



2016 CENTRALIZED WAITLIST REPORT



Introduction

The County of Simcoe has been designated as the Consolidated Municipal Service Manager responsible for the administration of the centralized waitlist for rent-geared-to-income assistance in the County. The day-to-day administration of this waitlist has been delegated to Simcoe County Housing Corporation (SCHC).

Applications for rent-geared-to-income assistance are processed through the social housing office which is 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 the social housing providers so they may fill their own rent-geared-to-income vacancies. Most former federal housing providers maintain their own waitlist and therefore would not have access to this database. Once an application is approved, the household is placed on the centralized waitlist in the following order (Pursuant to the Housing Services Act, 2011):

- **Special Priority Applicants (SPP):**

- This status is given to a member of a household who has been subject to abuse from someone they currently live with or from whom they have recently separated. The applicant must provide verification of the abuse from a professional and proof of cohabitation with the abuser.

- **Chronological Applicants:**

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

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

The purpose of this report is to provide an activity summary with historical trends of the centralized waitlist as of December 31, 2016.

Total Number on Waitlist

As of December 31, 2016, there were 2,979 households on the waitlist, including 715 families with dependents (24.0%), 1,525 adults (51.2%) and 739 seniors (24.8%). This total number represents a decrease of 3.5% compared to the 2015 statistics of 3,087 applicants on the waitlist. In 2016, staff processed 1,484 applications and cancelled 1,202. While the totals for 2016 indicate a decrease of 3.5% there are reasoning factors for this:

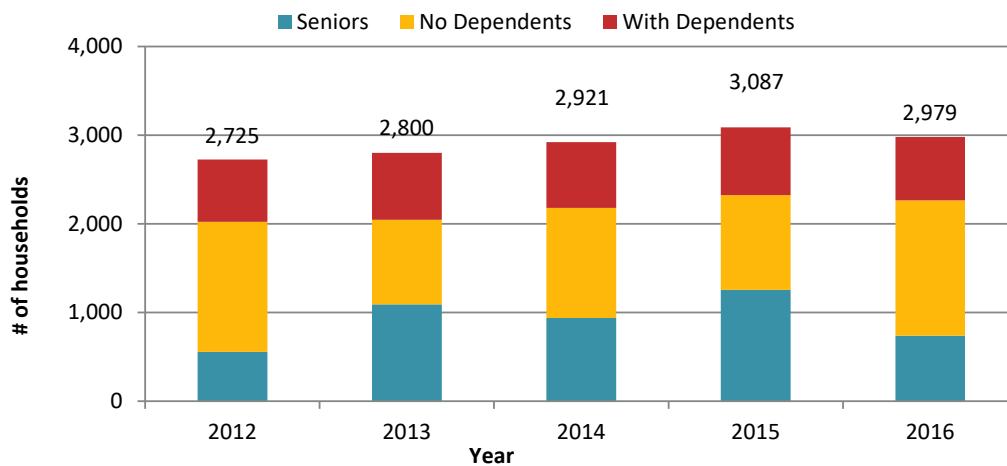
I. Until this year, applicants applying for affordable housing with Simcoe County Housing Corporation (SCHC) properties had been included in the Centralized Waitlist Report. These applicants are waiting for non rent-geared-to-income housing at Miller Park, Bradford and the addition at Brooks Street, Barrie. These applicant numbers were removed from the 2016 report to show only the numbers waiting for rent-

geared-to-income housing.

II. 2016 saw an increase in the number of cancelled applications. Applications are cancelled at the applicant's request or if an applicant has failed to inform Simcoe County Housing Corporation with a change in their address and/or telephone number, rendering us unable to reach them to offer housing. It is important to note that cancelled applications can be reactivated at the staff's discretion if it is determined the applicant should not have been cancelled or the applicant contacts Simcoe County Housing Corporation to explain why they did not respond to an update. Applications are also cancelled automatically by the database 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		
2012	557	1,467	701	2,725	9.3%
2013	1,091	954	755	2,800	2.8%
2014	938	1,243	740	2,921	4.3%
2015	1,254	1,069	764	3,087	5.7%
2016	739	1,525	715	2,979	-3.5%

Source: County of Simcoe, Yardi Voyager Database



Source: County of Simcoe, Yardi Voyager Database

Special Priority Ranking

The Housing Services Act, 2011 legislates that priority status is given to victims of domestic violence. As of December 31, 2016, there were 175 Special Priority applicants on the centralized waiting list: 98 families, 59 adults with no dependents and 18 seniors. Rent-g geared-to-income housing was offered to 143 households: 109 families, 25 adults with no dependents and 9 seniors.

