



# Centralized Waitlist Report

## 2014



# 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.

Applications for rent-geared-to-income (RGI) 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 our 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:**

- 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 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, 2014.

## Total Number on Waitlist:

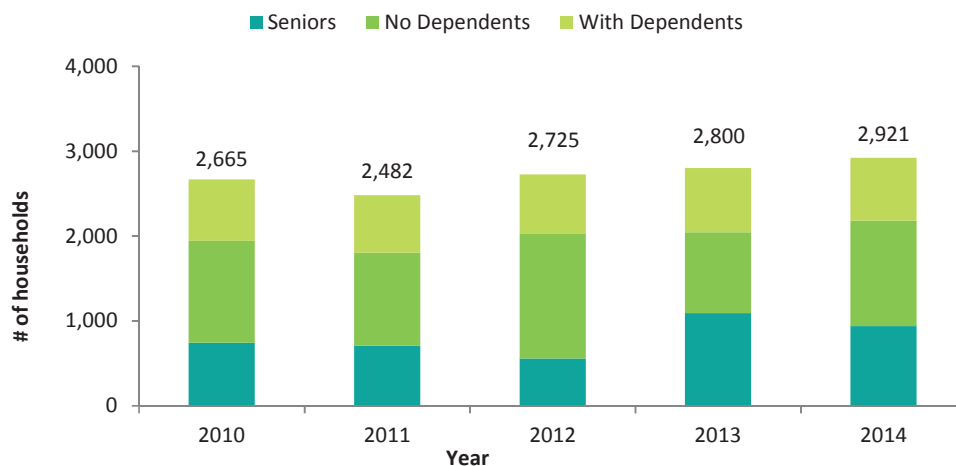
As of December 31, 2014, there were 2,921 households on the waitlist including 740 families with dependents (25.3%), 1,243 adults with no dependents (42.6%) and 938 seniors (32.1%). This total number represents an increase (4.3%) compared to the 2013 statistics of 2,800 applicants on the waitlist. Staff processed 1,523 new applications and cancelled 1,061 files in 2014.

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 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		
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%
2013	1091	954	755	2,800	2.8%
2014	938	1,243	740	2,921	4.3%



Source: County of Simcoe, Yardi Voyager Database

The above charts indicate that the number of seniors waiting for rent-geared-to-income assistance decreased in 2014, while the no dependent household type increased. The demand for both of these demographics outweighs the available housing stock.

## Special Priority Ranking:

The Housing Services Act, 2011 legislates that priority status is given to victims of domestic violence. As of December 31, 2014, there were 127 Special Priority applicants on the waitlist which represents 78 families, 36 adults with no dependents, and 13 seniors. Rent-g geared-to-income housing was offered to 172 Special Priority households, 136 to families, 28 to adults with no dependents, and eight to seniors.

Approximately 55% of available vacancies in 2014 were filled with Special Priority. 292 new

Special Priority applications were processed in 2014, in comparison to 311 in 2013 which is a 6.1% decrease in the past year. Special Priority applicants represented over 19.2% of all applications processed in 2014.

Not all special priority requests are granted as they may 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	Applications Processed	Applicants Housed
2010	219	182
2011	323	163
2012	334	132
2013	311	118
2014	292	172

Source: County of Simcoe, Social Housing Department

## Waitlist Statistics by County, Municipality and Household Type, 2010-2014:

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.

# Waitlist Statistics by County, Municipality and Household Type, 2010-2014:

\*\*\*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
2010	61	110	92	263	-6.1%
2011	64	98	107	269	2.3%
2012	72	118	102	292	8.6%
2013	89	150	178	417	42.8%
2014	71	144	163	378	-9.4%
Angus	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households
2010	N/A	7	52	59	73.5%
2011	N/A	10	73	83	40.7%
2012	N/A	19	60	79	-4.8%
2013	N/A	25	114	139	75.9%
2014	N/A	71	97	168	20.9%
Barrie	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households
2010	597	600	444	1,641	-16.3%
2011	448	546	392	1,386	-15.5%
2012	516	557	428	1,501	8.3%
2013	542	607	603	1,752	16.7%
2014	561	620	570	1,751	-0.1%
Beeton	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households
2010	N/A	10	27	37	27.6%
2011	N/A	7	46	53	43.2%
2012	N/A	7	42	49	-7.5%
2013	N/A	10	68	78	59.2%
2014	N/A	7	71	78	0.0%

