

2012



SOCIAL HOUSING DEPARTMENT CENTRALIZED WAITLIST REPORT



Introduction

The new Housing Services Act (HSA) came into effect January 1, 2012, and replaces the Social Housing Reform Act, 2000. The County of Simcoe has been designated as the Service Manager responsible for the administration of the centralized waitlist for rent-g geared-to-income assistance in the County. The day-to-day administration of this waitlist has been delegated to Simcoe County Housing Corporation.

Applications for rent-g geared-to-income (RGI) assistance are processed through the social housing office which is now located at The County of Simcoe Administration Centre, 1110 Highway 26, Midhurst, Ontario. Once approved, applications are entered into 'Yardi Voyager', a common database. This database captures information regarding the applicant's personal and emergency contact information, household composition, past rental history, current income and housing location preferences. Applicant information is updated annually and/or each time an applicant reports a change in their circumstances. The database is accessed by most of our social housing providers through limited access rights so they may fill their own rent-g geared-to-income vacancies. Former federal housing providers maintain their own waitlist and therefore do not have access to this database. Once an application is approved, they are placed on the centralized waitlist in the following order:

Special Priority Applicants:

- This status is given to a member of a household who has been subject to abuse from someone they currently live with or have recently separated from. The applicant must provide verification of the abuse from a professional and proof of co-habitation with the abuser which is kept confidential in a sealed envelope after the determination is made.

Chronological Applicants:

- All other applicants are ranked in chronological order from the date their application was processed.

The County has approximately 3,000 available rent-g geared-to-income units, however, our waitlist management has referral access to 2,772 units as former federal providers are not mandated to participate in the central waitlist system.

The purpose of this report is to provide an activity summary with historical trends of the centralized waitlist as of December 31, 2012.

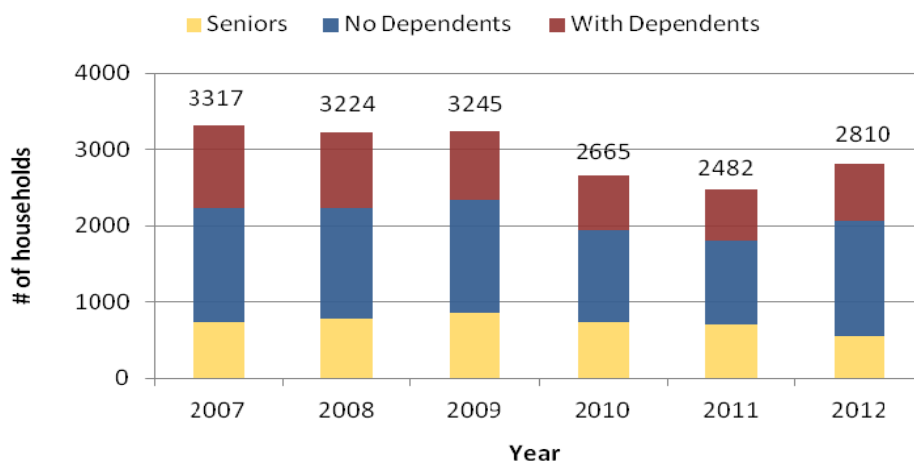
Total Number on Waitlist:

As of December 31, 2012, there were 2,725 households on the waitlist including 701 families with dependents (25.7%), 1467 adults with no dependents (53.8%) and 557 seniors (20.4%). This total number represents an increase (9.8%) compared to the 2011 statistics of 2,482 applicants on the waitlist. Staff processed 1,454 new applications and cancelled 924 files in 2012. Applications are cancelled at the applicant's request or if an applicant has failed to keep us updated

with a change in their address and/or telephone number, rendering us unable to reach them to offer housing. It is important to note, however, that if staff determines that the applicant should not have been cancelled or the applicant contacts us to explain why they did not respond to an update, staff will reactivate their application.

Applications are also cancelled automatically in the system if the applicant has been offered and refused housing on three separate occasions.