Approximately 47.8% of available vacancies in 2016 were filled with Special Priority applicants, a 1.2% increase from 2015. 252 new Special Priority applications were processed in 2016, in comparison to 256 in 2015 which is a 1.6% decrease.

Special Priority applicants represented 17.0% of all applications processed in 2016. In 2015 that number was 19.2%. Despite a reduction in the number of Special Priority applications processed, the percentage of Special Priority applicants being housed has increased.

Not all applications for Special Priority are granted as they may not meet the legislative requirements. And many who are granted priority leave a shelter and do not provide a change of address or contact number which can result in their application being cancelled.

Year	Applications Processed	Applicants Housed
2012	334	132
2013	311	118
2014	292	172
2015	256	127
2016	252	143

Source: County of Simcoe, Social Housing Department

Waitlist Statistics by County, Municipality and Household Type, 2012-2016:

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.

**** 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
2012	72	118	102	292	8.6%
2013	89	150	178	417	42.8%
2014	71	144	163	378	-9.4%
2015	98	190	253	541	43.1%
2016	101	200	262	563	4.1%

Angus	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	N/A	19	60	79	-4.8%
2013	N/A	25	114	139	75.9%
2014	N/A	71	97	168	20.9%
2015	N/A	46	176	222	32.1%
2016	N/A	44	196	240	8.1%

Barrie	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	516	557	428	1,501	8.3%
2013	542	607	603	1,752	16.7%
2014	561	620	570	1,751	-0.1%
2015	539	707	710	1,956	11.7%
2016	494	743	813	2,050	4.8%

Beeton	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	N/A	7	42	49	-7.5%
2013	N/A	10	68	78	59.2%
2014	N/A	7	71	78	0.0%
2015	N/A	12	112	124	59.0%
2016	N/A	7	119	126	1.6%

Waitlist Statistics by County, Municipality and Household Type, 2012-2016:

Bradford	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	63	86	93	242	-1.0%
2013	72	141	158	371	53.3%
2014	103	134	157	394	6.2%
2015	91	193	234	518	31.5%
2016	92	212	236	540	4.2%

Coldwater	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	N/A	10	41	51	2.0%
2013	N/A	9	76	85	66.7%
2014	N/A	4	66	70	-17.6%
2015	N/A	10	129	139	98.6%
2016	N/A	9	133	142	2.2%

Collingwood	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	100	162	135	397	10.0%
2013	125	209	203	537	35.3%
2014	144	178	182	504	-6.1%
2015	165	241	265	671	33.1%
2016	162	264	283	709	5.7%

Elmvale	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	N/A	67	53	120	4.30%
2013	N/A	98	106	204	70.00%
2014	N/A	77	89	166	-18.6%
2015	N/A	130	155	288	73.5%
2016	N/A	128	175	303	5.2%

Innisfil	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	N/A	15	91	106	12.8%
2013	N/A	16	149	165	55.7%
2014	N/A	10	127	137	-17.0%
2015	N/A	16	206	222	62.0%
2016	N/A	11	237	248	11.7%

Waitlist Statistics by County, Municipality and Household Type, 2012-2016:

Midland	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	145	202	129	476	15.0%
2013	162	253	208	623	30.9%
2014	164	237	188	589	-5.5%
2015	183	311	278	772	31.1%
2016	164	316	278	758	-1.8%

Orillia	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	186	276	208	670	7.4%
2013	205	329	300	834	24.5%
2014	245	283	264	792	-5.0%
2015	268	354	369	991	25.1%
2016	242	383	397	1,022	3.1%

Penetanguishene	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	56	121	76	253	10.5%
2013	88	158	122	368	45.5%
2014	82	131	93	306	-16.8%
2015	129	201	169	499	63.1%
2016	108	201	185	494	-1.0%