<b>Bradford</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	52	92	99	243	-19.8%
2011	56	72	116	244	0.4%
2012	63	86	93	242	-0.8%
2013	72	141	158	371	53.3%
2014	103	134	157	394	6%
<b>Coldwater</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	N/A	8	35	43	-2.3%
2011	N/A	4	46	50	16.3%
2012	N/A	10	41	51	2.0%
2013	N/A	9	76	85	66.7%
2014	N/A	4	66	70	-17.6%
<b>Collingwood</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	119	165	108	392	-12.5%
2011	106	133	122	361	-7.9%
2012	100	162	135	397	10.0%
2013	125	209	203	537	35.3%
2014	144	178	182	504	-6.1%
<b>Elmvale</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	N/A	74	65	139	6.1%
2011	N/A	56	59	115	-17.3%
2012	N/A	67	53	120	4.3%
2013	N/A	98	106	204	70.0%
2014	N/A	77	89	166	-18.6%
<b>Innisfil</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	N/A	11	89	100	4.2%
2011	N/A	10	84	94	-6.0%
2012	N/A	15	91	106	12.8%
2013	N/A	16	149	165	55.7%
2014	N/A	10	127	137	-17.0%

<b>Midland</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	154	191	143	488	-13.2%
2011	122	171	121	414	-15.2%
2012	145	202	129	476	15.0%
2013	162	253	208	623	30.9%
2014	164	237	188	589	-5.5%
<b>Orillia</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	192	283	210	685	-18.5%
2011	164	256	204	624	-8.9%
2012	186	276	208	670	7.4%
2013	205	329	300	834	24.5%
2014	245	283	264	792	-5.0%
<b>Penetanguishene</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	64	113	87	264	-12.3%
2011	53	90	86	229	-13.3%
2012	56	121	76	253	10.5%
2013	88	158	122	368	45.5%
2014	82	131	93	306	-16.8%
<b>Stayner</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	N/A	64	33	97	-11.8%
2011	N/A	55	45	100	3.1%
2012	N/A	73	36	109	9.0%
2013	N/A	108	73	181	66.1%
2014	N/A	82	52	134	-26.0%
<b>Wasaga Beach</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2010	N/A	110	75	185	-13.1%
2011	N/A	82	73	155	-16.2%
2012	N/A	104	71	175	12.9%
2013	N/A	148	125	273	56.0%
2014	N/A	116	112	228	-16.5%

# 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 74.7% of the waitlist requires this type of unit.

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	301	44	31	n/a	n/a
Angus	110	n/a	n/a	n/a	n/a
Barrie	1,184	300	254	82	16
Beeton	72	n/a	n/a	n/a	n/a
Bradford	286	76	34	n/a	n/a
Coldwater	74	n/a	n/a	n/a	n/a
Collingwood	369	83	51	28	n/a
Elmvale	165	n/a	n/a	n/a	n/a
Innisfil	132	n/a	n/a	n/a	n/a
Midland	428	89	74	20	n/a
Orillia	552	142	104	35	n/a
Penetanguishene	223	48	36	12	4
Stayner	136	n/a	n/a	n/a	n/a
Wasaga Beach	228	n/a	n/a	n/a	n/a

Source: County of Simcoe, Yardi Voyager Database



# Geographic Location of Applicants on the Waitlist

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

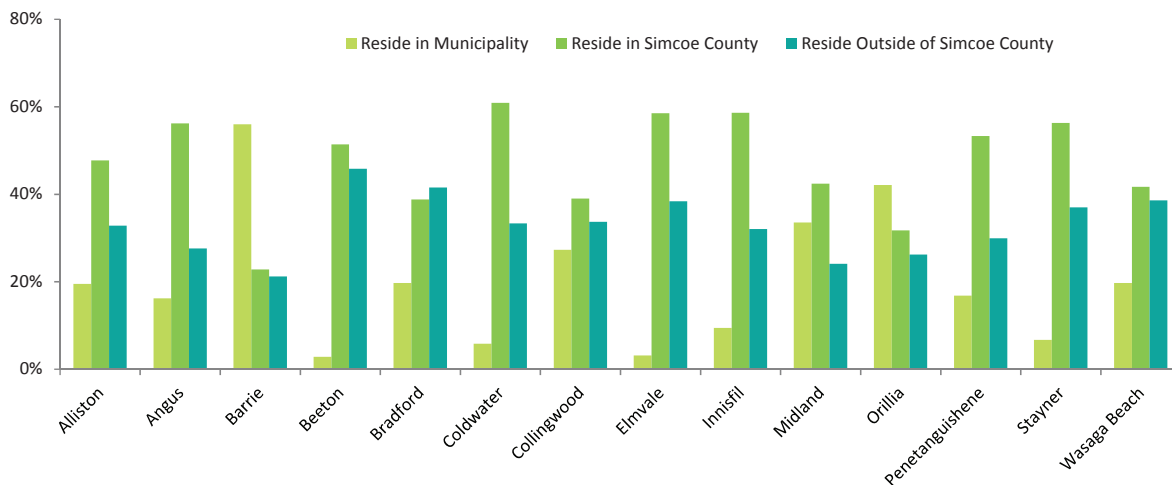
The following charts illustrate the percentage of applicants who have applied for and reside within the municipality, those who have applied for but live outside the municipality yet still reside in the County of Simcoe, as well as the applicants who have applied in the municipality