Year	Household Type			Total Households on Waitlist	% change
	Seniors	No Dependents	With Dependents		
2005	566	1,084	813	2,463	
2006	665	1,388	1,033	3,086	25.3%
2007	743	1,486	1,088	3,317	7.5%
2008	787	1,441	996	3,224	-2.8%
2009	865	1,472	908	3,245	0.7%
2010	744	1,200	721	2,665	-17.9%
2011	707	1,096	679	2,482	-6.9%
2012	557	1,467	701	2,725	9.8%



Source: County of Simcoe, Yardi Voyager Database

Source: County of Simcoe, Yardi Voyager Database

The above charts indicate that the number of seniors waiting for rent geared to income assistance has decreased in 2012 from the figure reported in 2011. Households with dependents declined from 813 in 2005 to 701 in 2012, a decrease of 13.8%. As indicated on the above charts, this number has declined for a number of years, however has shown a 9.8% increase in 2012. This increase may be due to the fact that there were fewer unit turnovers in 2012, therefore, fewer people coming off the centralized waitlist.

Special Priority Ranking:

The Housing Services Act, 2011 legislates that priority status is given to victims of domestic violence. As of December 31, 2012, there were 161 Special Priority Applicants on the waitlist which represents 88 families, 64 adults with no dependents and 9 seniors. Simcoe County offered rent-geared-to-income housing to 132 special priority households, 115 to families, 13 to singles with no dependents and 4 to seniors. Approximately 45.6% of available vacancies in 2012 were filled with Special Priority. 334 new Special

Priority applications were processed in 2012, in comparison to 323 Special Priority applications processed in 2011 which is a 3.4% increase in the past year. Special Priority Applicants represented over 23.0% of all applications processed in 2012. However, not all Special Priority requests are granted as they do not meet the legislative requirements and many who are granted priority leave a shelter and do not advise us of a change in address which results in their application being cancelled.

Year	Special Priority Applications Processed	Special Priority Applicants Housed
2005	66	93
2006	155	139
2007	196	201
2008	230	196
2009	248	156
2010	319	182
2011	323	163
2012	334	132

The above chart is evidence of a steady increase in the number of Special Priority applications being processed each year, consistent with statistics across the province according to the Ontario Non-Profit Housing Association Waiting List survey report.

Waitlist Statistics by County, Municipality and Household Type, 2005-2012:

The following chart provides an itemized breakdown of the County's waitlist by each municipality. The data highlights the area, type of household, number of available units and year-over-year variances. In 2012 the majority of municipalities had an increase in the number of applicants on their waitlist.

Waitlist Statistics by County, Municipality and Household Type, 2005-2012:

***Important to note: Households may be on more than one waitlist.

(N/A – indicates the buildings which do not have housing available for households with dependents)

Alliston	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	52	154	50	256		86
2006	57	142	104	303	18.4%	86
2007	66	129	85	280	-7.6%	86
2008	46	148	69	263	-6.1%	86
2009	63	147	70	280	6.5%	86
2010	61	110	92	263	-6.1%	86
2011	64	98	107	269	2.3%	86
2012	72	118	102	292	8.6%	86
Angus	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	N/A	24	42	66		30
2006	N/A	16	54	70	6.1%	30
2007	N/A	6	55	61	-12.9%	30
2008	N/A	13	32	45	-26.2%	30
2009	N/A	14	20	34	-24.4%	30
2010	N/A	7	52	59	73.5%	30
2011	N/A	10	73	83	40.7%	30
2012	N/A	19	60	79	-4.8%	30
Barrie	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	477	592	376	1,445		1,171
2006	722	691	482	1,895	31.1%	1,171
2007	941	715	488	2,144	13.1%	1,171
2008	785	765	460	2,010	-6.3%	1,171
2009	724	741	495	1,960	-2.5%	1,171
2010	597	600	444	1,641	-16.3%	1,171
2011	448	546	392	1,386	-15.5%	1,171
2012	516	557	428	1,501	8.3%	1,171

Beeton	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	N/A	13	27	40		24
2006	N/A	7	27	34	-15.0%	24
2007	N/A	2	32	34	0.0%	24
2008	N/A	6	17	23	-32.4%	24
2009	N/A	7	22	29	26.1%	24
2010	N/A	10	27	37	27.6%	24
2011	N/A	7	46	53	43.2%	24
2012	N/A	7	42	49	-7.5%	24
Bradford	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	46	98	62	206		88
2006	72	117	76	265	28.6%	88
2007	89	113	87	289	9.1%	88
2008	58	113	77	248	-14.2%	88
2009	83	89	131	303	22.2%	88
2010	52	92	99	243	-19.8%	88
2011	56	72	116	244	0.4%	88
2012	63	86	93	242	-0.8%	88
Coldwater	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	N/A	21	30	51		39
2006	N/A	7	42	49	-3.9%	39
2007	N/A	0	54	54	10.2%	39
2008	N/A	6	39	45	-16.7%	39
2009	N/A	3	41	44	-2.2%	39
2010	N/A	8	35	43	-2.3%	39
2011	N/A	4	46	50	16.3%	39
2012	N/A	10	41	51	2.0%	39
Collingwood	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	111	151	80	342		235
2006	153	168	109	430	25.7%	235
2007	174	160	133	467	8.6%	235
2008	122	166	113	401	-14.1%	235
2009	153	179	116	448	11.7%	235
2010	119	165	108	392	-12.5%	235
2011	106	133	122	361	-7.9%	235
2012	100	162	135	397	10.0%	235

