



2024

Housing and Homelessness Annual Report

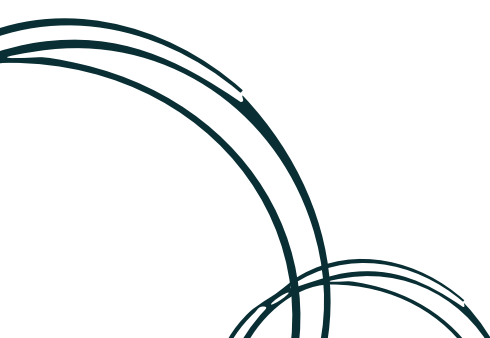




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Each year, Service Managers are required to report on the implementation of their housing and homelessness plans in the previous year to the Ministry. This report includes updates regarding homelessness services, social housing programs, affordable housing projects and initiatives, and other updates as applicable for the City of Kingston and County of Frontenac areas for the 2024 calendar year.



1. Homelessness Services

By Name List (BNL) and Coordinated Access (CA):


People on the BNL may be precariously housed or unhoused, ranging from and not limited to living in shelters, motels, with family, incarcerated, in hospital or living rough. CA is a community-wide system that streamlines the process for people experiencing homelessness to access housing and support services within a coordinated system. CA uses the BNL to help prioritize access to services. The BNL reduced significantly in the last quarter of 2024 due to outflow within the system, a 20% reduction. Much of the movement was due to clients who became inactive; however, some of the outflow can be attributed to individuals who secured housing. In the last four months of 2024, 52 households became housed.

Compared to December 2023, the BNL is at the exact same value as December 2024 (521), which means Kingston experienced no year over year growth for December. However, the monthly values were greater overall in 2024 than in 2023 which shows 20% growth in need for services over last year.

Of the 521 individuals who accessed the system in December, 327 qualified as chronically homeless, which is 63%. Chronically homeless is defined by being homeless or underhoused for 6 of the last 12 months or for 18 months over the last 3 years. Below are the BNL totals for the last year:

Table 1: By Name List Data, January 1, 2024 – December 31, 2024

Month	Number of People
January 2024	536
February 2024	531
March 2024	539
April 2024	546
May 2024	568
June 2024	589
July 2024	606
August 2024	633
September 2024	617
October 2024	557
November 2024	530
December 2024	521



The Homeless Individuals and Family Information System (HIFIS) database shows that 2,243 clients received some type of service with respect to homelessness (outreach, shelter, housing support services, such as housing loss prevention and housing application assistance) from January 1 to December 31, 2024.

In response to the increase in precariously housed and unhoused individuals and families, an extensive Expression of Interest process was completed in 2024 to enhance housing and homelessness services to ensure that programs and supports are adapting to meet the added demand on the sector.

Shelters/Day Services Updates:

Dawn House Services and Housing for Women

Dawn House Emergency shelter underwent substantial renovations in 2024. Dawn House provides shelter, programming, showers, laundry and meal assistance to individuals who identify as female. Alternate service locations were coordinated to ensure the shelter beds remained accessible while the building was under renovation to facilitate the ongoing provision of this integral service. The shelter and its programs temporarily moved to a dormitory at Queen's University from May to August and then to a former motel from August to December.

Closure of the Integrated Care Hub

Due to a serious incident, one of the City's primary emergency shelters had to close in September. In response, three other shelter locations added beds to ensure that the shelter system maintained the same number of spaces available before the unforeseen closure. Beds were added at the Adelaide Shelter, 218 Concession Street and In From The Cold. Community support was also mobilized to provide crisis support and to help connect displaced shelter guests with alternate accommodations.

Kingston Youth Shelter (KYS)

In 2024, KYS completed their renovations and are now fully operational with increased shelter capacity of 24 for youth aged 16 - 24. KYS operates 24 hours/7 days a week offering youth-focused services, housing supports, showers, meals, and family mediation programming.

Veronica's Veil, which is a seasonal overnight drop-in shelter hosted by St Mary's Parish, opened for the third year in 2024 as part of the annual winter response plan. This program operates entirely on volunteer staffing and donations from January to April from 9:00 pm to 8:00 am. There is room for twelve (12) men to shower, access a clothing bank, sleep, and receive a hot breakfast.

Day Services

The Salvation Army Community & Family Services continued operating Day Services at 342 Patrick Street. The Day Services program provided light snacks, a hot meal, showers, and laundry. All services were available along with other programming options such as social skill development, housing supports and healthy eating advice.

