



# Centralized Waitlist Report

## 2015



# 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 (RGI) assistance in the county. The day-to-day administration of this waitlist has been delegated to Simcoe County Housing Corporation.

Applications for 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 RGI 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 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, 2015.

## Total Number on Waitlist:

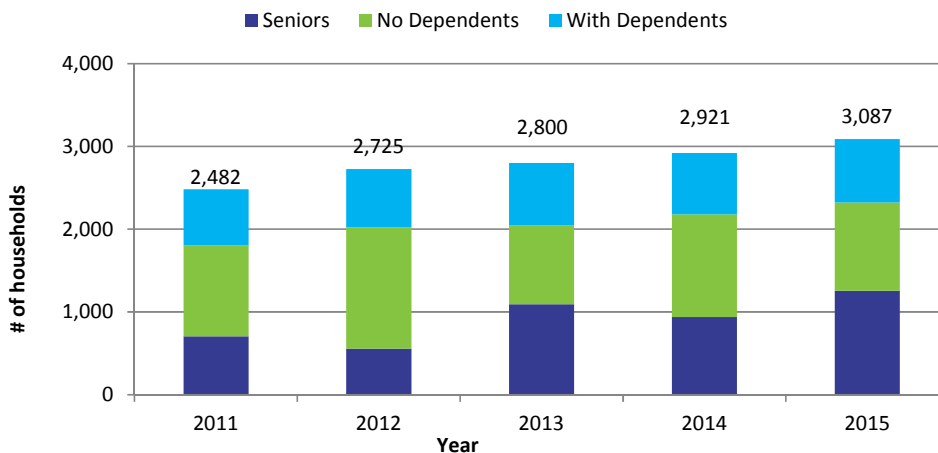
As of December 31, 2015, there were 3,087 households on the waitlist including 764 families with dependents (24.8%), 1,069 adults with no dependents (34.6%) and 1,254 seniors (40.6%). This total number represents an increase (5.7%) compared to the 2014 statistics of 2,921 applicants on the waitlist. Staff processed 1,335 new applications and cancelled 975 files in 2015.

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		
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%
2015	1254	1,069	764	3,087	5.7%



Source: County of Simcoe, Yardi Voyager Database

The above charts show that there continues to be a high demand for seniors and no dependent household types for rent-geared-to-income housing and that the demand far exceeds 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, 2015, there were 142 Special Priority applicants on the waitlist which represents 93 families, 39 adults with no dependents, and 10 seniors. Rent-geared-to-income (RGI) housing was offered to 127 Special Priority households, 93 to families, 23 to adults with no dependents, and 11 to seniors.

Approximately 46.5% of available vacancies in 2015 were filled with Special Priority. 256 new

Special Priority applications were processed in 2015, in comparison to 292 in 2014 which is a 8.7% decrease in the past year. Special Priority applicants represented over 19.2% of all applications processed in 2015.

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
2011	323	163
2012	334	132
2013	311	118
2014	292	172
2015	256	127

Source: County of Simcoe, Social Housing Department

## Waitlist Statistics by County, Municipality and Household Type, 2011-2015:

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, 2011-2015:

\*\*\*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
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%
2015	98	190	253	541	43.1%
Angus	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households
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%
2015	N/A	46	176	222	32.1%
Barrie	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households
2011	448	546	392	1,386	-15.5%
2012	516	557	428	1,501	8.3%
2013	542	607	603	1752	16.7%
2014	561	620	570	1751	-0.1%
2015	539	707	710	1956	11.7%
Beeton	With Dependents	No Dependents	Seniors	Total Households	% Change - Total Households
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%
2015	N/A	12	112	124	59.0%

<b>Bradford</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
2011	56	72	116	244	0.0%
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%
<b>Coldwater</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	N/A	10	129	139	98.6%
<b>Collingwood</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	165	241	265	671	33.1%
<b>Elmvale</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	N/A	130	155	288	73.5%
<b>Innisfil</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	N/A	16	206	222	62.0%

<b>Midland</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	183	311	278	772	31.1%
<b>Orillia</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	268	354	369	991	25.1%
<b>Penetanguishene</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	129	201	169	499	63.1%
<b>Stayner</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	N/A	130	102	232	73.1%
<b>Wasaga Beach</b>	<b>With Dependents</b>	<b>No Dependents</b>	<b>Seniors</b>	<b>Total Households</b>	<b>% Change - Total Households</b>
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%
2015	N/A	175	177	352	54.4%

# 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 75.3% 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	1184	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