Elmvale	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	N/A	68	31	99		34
2006	N/A	73	19	92	-7.1%	34
2007	N/A	64	35	99	7.6%	34
2008	N/A	77	41	118	19.2%	34
2009	N/A	80	51	131	11.0%	34
2010	N/A	74	65	139	6.1%	34
2011	N/A	56	59	115	-17.3%	34
2012	N/A	67	53	120	4.3%	34
Innisfil	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	N/A	24	80	104		40
2006	N/A	13	89	102	-1.9%	40
2007	N/A	0	95	95	-6.9%	40
2008	N/A	10	84	94	-1.1%	40
2009	N/A	10	86	96	2.1%	40
2010	N/A	11	89	100	4.2%	40
2011	N/A	10	84	94	-6.0%	40
2012	N/A	15	91	106	12.8%	40
Midland	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	127	188	122	437		338
2006	166	197	154	517	18.3%	338
2007	186	251	185	622	20.3%	338
2008	152	212	178	542	-12.9%	338
2009	190	208	164	562	3.7%	338
2010	154	191	143	488	-13.2%	338
2011	122	171	121	414	-15.2%	338
2012	145	202	129	476	15.0%	338
Orillia	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	186	252	179	617		524
2006	277	311	206	794	28.7%	524
2007	317	325	248	890	12.1%	524
2008	296	339	209	844	-5.2%	524
2009	295	332	214	841	-0.4%	524
2010	192	283	210	685	-18.5%	524
2011	164	256	204	624	-8.9%	524
2012	186	276	208	670	7.4%	524

Penetanguishene	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	57	110	65	232		107
2006	75	127	64	266	14.7%	107
2007	90	100	85	275	3.4%	107
2008	88	108	79	275	0.0%	107
2009	93	115	93	301	9.5%	107
2010	64	113	87	264	-12.3%	107
2011	53	90	86	229	-13.3%	107
2012	56	121	76	253	10.5%	107
Stayner	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	N/A	67	26	93		15
2006	N/A	65	27	92	-1.1%	15
2007	N/A	53	40	93	1.1%	15
2008	N/A	70	38	108	16.1%	15
2009	N/A	73	37	110	1.9%	15
2010	N/A	64	33	97	-11.8%	15
2011	N/A	55	45	100	3.1%	15
2012	N/A	73	36	109	9.0%	15
Wasaga Beach	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households	RGI Units Available
2005	N/A	89	39	128		41
2006	N/A	107	54	161	25.8%	41
2007	N/A	94	81	175	8.7%	41
2008	N/A	114	70	187	6.9%	41
2009	N/A	132	81	213	13.9%	41
2010	N/A	110	75	185	-13.1%	41
2011	N/A	82	73	155	-16.2%	41
2012	N/A	104	71	175	12.9%	41

Waitlist Statistics by Municipality and Bedroom Size:

***It is important to note that applicants can be on more than one waitlist

The following two charts provide a snapshot view of waitlists, broken down by municipality and bedroom size, in numeric and graph style charts. It is evident from the charts that based on the number of applicants, Simcoe County has a significant need for more one-bedroom units in all municipalities.

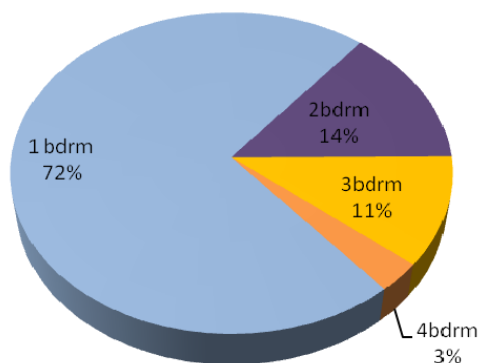
Applicants are placed on the waitlist by the municipality they choose and by bedroom size. The size of unit an applicant is eligible for is determined by staff in accordance with the County's Occupancy Standards.