Stayner	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	N/A	73	36	109	9.0%
2013	N/A	108	73	181	66.1%
2014	N/A	82	52	134	-26.0%
2015	N/A	130	102	232	73.1%
2016	N/A	131	119	250	7.8%

Wasaga Beach	With Dependents	No Dependents	Seniors	Total Households	% Change Total Households
2012	N/A	104	73	175	12.9%
2013	N/A	148	71	219	56.0%
2014	N/A	116	125	228	-16.5%
2015	N/A	175	112	352	54.4%
2016	N/A	179	196	375	6.5%

Source: County of Simcoe, Yardi Voyager Database

Waitlist Statistics by Municipality and Bedroom size:

*It is important to note that applicants can be on more than one waitlist, both by municipality and by bedroom size.

Applicants may select units by minimum and maximum unit size they are eligible for:

The following chart provides a snapshot view of waitlists, broken down by municipality and bedroom size. It is evident from the chart that based on the number of applicants, Simcoe County has a significant need for more one-bedroom units in all municipalities as 62.4% of the waitlist requires this type of unit. This is a decrease from 2015 (75.3%), but could be attributed to removing the applicants who had applied to be on the waitlist for an affordable housing unit. These applications had previously been included in the centralized waitlist report, but were removed this year to more accurately report on the number of households waiting for rent-geared-to-income housing.

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
Alliston	392	62	42	n/a	n/a
Angus	229	n/a	n/a	n/a	n/a
Barrie	1,397	259	178	96	12
Beeton	123	n/a	n/a	n/a	n/a
Bradford	356	54	37	n/a	n/a
Coldwater	132	n/a	n/a	n/a	n/a
Collingwood	521	91	60	26	n/a
Elmvale	301	n/a	n/a	n/a	n/a
Innisfil	243	n/a	n/a	n/a	n/a
Midland	570	81	62	37	n/a
Orillia	741	137	93	42	n/a
Penetanguishene	376	52	39	21	6
Stayner	245	n/a	n/a	n/a	n/a
Wasaga Beach	367	n/a	n/a	n/a	n/a

Source: County of Simcoe, Yardi Voyager Database

ending 12/31/2016

Geographic Location of Applicants on the Waitlist

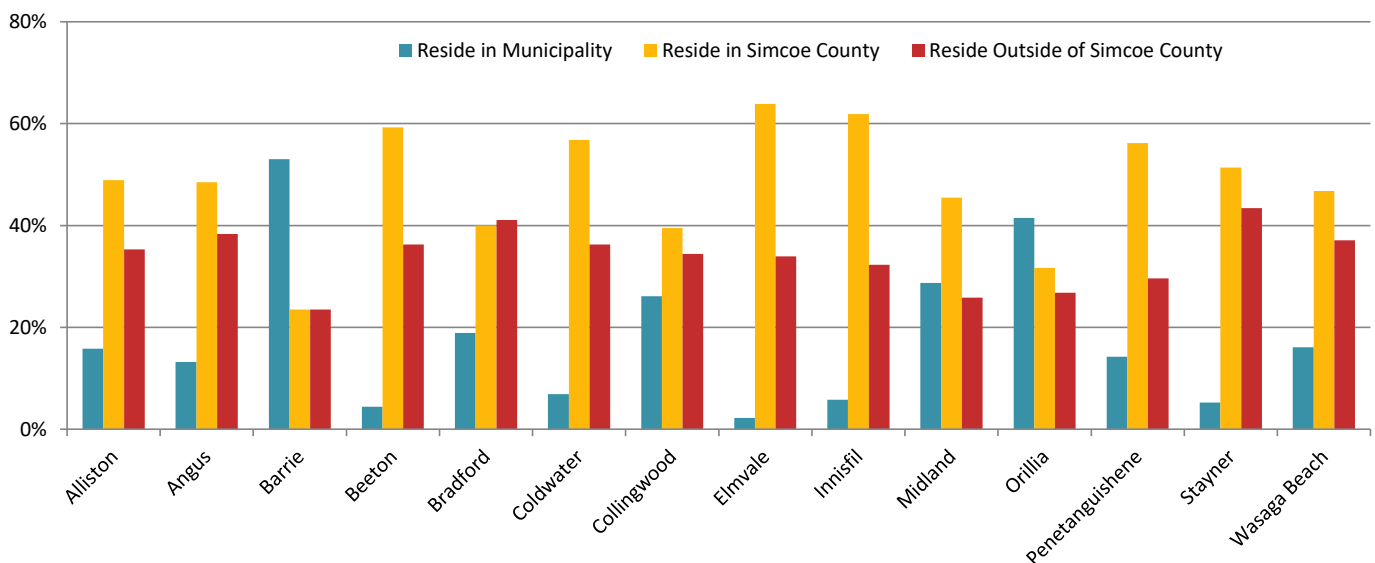
**It is important to note that applicants can be on more than one waitlist.