Services were available from 9:00 am. to 8:30 pm. with a break for one hour at noon, five days a week. This service addressed a gap that was noted between the daily closing hours of drop-in programs around the City and shelter options opening each night. Over 20 individuals accessed the extended services nightly.

The Adelaide Street Shelter, which is operated by Lionhearts Inc., opened for Weekend Day Services in mid-March. This service was expanded in response to a gap in the daytime, drop-in options for people during the weekends, and statutory holidays. The weekend day services program shared a location with the Adelaide Shelter, which is housed in a city-owned property at 38 Cowdy Street. Individuals using the shelter service were welcome to stay throughout the weekend, and individuals sheltering elsewhere were provided with the opportunity to drop in, socialize and have a meal.

Head Lease Program

Lionhearts Inc. offered a Head Lease Program at 10 different properties throughout Kingston. The City flows operating funds for staffing, fit ups for every new program participant and an occupancy subsidy. Lionhearts act as the head leaseholder for 42 units at below market rents for low-income individuals who have trouble securing housing on their own. Barriers to housing may be low or no credit scores, intermittent income, or due to receiving financial assistance. Lionhearts Inc. offer these units as part of their transitional housing program in which trained staff drop by the properties to offer supports including independent living, housing supports and life skills training so individuals can transition into permanent housing.



Built For Zero (BFZ)

City staff continued to collaborate with BFZ, a Canadian Alliance to End Homelessness system in 2024. BFZ is a national change effort helping communities across the country to end chronic and veteran homelessness in Canada. City and BFZ staff used data to identify system-level strengths and opportunities. A collective impact lens was used to identify areas for improvement with the goal being to drive reductions in local chronic homelessness.

A BFZ advisor worked with City staff to review data, create benchmarks for local statistics, and suggest goals and strategies for homelessness services as directed. City staff used this work for evidence-informed decision making with respect to housing and homelessness programs.

Street Outreach Services:

Street Outreach services continue to be provided by Home Base Housing, Welcoming Streets and Addiction and Mental Health Services of KFL&A. The purpose of Street Outreach programs is to support vulnerable individuals through the presence and support of dedicated Street Outreach workers.

Welcoming Streets is program designated to the downtown core of Kingston operated in partnership with the Downtown Business Improvement Area and Addictions Mental Health Services. Welcoming Streets works with businesses, partnering agencies and persons experiencing homelessness. Welcoming Streets will support persons experiencing homelessness with accessing shelters, referrals and light follow up supports as needed. Welcoming Streets will support the individual experiencing homelessness with meeting their basic needs and will provide light snacks, water, harm reduction supplies and outdoor supplies.

From January 1 - December 31, 2024, outreach efforts resulted in the following outcomes:

	Supplies Distributed	Client Interactions	Referrals to Services	Police Diversion
AMHS	991	984	0	0
BIA	3728	2041	391	145

Home Base Housing Street Outreach is a program designated to the entirety of City of Kingston under the direction of Home Base Housing. Home Base Housing Street Outreach provided the same services as Welcoming Streets however

serving the whole City of Kingston. Additionally, Home Base Street Outreach also specializes in supporting encampment locations, supports and movements.

2. Social Housing Programs

Rent Geared to Income Assistance (RGI):

Under the Housing Services Act, 2011 (HSA), the City of Kingston, as designated Service Manager for housing and homelessness programs, is responsible for maintaining a target of 2,003 rent-geared-to-income (RGI) units within the Kingston and Frontenac service area.

The Housing and Social Services Department oversees the social housing system, which only includes 13 non-profit housing providers. These providers currently manage and directly operate 1,502 RGI units, all of which follow the eligibility rules outline in Part V of the HSA.

The remaining RGI units are secured through:

- Rent supplement agreements with private and non-profit housing providers, and
- The local Portable Housing Benefit (PHB) program.

In addition to the mandated RGI units, there are 157 municipally funded supportive housing units. Tenants in these units pay no more than 30% of their adjusted family net income, or, if receiving social assistance, no more than the maximum shelter allowance. These units also count toward the City's service level obligations. There are also 30 non-mandated RGI units funded through Federal and Urban Native housing programs.

Access to social housing units and PHB benefits is managed through the centralized waiting list (CWL), which is maintained by the Social Housing Registry. Information and updates regarding the CWL and RGI units are shared through Tables 2 - 4 and Figures 1 and 2 below.