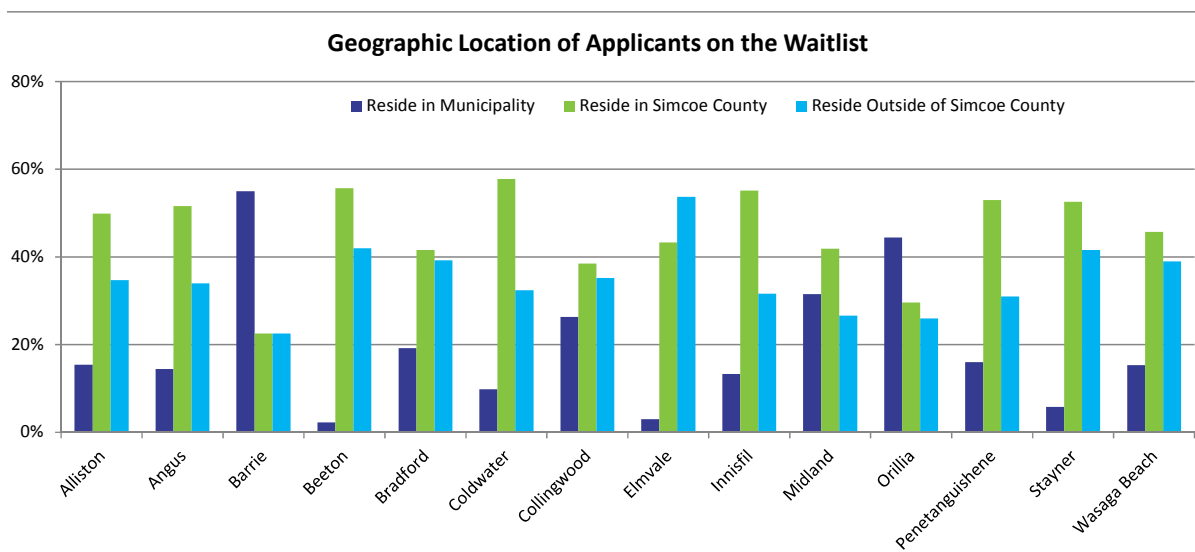
\*\*\*It is important to note that applicants can be on more than one waitlist.

The following charts illustrate the percentage of applicants who have applied and reside within the municipality, those who have applied 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 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 of Simcoe County
Alliston	15.4%	49.9%	34.7%
Angus	14.4%	51.6%	34.0%
Barrie	55.0%	22.5%	22.5%
Beeton	2.3%	55.7%	42.0%
Bradford	19.2%	41.6%	39.2%
Coldwater	9.8%	57.8%	32.4%
Collingwood	26.3%	38.5%	35.2%
Elmvale	3.0%	43.3%	53.7%
Innisfil	13.3%	55.1%	31.6%
Midland	31.5%	41.9%	26.6%
Orillia	44.4%	29.6%	26.0%
Penetanguishene	16.0%	53.0%	31.0%
Stayner	5.8%	52.6%	41.6%
Wasaga Beach	15.3%	45.7%	39.0%

Source: County of Simcoe, Yardi Voyager Database



# 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 (RGI) 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 households are as follows:

Household Type	2011	2012	2013	2014	2015	"Change in wait time from 2014-2015"
Seniors	3.4 years	3.8 years	4.1 years	3.4 years	4.6 years	increase 1.2 years
No dependents	3.1 years	2.7 years	3.4 years	2.6 years	2.8 years	increase 0.2 years
With dependents	1.4 years	1.1 years	1.3 years	1.5 years	1.3 years	decrease 0.2 years

Source: County of Simcoe, Yardi Voyager Database

The following chart shows wait times excluding Special Priority applicants:

	2012	2013	2014	2015
Seniors	4.2 years	4.6 years	3.9 years	5.7 years
No Dependents	2.3 years	4.7 years	4.1 years	5.8 years
With Dependents	2.7 years	2.7 years	3.1 years	3.0 years

Source: County of Simcoe, Yardi Voyager Database

Special Priority applicants were housed in 2015 on average in 7.4 months. This statistic, together with a decrease in unit turnovers in 2015, 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 2015, 273 households were housed in rent-geared-to-income (RGI) units: 146 from the chronological waitlist and 127 were Special Priority applicants. Of the 273 households, 154 units were households with dependents, 53 units were households with no dependents, and 66 were seniors. The total number housed represents a turnover of approximately 9.8% of our 2,772 available RGI housing units in 2015.

The following chart highlights the number of households that were offered and accepted RGI accommodation from 2011 onwards by household type and

Special Priority. The average turnover of units over the five-year period was 10.9%. The household type being offered accommodation is dependent on the type of unit being vacated. In 2015, 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 in the past several years, however, 2014 showed a slight increase. This increase is followed by a decrease in 2015.