The following charts illustrate the percentage of applicants who have applied and reside within the municipality, those who have applied but live outside the municipality yet still reside in Simcoe County, as well as applicants who have applied in the municipality but reside outside Simcoe County. It should be noted, however, that the legislation for the centralized waitlist does not allow a priority for local applicants.

Municipality	Reside in Municipality	Reside in Simcoe County	Reside Outside Simcoe County
Alliston	15.8%	48.9%	35.3%
Angus	13.2%	48.5%	38.3%
Barrie	53.0%	23.5%	23.5%
Beeton	4.4%	59.3%	36.3%
Bradford	18.9%	40.0%	41.1%
Coldwater	6.9%	56.8%	36.3%
Collingwood	26.1%	39.5%	34.4%
Elmvale	2.2%	63.9%	33.9%
Innisfil	5.8%	61.9%	32.3%
Midland	28.7%	45.5%	25.8%
Orillia	41.5%	31.7%	26.8%
Penetanguishene	14.2%	56.2%	29.6%
Stayner	5.2%	51.4%	43.4%
Wasaga Beach	16.1%	46.8%	37.1%

Source: County of Simcoe, Yardi Voyager Database

Geographic Location of Applicants on the Waitlist



Housing Supply and Waiting Times

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

- Availability of housing stock
- Whether the applicant has Special Priority Status
- The applicants location preferences
- The size of the unit the applicant requires
- Applicant demand

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

Household Type	2012	2013	2014	2015	2016	Change in wait time 2015-2016
Seniors	3.8 years	4.1 years	3.4 years	4.6 years	4.4 years	decrease 0.2 years
No dependents	2.7 years	3.4 years	2.6 years	2.8 years	3.7 years	increase 0.9 years
With dependents	1.1 years	1.3 years	1.5 years	1.3 years	1.7 years	increase 0.4 years

Source: County of Simcoe, Yardi Voyager Database

The following chart shows wait times excluding Special Priority Applicants:

Household Type	2012	2013	2014	2015	2016
Seniors	4.2 years	4.6 years	3.9 years	5.7 years	5.0 years
No dependents	2.3 years	4.7 years	4.1 years	5.8 years	6.3 years
With dependents	2.7 years	2.7 years	3.1 years	3.0 years	3.7 years

Source: County of Simcoe, Yardi Voyager Database

Special Priority applicants were housed in 2016 on average in 7.1 months. The waiting times for Special Priority were reduced, but this can be attributed to an increase in the turnover of units, compared with 2015. However, Special Priority applicants still captured an increased number of those vacancies, meaning that applicants on the chronological waitlist continue to wait longer to be housed.

Number of Households Housed Annually

In 2016, 299 households were housed in rent-geared-to-income units: 156 households from the chronological waitlist and 143 were Special Priority applicants. Of the 299 households, 176 units were households with dependents, 51 units were households with no dependents, and 72 units were seniors. The total number of housed represents a turnover of approximately 10.8% of the 2,772 available rent-geared-to-income housing units in 2016.

The following chart highlights the number of households that were offered and accepted rent-geared-to-income accommodation from 2012 onward by household type and Special Priority. The average turnover of units over the 5-year period was 10.3%. The household type being offered accommodation is dependent on the type of unit being vacated. The highest turnover of units continues to be households with dependents.

