10-Year Municipal Housing and Homelessness Plan

Five-Year Review: Background Assessment Summary
INTRODUCTION

Housing legislation in Ontario requires housing service managers to prepare housing and homelessness plans. The 10-Year Municipal Housing and Homelessness Plan for the City of Kingston and County of Frontenac was adopted in 2013 and has been the subject of a five-year review in 2019. The following slides provide a summary of the background analysis which is informing the five-year update process. In addition, ongoing consultations with key stakeholders in the housing and homelessness fields will support directions established in the updated 10-Year Plan.

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On the surface, the local housing market looks healthy with the annual volume of new housing construction on track to meet expected demand.

Since 2014, housing starts have come very close to meeting growth-based requirements.

Kingston (CMA) starts, by dwelling type

Source: CMHC. Housing Starts & Completions Survey
Compared to other Canadian cities, home ownership is relatively affordable and accessible in the Kingston area.

Source: CMHC. Housing Starts & Completions Survey
Despite the seemingly balanced level of new supply, the Kingston rental market has experienced a notable decline in the rental vacancy rate in recent years.

Following four years of moderate vacancies of 2-3%, the rental vacancy rate fell in the past three years, dropping to 0.7% in 2017 and to 0.6% in October 2018.

Rental Vacancies

Source: CMHC. Rental Market Survey
In part, the declining vacancy rate reflects low construction starts in 2016 (projects started in 2016 would typically be completed and occupied in 2018) which was exacerbated by a rise in net-migration over the same period of time (net-migration has been primarily comprised of post-secondary students and intra-provincial migration which includes people moving to Kingston from another location in Ontario).
Over the past decade there has been a decline in the number of lower-rent units (3,200 fewer units renting for under $750/month) while the number of households seeking assistance has increased.

Change in number units in rent ranges Kingston CMA 2006-2016

Given the trend of rents increasing faster than income growth, over the past five years there has been an upturn in both the count and incidence of core housing need in the Kingston-Frontenac communities.

Source: Statistics Canada. 2016. Census Custom Tabulation
In both the City and County, the largest demographic in core housing need are older, non-senior households; more than one-third of households aged 45-64 are in need.

Source: Statistics Canada. 2016. Census Custom Tabulation

Core housing need Kingston CMA
The most significant types of households in need are non-family households (singles) and lone parent families.
Progress in homeless numbers is mixed. The 2018 homelessness enumeration project showed a reduction in absolute homelessness (81 compared to 91 in 2016), but an overall increase counting other types of homelessness (i.e. those transitionally housed).

**Annual Unique Shelter Users**

![Bar chart showing annual unique shelter users from 2012 to 2018. The number of unique clients ranges from 583 to 884.](source: City of Kingston. 2019. Housing & Social Services Department)
Rural homelessness is not the same type seen in the City, with most respondents staying temporarily with family or friends or in structures not designed for year-round living (i.e. cabins, hunt camps, recreational vehicles, etc.). Homelessness in rural areas also appears to be an increasing trend.
Indigenous persons remain disproportionately represented among the core need and homeless population at about one-quarter of shelter users, though their numbers have dropped in line with the general decline.
The data suggests that the scale of homelessness in Kingston and the County is not overwhelming and there is a real potential to manage and end homelessness.

<table>
<thead>
<tr>
<th>Year</th>
<th>Chronic Shelter Users</th>
<th>Chronic - No Shelter Stays</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>66</td>
<td>147</td>
</tr>
<tr>
<td>2017</td>
<td>55</td>
<td>121</td>
</tr>
<tr>
<td>2018</td>
<td>65</td>
<td>58</td>
</tr>
</tbody>
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Source: City of Kingston. 2019. Housing & Social Services Department
What can I do to help?

What can I do as a citizen to help those experiencing a housing crisis or homelessness?

**LEARN**

Learn about Housing and Homelessness in Kingston/County from reputable sources.

**SHARE**

Share this information with peers, colleagues etc. Join the conversation on social media to add reasoned and realistic dialogue.

**ADVOCATE**

Advocate for reasonable and sustainable solutions.