Table 2: Centralized Wait List Data - Number of Active Eligible Households as of December 31, 2024

Household Type	No Dependents	With Dependents	Senior (65+)	Total
Special Priority	15	16	2	33
Chronological	917	466	238	1,621
Total	932	482	240	1,654

Figure 1: History of Number of Active Households – Jan 1, 2022 – Dec 31, 2024

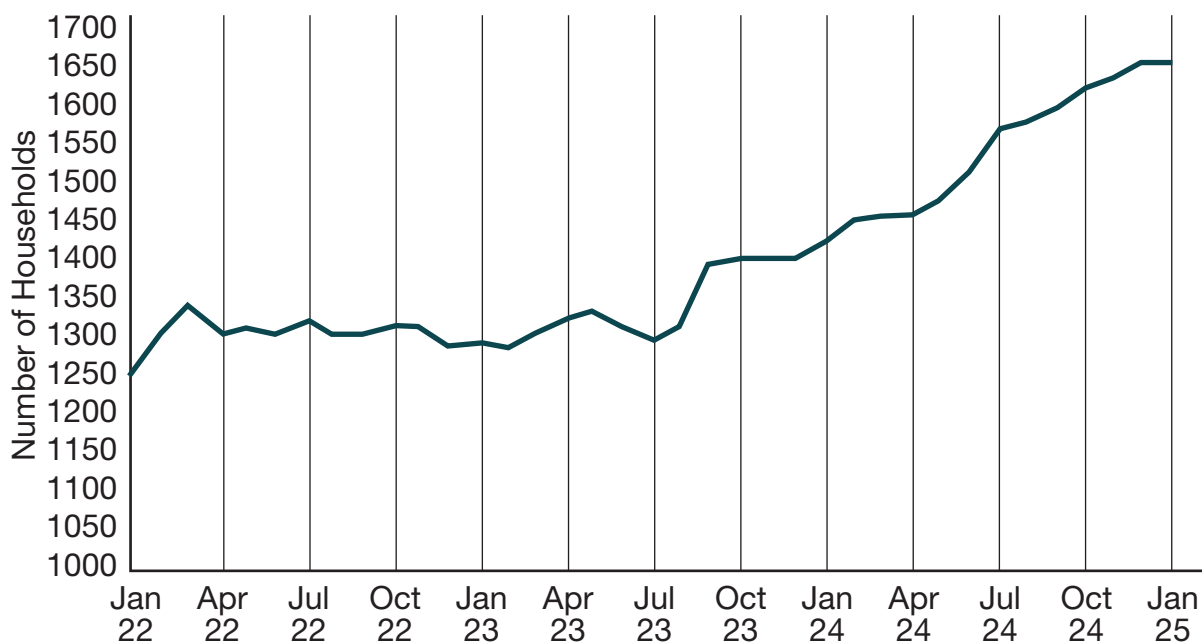


Figure 2: Main Income Source of Active Households, as of December 31, 2024

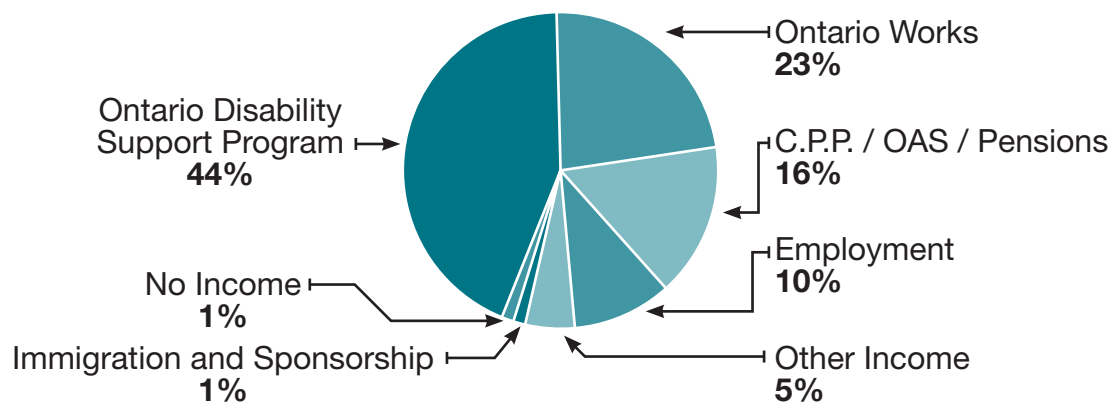


Table 3: Total Number of RGI Applications Received January 2024 – December 31, 2024

Household Type	No Dependents	Families	Seniors (65+)	Total
# of Applications	543	260	117	920
# of Eligible Households				
- Chronological	332	160	77	640
- Special Priority	33	35	3	

Table 4: Total Number of Households Housed January 2024 – December 31, 2024

Household Type	Number Housed
Chronological - RGI Unit	73
Special Priority - RGI Unit	47
Chronological PHB	3
Special Priority – PHB	4
Total	127


Local Portable Housing Benefit (PHB):

A PHB is a municipally funded monthly subsidy provided to a low-income household to assist with housing costs. Unlike other forms of housing assistance, the benefit is tied to the household and not a physical housing unit, allowing the benefit to move with the household to any rental unit within the City of Kingston or County of Frontenac. As a result, recipients will have more flexibility to choose where they live to be closer to family, social support networks, schools and employment opportunities.