Year	Total Housed	With Dependents		No Dependents		Seniors		Turnover	RGI UNITS AVAILABLE
		Chrono.	SPP	Chrono.	SPP	Chrono.	SPP		
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
2015	273	61	93	30	23	55	11	9.8%	2,772

\* The total number housed represents a turnover of approximately 9.8% of our 2,772 available rent-geared-to-income housing units in 2015.

\* The average turnover of units over the five-year period shown is 10.9%.

# 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 works closely with all levels of government to promote sustainable, community-based affordable housing.

## **The following information has been obtained from the 2015 Waitlist Survey Report, ONPHA's Report on Waiting List Statistics for Ontario.**

In 2014, 168,711 families, seniors, and individuals were on local waiting lists for rent-geared-to-income (RGI) housing. That means that 3.2% of all households in the province were waiting for an affordable and secure home. This is an increase of 2.2% (or 3,642 more households) over 2013. In order to meet this growing demand, 70% more RGI units are needed in Ontario to house all of the applicants on waiting lists.

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. Approximately one in five renters spent more than 50% of their gross income on housing costs.

In 2014, 17,505 applicant households received housing – a 1.2% decrease from 2013. This represents the 4<sup>th</sup> year in a row that the number of applicant households housed from the waiting list has declined. In 2014, only about 6% of Ontario's RGI housing units were vacated. Given the low rate of turnover, a chronological applicant who joined the waiting list last year will wait longer than the households who were housed that year. A household that joined the waiting list in 2014 will face an average wait of five years for housing, but depending on the area, may wait as long as 13 years.

Low vacancy rates and rising rents in the private rental market mean that people living in RGI housing are staying there longer. There is simply nowhere else that they can afford to go. As a result, each year fewer households move into the homes they have been waiting for, and the wait time of new applicants gets even longer. In 2014, almost 1,000 fewer households moved into RGI housing than three years before.

Thirty percent of the households on waiting lists across Ontario are seniors. As the number of adults age 65 and over in Ontario is projected to more than double over the next few decades, the housing needs of this aging population are increasingly critical. Seniors also faced the second-longest wait time of all household groups – on average, 3.55 years.

As waiting lists increase, service managers have implemented innovative new programs to assist households while they wait and improve housing stability for residents in their communities. In 2014, 22 service managers confirmed that they had provided financial assistance to low-income households that are at the top of the housing waiting list or are expected to have long waits for housing. Generally, this assistance was made possible because of federal-provincial housing programs, like the Investment in Affordable Housing (IAH) Program.

# County of Simcoe Population Growth:

From 2006 to 2011, the population for Simcoe County increased from 422,204 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 2011 to 2015, 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 15% by the year 2027 (Ministry of Finance, Population Projections 2013-2041).

The seniors' population has been increasing annually as well, from 2011 to 2015. The seniors' population cohort in Simcoe County is also expected to continue to increase by another 60% by the year 2027 (Ministry of Finance, Ontario 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 %
2011	458,930	1.1%	13,263,544	1.0%
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%	13,677,687	0.9%
2015	486,088	1.4%	13,792,052	0.8%
2027(2)	557,455	26.2%	15,663,779	19.5%

Year	Simcoe County		Ontario	
	Estimated Senior Population <sup>(1)</sup>	Senior Population Change %	Estimated Senior Population <sup>(1)</sup>	Senior Population Change %
2011	70,224	3.9%	1,887,092	3.1%
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%
2027	134,247	59.6%	3,432,024	55.2%

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 ten 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 is working in partnership with local municipalities, community agencies, the private sector, and other levels of government to move forward in implementing this strategy.
- During 2015, the County of Simcoe continued its leadership role in the creation of affordable housing not only through the allocation of federal-provincial funding, but also through the delivery of municipal deputations and focus groups with landlords and developers. Strengthening partnerships continued to be a theme throughout 2015 in the promotion of affordable housing programs such as secondary suites and rent supplements, and with the health sector.

## 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 \$24.7 million during 2014 – 2020 under a six-year program 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.
- During the first two years of this current program (2014-2015), approximately 200 affordable housing units have been supported across operating and capital 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 (RGI) 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. The County continued to provide Development Charges and Property Tax incentives for affordable housing development.
4. The County of Simcoe includes affordable housing under County Development Charges Bylaw.
5. The County of Simcoe is currently constructing an additional 54 affordable housing units in Barrie, with projected completion in Summer 2016.
6. A capital repair loan process for social housing providers was 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. To date, three housing providers have been supported with capital repair loans.
7. County Council approved the use of municipal funding to address affordable housing targets. Over 2016 and 2017, 160 units of affordable rental housing will be created through rent subsidies and forgivable loans for secondary suites.



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

[simcoe.ca](http://simcoe.ca)

