

County of Dufferin

Older Adult Services Review (OASR) & Master Housing Strategy (MHS)

Presentation to Council
October 10, 2024



In partnership with:



Objective for Today



Share information about the assessment of current and future service needs, population trends and analysis for the OASR & MHS



Stakeholder engagement findings



Older Adult Services Review – Final Report



Master Housing Strategy – Final Report

Background

Purpose of the Work

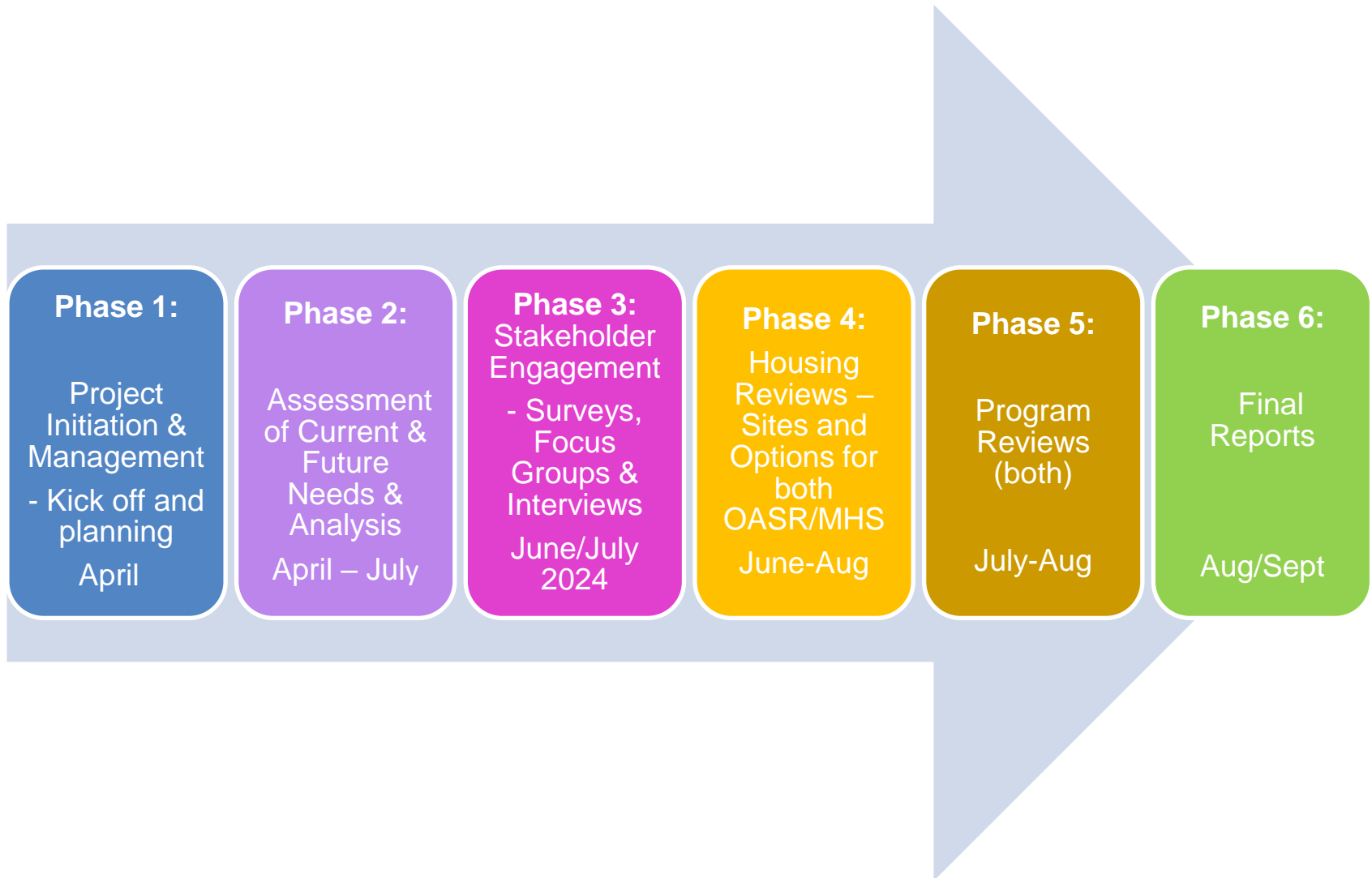
Goals:

Two distinct goals set out in the County's 2023-2026 Corporate Strategic Plan.