Municipality	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	Total
Barrie	998	292	242	76	11	1,619
Orillia	494	119	78	16	n/a	707
Midland	336	86	69	13	n/a	504
Collingwood	298	65	36	11	n/a	410
Alliston	222	48	29	n/a	n/a	299
Bradford	184	43	23	n/a	n/a	250
Penetanguishene	197	30	28	2	1	258
Wasaga Beach	174	n/a	n/a	n/a	n/a	174
Elmvale	159	n/a	n/a	n/a	n/a	159
Stayner	109	n/a	n/a	n/a	n/a	109
Innisfil	106	2	n/a	n/a	n/a	108
Angus	83	n/a	n/a	n/a	n/a	83
Beeton	49	n/a	n/a	n/a	n/a	49
Coldwater	48	5	n/a	n/a	n/a	53
Total #	3,457	690	505	118	12	4,782
Total %	72.3%	14.3%	10.6 %	2.5%	0.3%	100%

Waitlist Statistics by Municipality and Bedroom Size (cont'd):

***It is important to note that applicants can be on more than one waitlist

Total Waitlist by Bedroom Size



Geographic Location of Applicants on the Waitlist

***It is important to note that applicants can be on more than one waitlist

The waitlist was reviewed for each municipality. The following chart illustrates the percentage of applicants who have applied for and reside within the municipality, those who have applied for but live outside the municipality but still reside in the County

of Simcoe, and the applicants who have applied in the municipality but reside outside the County of Simcoe. The legislation for the centralized waitlist does not allow a priority for local applicants.

Municipality	Reside in Municipality	Reside in Simcoe County	Reside Outside of Simcoe County
Alliston	22.0%	42.6%	35.4%
Angus	11.0%	52.4%	36.6%
Barrie	58.0%	21.7%	20.3%
Beeton	4.1%	49.0%	46.9%
Bradford	22.3%	36.8%	40.9%
Coldwater	13.5%	50.0%	36.5%
Collingwood	35.4%	33.0%	31.6%
Elmvale	4.0%	53.0%	43.0%
Innisfil	14.7%	52.0%	33.3%
Midland	41.9%	36.0%	22.1%
Orillia	51.5%	26.3%	22.2%
Penetanguishene	20.9%	51.0%	28.1%
Stayner	7.3%	52.3%	40.4%
Wasaga Beach	17.7%	41.7%	40.6%

Housing Supply and Waiting Times:

There are many factors that determine the length of time an applicant may wait for a rent-geared-to-income unit. The most significant factors are as follows:

- Availability of housing stock.
- Whether or not the applicant has special priority status.
- The applicant's location preferences.
- Applicant demand.
- The size of the unit the applicant requires.

The average wait times over the past five years including Special Priority applicants, broken down by the type of household is as follows:

Household Type	2008	2009	2010	2011	2012	Increase/Decrease in Wait Time From 2011 – 2012
Seniors	3.2 years	4.4 years	3.8 years	3.4 years	3.8 years	Increase .4 years
Singles	2.3 years	2.3 years	2.13 years	3.1 years	2.7 years	Decrease .4 years
Families	1.5 years	1.9 years	1.2 years	1.4 years	1.1 years	Decrease .3 years

The following chart shows wait times excluding Special Priority Applicants:

2011		2012	
Seniors	3.7 years	Seniors	4.2 years
Singles	4.7 years	Singles	2.3 years
Families	2.7 years	Families	2.7 years

With a steady increase in the number of Special Priority Applicants that are processed each year and an increasing number of Special Priority Applicants who are housed, on average in 5 months, applicants on the chronological wait list will wait much longer to be housed. Due to the very small number of non Special Priority singles housed a few people that are quickly housed can change the average waiting time. In some cases modified units or more difficult to rent units, such as

bachelors, have fairly quick turnaround times. Once units with abnormally short turnaround times are removed, it would indicate most single applicants are waiting roughly 4.6 years to be housed. Further analysis is required to better understand this trend. A slight increase in the chronological wait time for seniors may be indicative of seniors living independently in their rent-geared-to-income units for a longer period of time, and an aging population.