As of December 31, 2024, 126 households were receiving a PHB with an average housing benefit amount of \$566 per month.

Canada-Ontario Community Housing Initiative (COCHI)

Under the 2017 National Housing Strategy, the Ministry of Municipal Affairs and Housing (MMAH) entered into a bilateral agreement with the Canada Mortgage and Housing Corporation (CMHC) to establish the Canada-Ontario Community Housing Initiative (COCHI). This initiative provide funding to Service Managers to help preserve affordability for households in social housing by supporting the repair and renewal of existing housing stock.



For the 2024-2025 fiscal year, the City received a COCHI funding allocation of \$1,895,800 from the MMAH. Following a competitive Request for Proposal process, the City awarded a contract to Roth IAMS to conduct Building Condition Assessments (BCAs) across the City's social housing portfolio. These assessments were carried out during the first two weeks of September with final reports delivered in Q1 2025.

In addition, the MMAH approved funding for Designated Substances Reports (DSRs) for all non-profit housing providers. These reports will identify and locate hazardous materials such as asbestos and lead – information that is essential for contractors prior to undertaking any construction or renovation work. Peritus Environmental Consultants Inc. began this work in December 2024. Both BCAs and DSRs were financed through COCHI. The remaining funds were allocated to capital repairs across the social housing portfolio. On average, each housing provider received approximately \$106,000, with projects ranging from fencing, lighting upgrades, drywall repairs, and painting, to more substantial work such as flooring replacement, bathroom and kitchen renovations, elevator repairs, and the installation of new heat pumps, boilers, windows, and furnaces.

Canada-Ontario Housing Benefit (COHB)

The COHB is a federal-provincial housing allowance program which provides a PHB across Ontario to assist with housing costs and can also include one-time assistance with first and last month's rent. Since the beginning of the program in April 2020, the City has received a funding allocation for new applicants each year. Funding continues each year for those households who maintain eligibility at annual review. The province committed these funds until March 31, 2029.

In September 2024, the MMAH confirmed an amount of \$354,900 for the City's COHB funding allocation for the 2024-2025 fiscal year allowing for 59 new households to be onboarded to the program with an average amount at \$480 per month. Of the 59 new households, 20 were homeless and by December 31, 2024, with the assistance of community partners and COHB income, 8 had found permanent housing and the other 12 had new hopes of finding a place to call home. A total of \$17,281 was issued in the form of first/last month's rent for 9 households. As of December 31, 2024 there were a total of 310 households across the region with a total of \$186,969.16 in housing benefits per month.


3. Affordable Housing Projects and Initiatives

Since 2007, affordable rental housing capital funding programs have provided financial assistance from municipal, provincial and federal sources to create more than 650 affordable housing units. These units include deeply affordable transitional and long-term supportive housing units for social assistance recipients and support affordability for low and moderate-income working households that may struggle to afford market rent.

The capital funding assistance is provided in exchange for long-term rents at below-market levels. These units are in addition to the service area's 2,003 RGI units. Table 6 outlines ongoing affordable housing projects that have received capital funding commitments and are in development or under construction. Of note, staff are currently working with a variety of non-profit and private sector housing providers, and upper levels of government to plan and initiate new affordable housing projects. These projects are not included in Table 6 but will be discussed in subsequent annual reports when project commitment is achieved.

Table 6: Ongoing Affordable Housing Projects

Address	Proponent	Affordable Units	Description	Status
Transitional and Supportive Housing				
484 Albert Street	Kingston Home Base Housing	38 units	Supportive/ Transitional Youth Housing	Construction started August 2024; completion scheduled for Summer 2026
309 Queen Mary Road	Home Base Housing	35 units	Transitional/ Supportive Housing for Individuals who are 55+	Construction started February 2025; completion early/mid 2026
Affordable Housing				
1752 Bath Road	ARM Construction Company	28 units	Affordable Housing	Construction started fall 2024; completion in summer 2026
Various Addresses	KFHC	6 units	Affordable Housing	Construction started February 2025; completion summer 2025



Address	Proponent	Affordable Units	Description	Status
Affordable Home Ownership				
225 Wilson Street	Habitat for Humanity	2 units	Affordable Home Ownership	Construction started Spring 2025, completion late 2025/early 2026

Table 7 includes a summary of projects completed and occupied in 2024.