1. A **Master Housing Strategy** to support the County to increase affordable and attainable housing options.
2. An **Older Adults Services Review** to ensure the alignment of programs, services and infrastructure will meet the changing community needs

Goals support creating a system approach that is needed to be successful in addressing community growth, safety & wellbeing, economic development impacts/labour focus needs

Integrated Process – April to September 2024



Stakeholder Engagement - Approach

OASR

- Focus Group with Community Organizations and Service Providers
- Service Provider Survey
- Interviews with County and Local Municipal Staff
- Interviews with Health Sector Stakeholders
- Seniors Luncheon & Community Outreach
- Older Adult Survey (telephone, online, hardcopy)

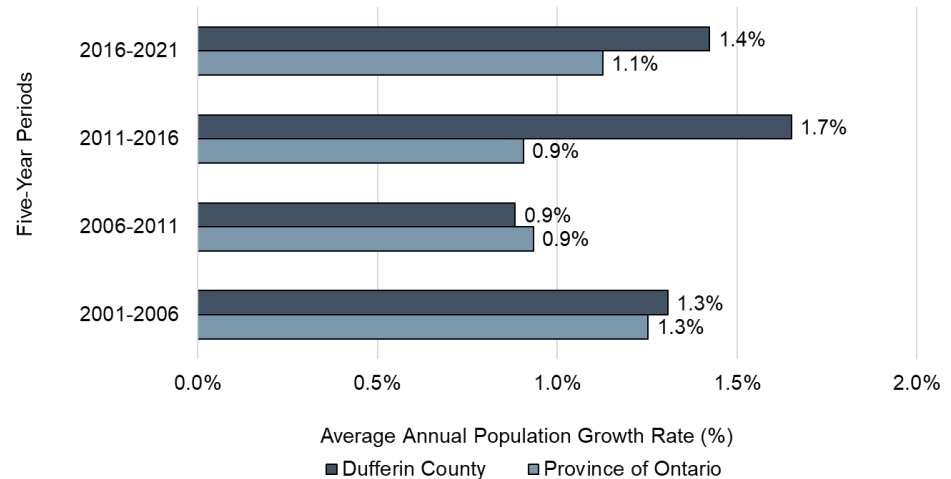
MHS

- Focus Group with Housing Sector Service Providers and Organizations
- Service Provider Survey
- Interviews with County and Local Municipal Staff
- Community Survey (residents)

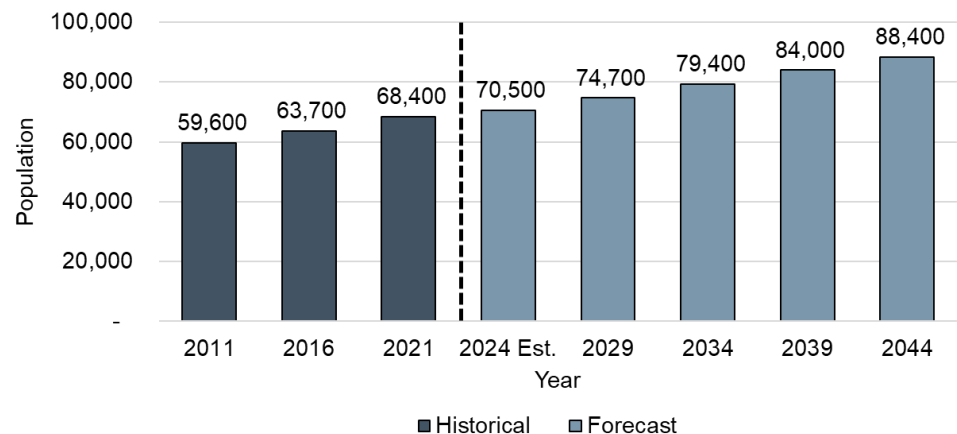
Findings

Population Growth & Trends

- Dufferin County has experienced relatively strong population growth over the past decade
- Over the next 20 years, the County's population is forecast to increase from an estimated 70,500 to 88,400, an increase of 25% (17,900 people)