Year	Total Housed	With Dependents		No Dependents		Seniors		Turnover	RGI UNITS AVAILABLE
		Chrono.	SPP	Chrono.	SPP	Chrono.	SPP		
2012	287	46	115	42	13	67	4	10.4%	2,772
2013	272	63	89	33	19	58	10	9.8%	2,772
2014	312	67	136	28	28	45	8	11.3%	2,772
2015	273	61	93	30	23	55	11	9.8%	2,772
2016	299	67	109	26	25	63	9	10.8%	2,772

Number of households housed annually 2012-2016.

Source: County of Simcoe, Yardi Voyager Database

Waiting List for Social Housing from a Provincial Perspective

The Ontario Non-Profit Housing Association (ONPHA) produces an annual waitlist report that provides a provincial perspective. ONPHA is an independent, member-funded and member-directed association. ONPHA provides non-profit housing providers with the support and resources necessary to conduct their business and also works closely with all levels of government to promote sustainable, community-based affordable housing.

The following information has been obtained from the 2016 Waitlist Survey Report, ONPHA's Report on Waiting List Statistics for Ontario.

In 2015, 171,360 families, seniors, and individuals were on local waiting lists for rent-geared-to-income housing. Average provincial wait times for housing have climbed to nearly four (4) years, and are significantly longer in urban centres. The increase in applicants and wait times is fueled by several factors: population growth, low vacancy rates, and low levels of rental housing production, despite strong demand.

Because fewer units become available each year, an applicant joining the waiting list in 2015 will wait longer than an applicant housed in 2015 would have waited for their home. While the average wait time for chronological applicants housed in 2015 was 3.9 years, households that submitted applications for rent-geared-to-income housing last year will wait an average of 5.2 years before they are housed. In urban, high-demand regions of Ontario, the predicted wait time for recent applicants is as high as 14 years.

Households that received priority designations under Ontario's Special Priority Policy waited an average of 9 months in 2014 before they were offered rent-geared-to-income housing. Last year, the Province announced it is piloting a special housing benefit for households fleeing domestic violence that will make it possible for them to receive assistance more quickly and allow for greater choice in where they want to live.

The Province also released its update to the Long-Term Affordable Housing Strategy (LTAHS). It includes a commitment to changing the way in which housing waiting lists operate and other forms of financial assistance beyond rent-geared-to-income. As systems of housing assistance become increasingly localized and unique, we can no longer rely on data from rent-geared-to-income waiting lists to generate province-wide conclusions about housing need or affordability.

The Province's commitment to the evolution of housing assistance and belief in the importance of locally designed and implemented solutions are evident in the Long-Term Affordable Housing Strategy. Recent changes will help update and streamline housing assistance and delivery, but an increased supply of affordable rental units is needed to meet the rising demand.

County of Simcoe Population Growth

According to the 2016 Census, from 2011 to 2016, the population in Simcoe County increased 7.5% (Statistics Canada, 2016 Census). The provincial rate of growth for the same time period was 4.6% (Statistics Canada, 2016 Census).

The charts below demonstrate calculated annual population and projection estimates for Simcoe County and Ontario from 2012 to 2016, for the total population and for seniors 65 and older.

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 17.4% by the year 2028 (Ministry of Finance, Population Projections Update 2015-2041).

The seniors' population has been increasing annually as well, from 2012 to 2016. The seniors' population cohort is also expected to continue to increase by another 63% by the year 2028 (Ministry of Finance, Population Projections Update 2015-2041). The aging population in the area suggests a need for more housing moving forward to accommodate this growing demographic.