Number of Households Housed Annually:

In 2012, 287 households were housed in rent-geared-to-income units, 155 were from the chronological waitlist and 132 were special priority applicants. Of the 287 households, 161 units were households with dependants, 55 units were households with no dependants and 71 were seniors. The total number housed represents a turnover of approximately 10.4% of our 2772 available rent-geared-to-income housing units in 2012.

The following chart highlights the number of households that were offered rent-geared-to-income accommodation from 2005 onwards by household type and special priority. The average turnover of units over the eight-year period was 14.0%. The household type being offered

accommodation is dependent on the type of unit being vacated. In 2012 once again the highest turnover of units was in our family units.

The number of applicants is increasing, however the number of applicants housed has decreased for the past two years. Turnover in units in the last two years is below the eight year average, and shows a 2.6% decrease in 2012 over 2011. Should this trend continue the waiting times will likely increase as units are turning over less often, and only a small portion of the households waiting for housing will be accommodated. In 2012, we were only able to offer 10.4% of our units to people on the waitlist.

Year	Total Housed	With Dependents	SPP	No Dependents	SPP	Seniors	SPP	Turnover	RGI UNITS AVAILABLE
2005	445	249	N/A	141	N/A	55	N/A	16.0%	2,772
2006	384	199	N/A	63	N/A	122	N/A	14.0%	2,772
2007	479	101	162	45	48	114	9	17.0%	2,772
2008	427	109	159	37	31	85	6	15.0%	2,772
2009	373	86	130	41	17	90	9	14.0%	2,772
2010	387	93	150	17	25	95	7	14.0%	2,772
2011	347	86	133	34	24	64	6	13.0%	2,772
2012	287	46	115	42	13	67	4	10.4%	2,772

*The total number housed represents a turnover of approximately 10.4% of our 2772 available rent-geared-to-income housing units in 2012.

*The average turnover of units over the eight-year period shown is 14.0%. The number of households housed with dependents who are Special Priority increases each year and more priority applicants are housed than those on the chronological list.

Waiting List for Social Housing from a Provincial Perspective:

Ontario Non-Profit Housing Association produces an annual waitlist statistics report for all of the 47 Municipal Service Manager Areas in Ontario. The report issued by Ontario Non-Profit Housing Association in August 2012 found that the numbers of households registered on municipal waitlists continues to grow. At the beginning of 2012, there were 156,358 households on municipal waitlists which is an increase of 4,281 households from January 2011 representing an increase of 2.9% in one year. According to the ONPHA report, 63,232 new households applied for housing in 2011. Demand far exceeds supply; in all areas, the number of new applications outpaced the number of households housed, and in some service manager areas, the number of new applications in 2011 was greater than the total number of waiting households at the end of 2010. For every household housed, three new applications were received.

Local waitlists have increased in 33 (70%) of the 47 service manager areas across the province, compared to 30 of the 47 in 2010.

A number of service manager areas commented that households are still affected by challenging economic times, business closures and the aging population, at the same time that market rents have increased in most markets across Ontario. This is reflected in the low turnover of units. More people are in need of financially-assisted housing at a time when economic conditions may limit the number of existing tenants who are able to move out. New supply is not keeping pace with demand.

The report suggests that the provincial waitlist, although significant, represents an incomplete picture of the need for affordable housing in Ontario. In the 2010 survey of the 47 Service Managers, 32 of 47 or 68.1% believe that many applicants become discouraged by the long wait times and do not maintain their application status through the annual update process or simply do not apply. Also, many reported an increase in the number of Special Priority Applicants being housed and that this results in fewer chronological households obtaining housing.

County of Simcoe Population Growth:

From 2006 to 2011, the population for Simcoe County increased from 422,205 to 446,063, a population change of 5.7% (Statistics Canada, 2011 census). The provincial rate of growth for the same time period was also 5.7% (Statistics Canada, 2011 census).

Further, population projections based on the provincial growth plan indicate that Simcoe County is expected to grow to 667,100 by 2031, an increase of 50% from the 2011 census population.