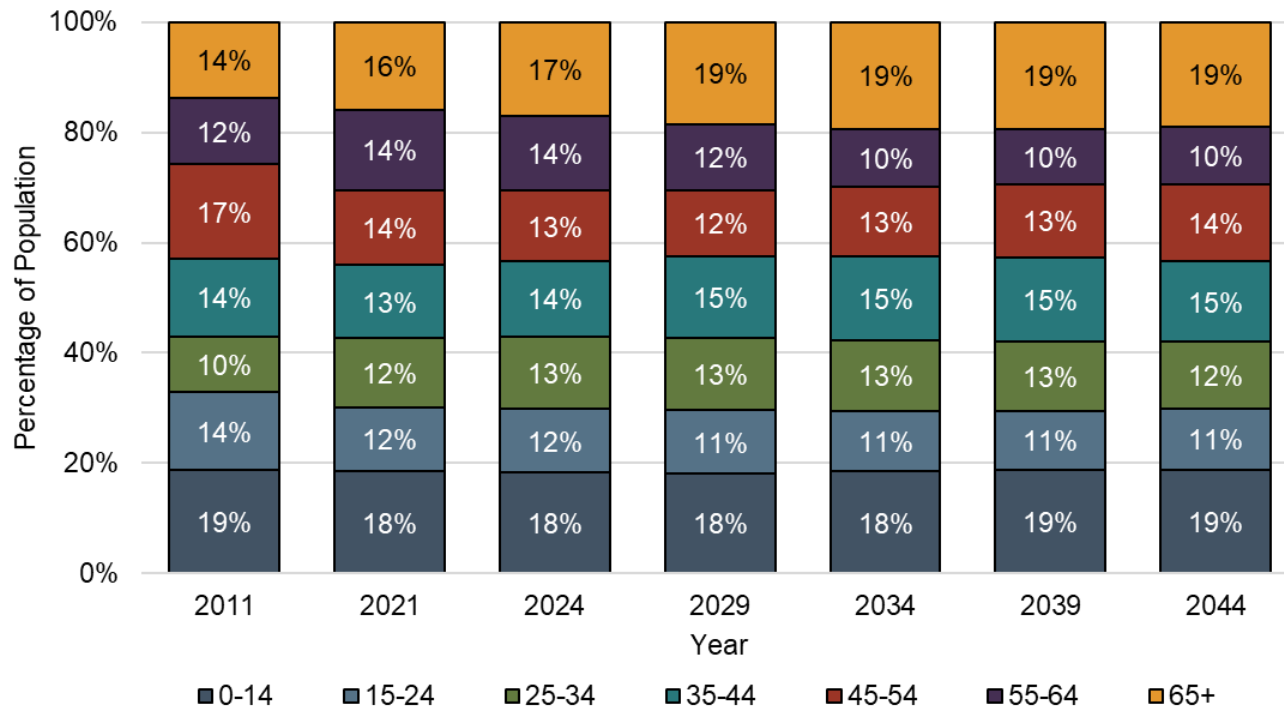


Note: Dufferin County population includes a net Census undercount estimated at 3.1%, and the Province of Ontario population includes a Census undercount estimated at 3.2%.
 Source: Derived from Statistics Canada Census Data, 2001 to 2021 by Watson & Associates Economists Ltd., 2024.