but reside outside the County of Simcoe. 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 of Simcoe County
Alliston	19.5%	47.7%	32.8%
Angus	16.2%	56.2%	27.6%
Barrie	56.0%	22.8%	21.2%
Beeton	2.8%	51.4%	45.8%
Bradford	19.7%	38.8%	41.5%
Coldwater	5.8%	60.9%	33.3%
Collingwood	27.3%	39.0%	33.7%
Elmvale	3.1%	58.5%	38.4%
Innisfil	9.4%	58.6%	32.0%
Midland	33.5%	42.4%	24.1%
Orillia	42.1%	31.7%	26.2%
Penetanguishene	16.8%	53.3%	29.9%
Stayner	6.7%	56.3%	37.0%
Wasaga Beach	19.7%	41.7%	38.6%

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 a rent-geared-to-income unit. The most significant factors are as follows:

- Availability of housing stock
- The applicant's location preferences
- The size of the unit the applicant requires
- Whether the applicant has Special Priority status
- Applicant demand

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	2010	2011	2012	2013	2014	Change in wait time from 2013-2014
Seniors	3.8 years	3.4 years	3.8 years	4.1 years	3.4 years	decrease 0.7 years
No dependents	2.1 years	3.1 years	2.7 years	3.4 years	2.6 years	decrease 0.8 years
With dependents	1.2 years	1.4 years	1.1 years	1.3 years	1.5 years	increase 0.2 years

Source: County of Simcoe, Yardi Voyager Database

The following chart shows wait times excluding Special Priority applicants:

	2010	2011	2012	2013	2014
Seniors	4.2 years	3.7 years	4.2 years	4.6 years	3.9 years
No dependents	4.0 years	4.7 years	2.3 years	4.7 years	4.1 years
With dependents	3.0 years	2.7 years	2.7 years	2.7 years	3.1 years

Source: County of Simcoe, Yardi Voyager Database

Special Priority applicants are housed each year on average in nine months. This statistic, together with a decrease in unit turnovers in 2014, means that applicants on the

chronological waitlist are waiting longer to be housed. In some cases modified and bachelor units may have reduced waiting times due to fewer applicants on these lists.

## Number of Households Housed Annually:

In 2014, 312 households were housed in rent-geared-to-income units: 140 from the chronological waitlist and 172 were Special Priority applicants. Of the 312 households, 203 units were households with dependents, 56 units were households with no dependents, and 53 were seniors. The total number housed represents a turnover of approximately 11.3% of our 2,772 available rent-geared-to-income housing units in 2014.

The following chart highlights the number of households that were offered and accepted rent-geared-to-income accommodation from 2010 onwards by household type and

Special Priority. The average turnover of units over the five-year period was 11.7%. The household type being offered accommodation is dependent on the type of unit being vacated. In 2014, once again the highest turnover of units was in our households with dependent category.

The number of applicants is increasing. The turnover in units was showing a steady decline over the past five years, with 2013 showing a low turnover rate of 9.8%. 2014 shows a turnover rate of 11.3%, while this is an increase over the past two years, it is still below the five year average of 11.7%.

Year	Total Housed	With Dependents		No Dependents		Seniors		Turnover	RGI UNITS AVAILABLE
		Chrono.	SPP	Chrono.	SPP	Chrono.	SPP		
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
2013	272	63	89	33	19	58	10	9.8%	2,772
2014	312	67	136	28	28	45	8	11.3%	2,772

\* The total number housed represents a turnover of approximately 11.3% of our 2,772 available rent-geared-to-income housing units in 2014.

\* The average turnover of units over the five-year period shown is 11.7%.

# 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 support and resources necessary to conduct their business and also work closely with all levels of government to promote sustainable, community-based affordable housing.

## **The following information has been obtained from the 2014 Waitlist Survey Report, ONPHA's Report on Waiting List Statistics for Ontario.**

In 2013, 165,069 families, seniors, and individuals were on local waiting lists for rent-geared-to-income (RGI) housing. That means that 3.17 per cent of all households in the province were waiting for an affordable and secure home. The waiting list total rose by 4.2 per cent in 2013, the largest in year-over-year increase since 2010. ONPHA concluded that more people are waiting for housing in Ontario than ever before.