Year	Simcoe County		Ontario	
	Estimated Population ⁽¹⁾	Population Change %	Estimated Population ⁽¹⁾	Population Change %
2012	465,835	1.5%	13,409,558	1.1%
2013	472,570	1.4%	13,551,004	1.1%
2014	479,331	1.4%	13,667,687	0.9%
2015	486,088	1.4%	13,792,052	0.9%
2016 ⁽²⁾	493,427	1.5%	13,959,890	1.2%
2028 ⁽²⁾	579,341	17.4%	15,943,199	14.2%

Year	Simcoe County		Ontario	
	Estimated Senior Population ⁽¹⁾	Senior Population Change %	Estimated Senior Population ⁽¹⁾	Senior Population Change %
2012	74,127	5.6%	1,972,862	4.5%
2013	77,734	4.9%	2,058,920	4.4%
2014	80,950	4.1%	2,136,856	3.8%
2015	84,099	3.9%	2,211,152	3.5%
2016 ⁽²⁾	87,511	4.1%	2,295,329	3.8%
2028 ⁽²⁾	142,513	62.9%	3,552,872	54.8%

Source:

1. Statistics Canada. Table 051-0062 - Estimates of population

2. Ministry of Finance, Ontario Population Projections Update, 2015 - 2041

Affordable Housing Opportunities

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

- The County of Simcoe approved Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy in January 2014.
- The strategy includes a target to increase the supply of affordable housing by 2,685 units over the next 10 years. This target requires innovation, creativity and the use of a wide range of policy, financing and planning tools aimed at the protection, promotion and provision of a range of affordable housing options throughout Simcoe County.
- In addition to creating affordable housing through funding programs, the County of Simcoe works closely with local municipalities to promote the use of incentives to leverage affordable housing at the local level.

Federal-Provincial Affordable Housing and New Initiatives

- During the decade from 2004 – 2014, \$71.6 million in Federal-Provincial-County funding was used to create approximately 1,300 units of affordable housing across new rental development, creation of secondary suites, affordable homeownership, and rent supplements/housing allowances, as well as maintaining affordable housing through Ontario Renovates.
- The County is receiving approximately \$38 million during 2014 – 2020 under Federal-Provincial funding which will support the creation of affordable housing units in a balance of rent supplements/housing allowances as well as capital programs such as rental development, Homeownership, and Ontario Renovates programs.
- During the first three (3) years of this current program (2014-2016), approximately 420 affordable housing units have been created through operating and capital programs. Additionally more than 165 households have maintained their affordable housing through the Ontario Renovates program.
- The County of Simcoe received a national allocation of \$13,275,000 in Federal-Provincial funding under the 2016 Social Infrastructure Fund Program (SIF). The funds are for repair and/or regeneration of social and affordable housing units.

Other Provincial and County Initiatives

In addition to federal-provincial funding, the County has also supported the development of affordable housing and the sustainability of current social housing through the following initiatives:

1. Strong Communities Rent Supplement Program is funded through the Ministry of Housing, and is administered by the County. This program provides a monthly rent subsidy to bridge the gap between full market rent and the amount of rent-geared-to-income assistance a household would pay. Approximately 90 households receive assistance through this program.
2. The County funded the creation of 25 new affordable rental units for seniors attached to the County's social housing building in Bradford.
3. The County of Simcoe funded the creation of 54 affordable seniors housing units in Barrie at 33 Brooks Street. Occupancy was August 2016.
4. The County continued to provide Development Charges and Property Tax incentives for affordable housing development. The County of Simcoe includes affordable housing under the County Development Charges by-law.
5. A capital repair loan process for social housing providers was initiated in 2015 to meet the needs of mandated housing providers that face urgent life safety repair pressures in their buildings. This program is intended to work in conjunction with any future capital repair funding programs that may be initiated by other levels of government, as well as with the social housing providers that may be able to leverage their own assets. To date, three (3) housing providers have been supported with capital repair loans.
6. County Council approved the use of municipal funding to address affordable housing targets. Over the years 2016 and 2017, 160 units of affordable rental housing will be created through rent subsidies and forgivable loans for secondary suites, for low to moderate income households.
7. Approval was obtained in 2016 for the re-development at a Simcoe County Housing Corporation location in Collingwood. This project involves the construction of 147 units in two (2) buildings, including 30 replacement social housing units and 117 new affordable units.
8. A Call for Proposal process was used in 2016 to invite local municipalities to partner with Simcoe County Housing Corporation by donating land or land and buildings, and/or other initiatives for the purpose of creating affordable housing.



1110 Highway 26, Midhurst, Ontario
Social and Community Services
(705) 725-7215 Fax: (705) 725-7220

simcoe.ca

Issue Date: April 2017