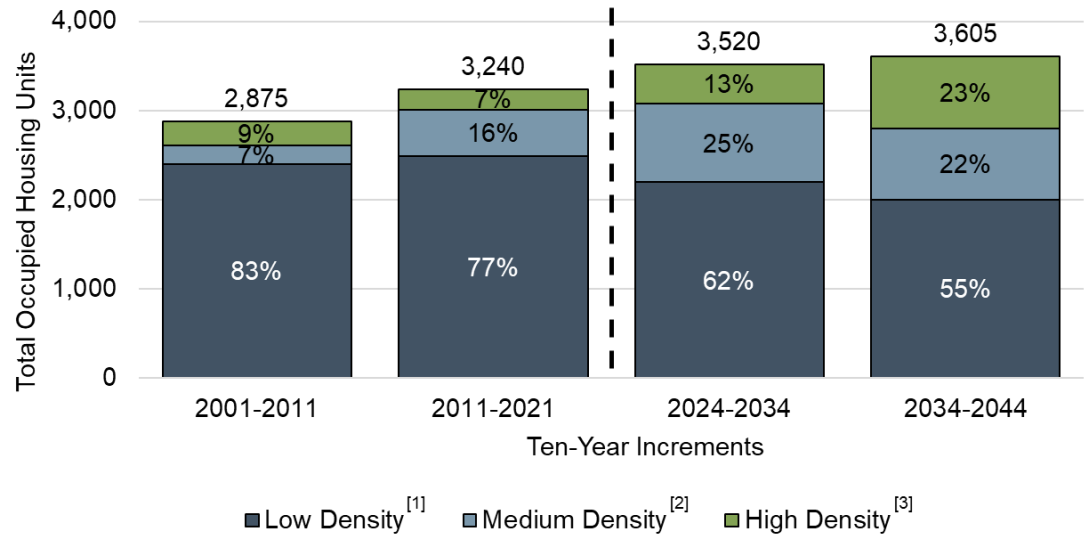
Older Adults – Trends and Analysis

- Dufferin’s population is aging. Over the past decade, the County’s 65+ population as a share of total population, has increased from 14% to 16% (10,900 people)
- Over the next 20 years, Dufferin’s 65+ population is forecast to increase by 40% (4,800 people).



Housing Trends & Analysis

- Dufferin County's housing base is forecast to increase by 7,125 units over the next 20 years, with an increasing share of higher density units



[1] Low density includes singles and semi-detached houses.

[2] Medium density includes townhouses and apartments in duplexes.

[3] High density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: 2011-2021 data derived from Statistics Canada Census Profiles for Dufferin County. Forecast by Watson & Associates Economists Ltd., 2024.

- A large share of housing growth is anticipated by families (headed by those aged 35-54) and those 65+

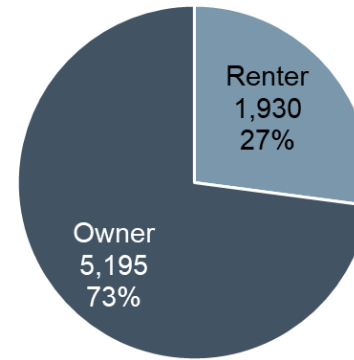
Dufferin County Households

Age of Primary Maintainer	2024	2044	2024-2044 Change	2024-2044 Change (%)
15 to 24 years	221	279	58	26%
25 to 34 years	2,982	3,671	689	23%
35 to 44 years	4,583	6,325	1,742	38%
45 to 54 years	4,755	6,746	1,991	42%
55 to 64 years	5,256	5,161	-95	-2%
65+	6,358	9,097	2,739	43%
Total	24,155	31,280	7,125	29%

