the CMHC's Housing Accelerator Fund program.

Since its release, there has been a strong interest in the program. The incentive funding is available under the following five program streams:

- 1. Detached ARU Incentive** - 50% of eligible project costs, up to \$40,000, for detached ARU projects.
- 2. Interior ARU Incentive** - 50% of eligible project costs, up to \$30,000, for ARU projects within the primary residential building.
- 3. Accessible ARU Grant** - \$5,000 for ARU projects meeting Ontario Building Code accessibility requirements.
- 4. Rough-In Detached ARU Grant** - \$5,000 for rough-in services (i.e. water, sewer and electrical services extended to the rear yard location) to support future ARU development.
- 5. Servicing Constraint ARU Grant** - 50% of eligible costs, up to \$10,000, for servicing upgrades in areas with existing half-inch water service to support the creation of an ARU.

In addition to the ARU financial incentives, a vendor roster has been created and is available online where property owners can review plans and specifications for detached ARU projects. The vendor roster is intended to streamline the development process for property owners. ARUs will provide new rental housing in the community and enable individual property owners to participate in solutions to the housing crisis. Since the program's launch in mid-August, the full initial program budget of \$1,250,000 has been allocated to support 35 projects. Due to the program's success, additional funding opportunities are being considered to support the demand and create new housing.

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.

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In 2024 the program assisted 15 households. Repayments received from participants who sell their home within the ten-year term are returned to the program's revolving fund which supports additional households. This program is available in the City of Kingston and the County of Frontenac. Applications are being accepted at this time.

Home Ownership Program

The Home Ownership Program provides down payment assistance to low-to-moderate-income renters and first-time buyer households. The program intends to support households that can afford the monthly costs of homeownership but cannot fund the down payment requirements. Eligible households must be renting a home or be first-time buyers residing in the City of Kingston or the County of Frontenac and meet specified income criteria. Funding is provided in the form of a 10% down payment, up to a maximum of \$45,000, which is forgiven after the 20-year affordability term. If the home is sold during the 20-year term, the principal amount and a percentage of any capital appreciation are repayable to the program's revolving loan fund. In 2024, five households successfully purchased homes under the program. For 2025, the online application is now available. Applications will be accepted starting April 1st and will be reviewed and approved on a first-come, first-served basis.

Contacts:

Jayne Hartley, Director, Housing & Social Services, 613-546-2695 extension 4871

Other City of Kingston Staff Consulted:

Amy Gibson, Manager, Housing & Homelessness, Housing & Social Services

Mitchell Grange, Policy Manager, Housing & Social Services

John Henderson, Housing Programs Administrator, Housing & Social Services

Nicola Reid, Housing Programs Administrator, Housing & Social Services

Lori Kidd Velkova, Housing Programs Administrator, Housing & Social Services

Laurie Dixon, Research and Data Manager, Office of Strategy, Innovation & Partnerships

Exhibits Attached:

Exhibit A - 2024 Service Providers and New 2025 Service Providers

Exhibit B - Pictures of the New Head Lease Units at Brock Street

Table 1: Comparison Between 2024 Service Provision and New 2025 Service Provision

Program	Provider	Details	2024 Services	2025 Services	Comments
Day Services	Salvation Army	Weekdays	9:00 am -12:00 pm 1:00 pm - 8:30 pm Weekdays only Serves 25/day	No service	Services at this location winding down in the month of April 2025.
	Lionhearts Adelaide Shelter	Weekend and Statutory Holidays	9:00 am - 9:00 pm Sat, Sun & Statutory Holidays	9:00 am-9:00 pm 365 days/year	Day Service to commence May 1, 2025.
Prevention & Diversion	Salvation Army	Rural & Urban Adult & Families	9:00 am – 4:00 pm Monday to Friday	9:00 am – 4:00 pm Monday to Friday	1 net new PD Urban Adult worker. Increase in Community & in-office support at Housing Resource Centre in Verona.
	Home Base Housing	Youth & Urban Adult & Families	9:00 am – 4:00 pm Monday to Friday	9:00 am – 4:00 pm Monday to Friday	2 net new PD Urban Adult and Youth workers. Increase in Community & in-office support at the Housing Help Centre and One Roof Youth Hub.
	ISKA	Urban Adult & Families Newcomers	NA	9:00 am – 4:00 pm Monday to Friday	.5 net new PD worker to support new and growing segment of newcomers requiring

					housing assistance.
	Kingston Youth Shelter	Youth	9:00 am – 4:00 pm Monday to Friday	9:00 am – 4:00 pm Monday to Friday	Continuance of service.
Housing First/Rapid Re-Housing	Salvation Army	Rural & Urban Adult & Families	9:00 am – 4:00 pm Monday to Friday	9:00 am – 4:00 pm Monday to Friday	Continuance of 2021-2024 service. Community & in-office support at Housing Resource Centre in Verona.
	Home Base Housing	Youth & Urban Adult & Families	9:00 am – 4:00 pm Monday to Friday	9:00 am – 4:00 pm Monday to Friday	Continuance of service. Community & in-office support at 540 Montreal St. and One Roof Youth Hub.
Housing Prevention Fund	Salvation Army	Rural & Urban Adult & Families	9:00 am – 4:00 pm Monday to Friday	9:00 am – 4:00 pm Monday to Friday	Continuance of 2021-2024 service at the Housing Resource Centre (342 Patrick Street) and 6697 County Rd 38, Verona
	ISKA	Urban Adult & Families - Newcomers	NA	9:00 am – 4:00 pm Monday to Friday	New service provider to meet the growing housing precarity faced by newcomers.