Table 7: Projects Completed in 2024

Address	Proponent	Affordable Units	Description
206 Concession Street	City of Kingston and Addiction and Mental Health Services	18 Beds	Residential Treatment Program
111 MacCauley Street	Habitat for Humanity	8 Units	Affordable Housing for Vulnerable Individuals
255 Yonge Street	City of Kingston and Tipi Moza	4 Units	Indigenous Affordable Housing
1336 Princess Street	Kingston Co-Operative Homes Inc.	38 Units	Affordable Co-Operative Housing
44-62 Barbara Avenue	Private Developer	5 Units	Affordable Housing

Other Affordable Housing Programs

Additional Residential Unit Incentive Program

The Second Residential Unit Affordable Housing Grant Program has been replaced by the Additional Residential Unit Incentive Program, providing increased funding and new program streams.

In mid-August 2024, the City released the ARU Incentive Program, which provides funding to property owners to create ARUs on their property. Funding for the program is available under the City's participation in the CMHC's Housing Accelerator Fund program.

Since its release, there has been a strong interest in the program. The incentive funding is available under the following five program streams:

1. **Detached ARU Incentive** - 50% of eligible project costs, up to \$40,000, for detached ARU projects.
2. **Interior ARU Incentive** - 50% of eligible project costs, up to \$30,000, for ARU projects within the primary residential building.
3. **Accessible ARU Grant** - \$5,000 for ARU projects meeting Ontario Building Code accessibility requirements.
4. **Rough-In Detached ARU Grant** - \$5,000 for rough-in services (i.e. water, sewer and electrical services extended to the rear yard location) to support future ARU development.
5. **Servicing Constraint ARU Grant** - 50% of eligible costs, up to \$10,000, for servicing upgrades in areas with existing half-inch water service to support the creation of an ARU.

In addition to the ARU financial incentives, a vendor roster has been created and is available online where property owners can review plans and specifications for detached ARU projects. The vendor roster is intended to streamline the development process for property owners. ARUs will provide new rental housing in the community and enable individual property owners to participate in solutions to the housing crisis.

Since the program's launch in mid-August 2024, the full initial program budget of \$1,250,000 has been fully allocated to support 38 projects, and an additional program budget top-up of \$350,000 has been made available to support additional projects. The application is available on the City's Affordable Housing Programs webpage (ARU Incentive Program).

Kingston-Frontenac Renovates Program

The Kingston-Frontenac Renovates Program provides funding assistance to eligible homeowners to make their homes more accessible or to complete urgent or emergency repairs. Examples of eligible projects include accessibility ramps, stair lifts, handrails, roof replacement, foundation work, furnace replacement and window replacement. Projects are eligible for up to \$15,000 which is provided in the form of a forgivable loan that is forgiven at an equal rate over the ten-year term. For accessibility projects, \$5,000 is provided in the form of a non-repayable grant. In 2024, the program assisted 15 households. Repayments received from participants who sell their home within the ten-year term are returned to the program's revolving fund which supports additional households. This program is available in the City of Kingston and the County of Frontenac.



Home Ownership Program

The Home Ownership Program provides down payment assistance to moderate-income households in the City of Kingston and the County of Frontenac. It is designed to support renters and first-time buyers who can afford monthly homeownership costs but face challenges in securing a down payment. Eligible applicants may receive a 10% contribution toward the purchase of an eligible home, up to a maximum of \$45,000. This assistance is provided as a forgivable loan, with no repayment required if the home is retained for at least 20 years. If the home is sold before the end of the 20-year affordability term, the principal and a share of any capital appreciation must be repaid to the program's revolving loan fund, which is utilized to support additional households. Income and house price limits apply.

As of April 1, 2025, Housing Programs staff began accepting applications for the current intake. A total of 12 applications were received. Based on the year's funding allocation, conditional commitments were extended to six applicants. Due to strong demand, the initial funding was quickly depleted. In response, an additional \$100,000 was secured from the provincial home ownership revolving fund, enabling support for three more households on the waitlist.

To date, four households have successfully purchased a home in 2025 through the program, following five successful purchases in 2024. Applications are currently closed as all available funds have been committed, and a waitlist has been established.