The first chart below demonstrates population estimates for Simcoe County from 2006 to 2010, for the total population, and for seniors aged 65 and

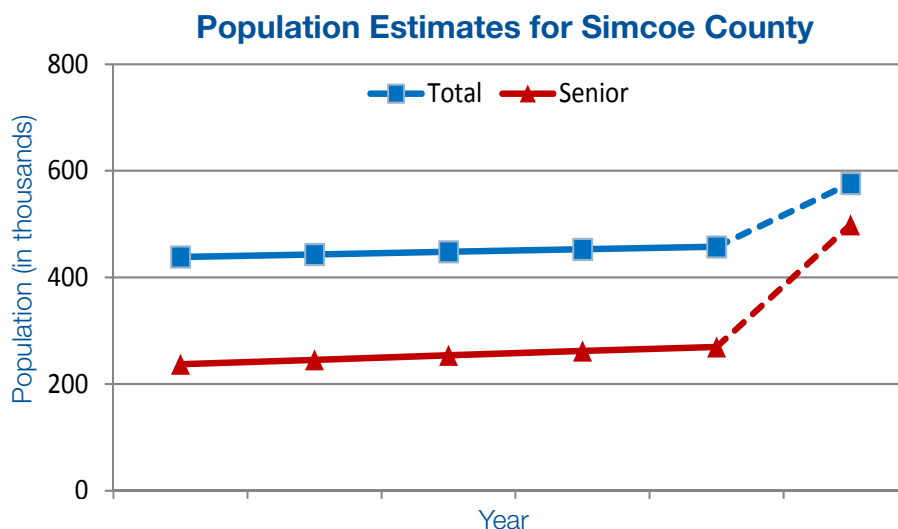
over. The total population in Simcoe County has been increasing at a growth rate of at least 1% each year, and is expected to continue to rise by another 26% by the year 2025 (Ministry of Finance, Population Projections 2010-2036).

The seniors population has been increasing as well, by almost 3% annually, from 2006 to 2010. The seniors population cohort is also expected to continue to increase by another 85% by the year 2025 (Ministry of Finance, Population Projections 2010-2036). The aging of the population in the area suggests a need for housing to accommodate the need for more seniors in the future.

Year	Estimated Total Population ⁽¹⁾	Total Population Change %	Estimated Senior Population (1)	Senior Population Change %
2006	438,526	-	59,257	-
2007	443,221	1.1%	61,313	3.5%
2008	448,289	1.1%	63,447	3.5%
2009	452,710	1.0%	65,463	3.2%
2010	457,386	1.0%	67,339	2.9%
2025 ⁽²⁾	576,250	26.0%	124,630	85.1%

Source:

1. Statistics Canada. Table 051-0052 - Estimates of population
2. Ministry of Finance, Population Projections, 2010 - 2036



Conclusion

There is growing evidence that stable affordable housing is linked to better health and social outcomes for adults and children. Stable, affordable housing for families provides children with a better foundation in the present and for their future.

Our waitlist statistics over the past several years has demonstrated there is a need for rent-geared-to-income accommodation. The County of Simcoe is one of the fastest growing regions in the province and with the anticipated growth, this report helps to highlight that the gap between affordable housing and the total population is going to increase unless an investment is made with respect to affordable housing.

The County of Simcoe has taken action to address the need for more affordable housing through participation in numerous initiatives as follows:

- **Canada Ontario Affordable Housing Program (2003 – 2009)**

Creation of 413 new rental units

Provided down payment assistance to 254 families for home ownership

The Housing Allowance Program provided \$1.65M in funding over 5 years to assist up to 110 eligible households with a rent assistance of up to \$250.00 per month. This program ended in 2012.

- **The Investment in Affordable Housing for Ontario Program (2011 – 2015)**

The County of Simcoe has received \$12.5 million in federal and provincial funds. This is intended to improve access to affordable housing that is safe, sound, suitable and sustainable for households across Ontario. The County intends to use these funds as follows:

- Rent supplement, \$5,016,970 - 123 households received a rent supplement for a 10-year term and 49 additional households will be assisted for five years.
- Homeownership, \$1,273,725 – This amount assisted 31 households with their downpayment in 2012. It is anticipated an additional 30 households will benefit from this assistance.
- Ontario Renovates, \$1,815,052; and
- Rental Housing Development, \$3,840,000

- **Strong Communities Rent Supplement Program (2004-2023)** provided Rent-geared-to-income assistance to approximately 100 households
- \$100,000 is provided annually in the form of a forgivable loans/grant to offset the County development charges to encourage the development of new affordable housing.
- County Official Plan includes policies and sets minimum targets for the provision of affordable housing.
- The County will be completing a housing and homelessness plan as legislated in the Housing Services Act. This plan is to be completed by 2014.

These non-mandated initiatives have assisted greatly to enhance the supply of affordable housing options in Simcoe County.



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