Affordability continues to be the largest challenge in securing and maintaining housing. In 2011, 44% of renters and 28% of homeowners in Ontario spent more than they could afford on housing costs. About 1 in 5 renters spent more than 50% of the gross income on housing costs.

The average wait for RGI housing in Ontario in 2013 was 3.89 years. In some areas, families spent almost 10 years on a waiting list before receiving an offer. Families faced the longest wait for RGI housing with an average of 4.14 years. Meanwhile seniors and single adults and couples waited an average of 3.72 years.

Thirty percent of the households on waiting list across Ontario are seniors. The need for affordable housing for seniors is expected to increase as the number of Ontarians, age 65 and over is expected to increase significantly by 2036.

People are staying in RGI housing for longer periods of time. Units turn over less quickly, meaning that fewer people can be housed from the waiting lists. In 2013, 17,718 Ontario households moved into RGI housing, this was a 3.6% decrease from 2012.

Waiting lists across the province continue to reflect a 1:2:3 ratio. This means that for every household that secures housing from the waiting list, two applications are cancelled and three new applications are submitted.

Local solutions have helped address the affordable housing crisis in our province. Service managers responsible for housing, municipalities, counties, and district services boards have developed innovative strategies to help residents in their community. Examples of strategies used to alleviate pressure on the waiting lists range from improving the way they operate their waiting list to building more affordable housing.

ONPHA's report advocates that an investment in housing is an investment in the future of Ontario. ONPHA as a member funded organization continues to urge the federal and provincial governments to provide dedicated, long-term funding that strengthens communities and ensures everyone has a safe place to call home.

# County of Simcoe Population Growth:

From 2006 to 2011, the population for Simcoe County increased from 422,405 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).

The charts below demonstrate population estimates for Simcoe County from 2009 to 2013, 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 18% by the year 2027 (Ministry of Finance, Population Projections 2013-2041).

The seniors' population has been increasing annually as well, from 2009 to 2013. The seniors' population cohort is also expected to continue to increase by another 67% by the year 2027 (Ministry of Finance, Population Projections 2013-2041). 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 <sup>(1)</sup>	Population Change %	Estimated Population <sup>(1)</sup>	Population Change %
2009	449,419	-	12,997,687	-
2010	454,109	1.0%	13,135,063	1.1%
2011	458,930	1.1%	13,263,544	1.0%
2012	465,880	1.5%	13,411,994	1.1%
2013	472,208	1.4%	13,537,994	0.9%
2027(2)	557,455	18.1%	15,663,779	15.7%

Year	Simcoe County		Ontario	
	Estimated Senior Population <sup>(1)</sup>	Senior Population Change %	Estimated Senior Population <sup>(1)</sup>	Senior Population Change %
2009	65,308	-	1,780,489	-
2010	67,578	3.5%	1,829,854	2.8%
2011	70,224	3.9%	1,887,092	3.1%
2012	74,105	5.5%	1,972,333	4.5%
2013	77,675	4.8%	2,057,899	4.3%
2027(2)	134,247	72.8%	3,432,024	66.8%

Source:

1. Statistics Canada. Table 051-0052 - Estimates of population

2. Ministry of Finance, Population Projections, 2013 - 2041

# Conclusion

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. Essentially, this strategy is a guide that sets clear targets and priority actions that will assist the County of Simcoe and its municipal and city partners in ensuring adequate, affordable, and appropriate housing for all residents.
- The strategy was created to be people-centred and address the unique needs of the communities across the County. Included in the strategy is a target to increase the supply of affordable housing by 2,685 units over the next 10 years. This target will require innovation, creativity and the exploration 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. The County will work in partnership with local municipalities, community agencies, the private sector, and other levels of government to move forward in implementing this strategy.

## **Federal-Provincial Affordable Housing and New Initiatives:**

- From 2004 – 2014, \$71.6 million have been used in federal-provincial-county funding to create 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 will receive approximately \$24.7 million during 2014 – 2020 under a new round of federal-provincial funding which will support approximately 600 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.

## 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 Municipal Affairs and 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 85 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. An annual budget of \$100,000 is established to provide forgivable loan and grants to offset development charges for developer of affordable housing.
4. County of Simcoe includes affordable housing under County Development Charges Bylaw.
5. An additional 54 affordable housing units are currently under construction by the County of Simcoe in Barrie.
6. A capital repair loan process for social housing providers is being piloted 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.



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