Street Outreach & Storage Services	Home Base Housing	Street Outreach & Storage Services	10:00 am – 6:00 pm, 7 days/week	8:00 am-10:00 pm, 7 days/week + Cook's Arena Storage	Reaching Home funds cover 2 Outreach Workers. City of Kingston Bridge Funding covering 2 Outreach Workers resulting in total of 6 workers for HBH in 2025.
	Kingston DBIA	Welcoming Streets	10:00 am – 6:00 pm, 7 days/week	9:00 am – 5:00 pm 7 days a week	Pilot status closed, now a budgeted program.
	AMHS-KFLA	Downtown City Outreach & Storage	8:00 am – 4:00 pm, 5 days/week	8:00 am – 4:00 pm, 5 days/week + 362 Montreal Street Storage	1 net new Outreach worker, continuance of downtown service + AMHS Outreach (4 FTE).

234 Brock Street: Transitional Home; nine bedrooms, three bathrooms, common space and two eat-in kitchens with full-size appliances. One floor will be specifically for women with their own separate entrance.





City of Kingston
Information Report to Housing and Homelessness Advisory Committee
Report Number HHC-25-005

To: Chair and Members of the Housing & Homelessness Advisory Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Jayne Hartley, Director, Housing & Social Services

Date of Meeting: March 20, 2025

Subject: Housing and Homelessness Advisory Committee – Input Request for 2025 Work Items

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: See above

Executive Summary:

Traditionally, Housing & Social Services staff have brought forward a recommendation report to the committee in the spring of each year with pre-determined work items to be included in the committee’s annual work plan. However, starting last year, City staff brought forward [Report Number HHC-24-006](#) to allow for better opportunity for committee members to provide input as part of the work plan discussions.

This report is seeking committee member input to help shape the annual work plan that will be tabled for recommendation at the committee’s May 2025 meeting.

Recommendation:

This report is for information only.

March 20, 2025

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Jennifer Campbell,
Commissioner, Community
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**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 & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Ian Semple, Acting Commissioner, Transportation & Infrastructure Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:

Background

The Housing and Homelessness Advisory Committee (HHAC) provides City Council advice regarding policies, directives and strategies related to housing and homelessness. To assist HHAC members in their understanding of work-related activities, staff bring forward a work plan with proposed work items each year.

To ensure that the feedback of HHAC members is included in the 2025 work plan, staff are bringing forward this report to allow members the option to provide input. It will also allow for discussion on [Kingston's Strategic Plan 2023-2026](#) ('the Plan') to ensure alignment with housing-related items identified within the five core pillars of the Plan. The Plan's [web page](#) allows members of the public to view real-time tracking of the progress on each of the five pillars of the Plan.

Below is a list of some key initiatives identified under the first pillar (Support Housing Affordability) that staff would welcome committee advice and feedback on:

1.1 Promote increased supply and affordability of housing

1.1.1 Seek opportunities to foster innovative approaches to housing

- Explore the development of programs with housing partners that help improve the credit worthiness of renters
- Implement innovative partnerships for affordable housing such as head leases

1.1.5 Ensure growth planning strategies support/enable the equitable distribution of housing types across the City

- Update the affordable housing locational analysis

1.2 Promote increase in purpose-built rental housing

1.3 Increase supply of new-build not-for-profit and co-op housing and ensure sustainability and quality of existing stock

1.3.1 Advocate for provincial and federal support to build new not-for-profit and co-op housing

- Work with housing providers to leverage both provincial and federal funding opportunities

1.3.2 Develop a strategy for the 'wind up' of existing operating agreements and renewal of assets

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1.4 Improve service to unhoused and precariously housed

1.4.1 Continue to support partners in implement integrated solutions for vulnerable and unhoused populations

- Facilitate and support the development of specialized care facilities with a focus on youth, single adults, families and health

The discussions coming out of this report will be considered as part of the final committee work plan that will be tabled for recommendation at the committee's May 2025 meeting.

Existing Policy/By-Law

None

Notice Provisions

None

Financial Considerations

None

Contacts:

Jayne Hartley, Director, Housing & Social Services, 613-546-2695 extension 4871

Other City of Kingston Staff Consulted:

Mitchell Grange, Policy Manager, Housing & Social Services

Amy Gibson, Manager, Housing and Homelessness, Housing & Social Services

Exhibits Attached:

None