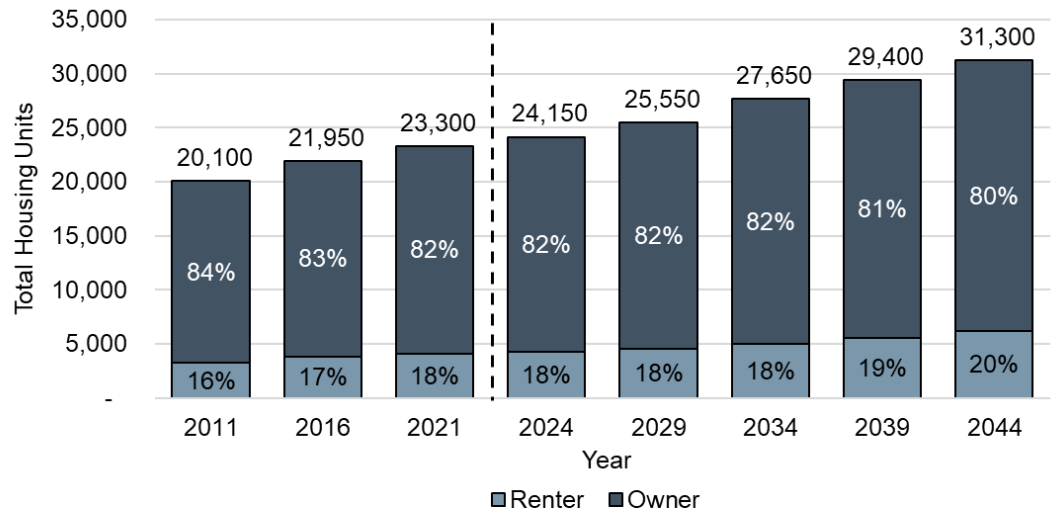
Housing Forecast by Tenure

Incremental Housing Growth, 2024-2044

- An increasing share of Dufferin's housing based is anticipated to be renter occupied
- Of forecast housing growth, 27% (1,930 units) is anticipated to be rental housing



Source: Watson & Associates Economists Ltd., 2024.



Source: 2011-2021 data derived from Statistics Canada Census Profiles for Dufferin County. Forecast prepared by Watson & Associates Economists Ltd., 2024.

Housing Affordability Needs

Forecast Growth, 2024-2044

Household Income	Home Ownership (Dwelling Cost)	Ownership Dwellings	Ownership Type
Under \$22,900	Less than \$75,000	6	Home Ownership - Need for Sufficient Pre-Existing Equity or Affordable Dwellings
\$22,900 to \$45,900	\$75,000 to \$145,000	346	
\$45,900 to \$68,800	\$145,000 to \$220,000	522	
\$68,800 to \$80,300	\$220,000 to \$295,000	278	
\$80,300 to \$103,200	\$295,000 to \$370,000	568	
\$103,200 to \$129,999	\$370,000 to \$460,000	1,033	
\$129,999 to \$172,000	\$460,000 to \$550,000	688	Home Ownership - Wide Options
\$172,000 to \$229,300	\$550,000 to \$735,000	917	
\$229,300 and over	Greater than \$735,000	837	
Total		5,195	

Household Income	Rent (Month)	Rental Dwellings	Rental Type
Under \$22,900	Less than \$570	133	Rental Assistance
\$22,900 to \$45,900	\$570 to \$1,150	588	
\$45,900 to \$68,800	\$1,150 to \$1,720	356	Potential Need for Rental Assistance
\$68,800 to \$80,300	\$1,720 to \$2,290	136	Free Market
\$80,300 to \$103,200	\$2,290 to \$2,870	257	
\$103,200 to \$129,999	\$2,870 to \$3,580	229	
\$129,999 to \$172,000	\$3,580 to \$4,300	152	
\$172,000 to \$229,300	\$4,300 to \$5,730	70	
\$229,300 and over	\$5,730 and Higher	8	
Total		1,930	

Housing Needs Observations

- Younger people prefer high-density housing, such as rental apartments and condominiums, while those aged 35-64 prefer low-density homes (i.e., single and semi-detached homes).
- The 55+ population in Dufferin County is growing, increasing the demand for diverse housing options, including seniors' housing and seniors care housing (i.e. retirement homes and supportive housing).
- Residents aged 55-74 tend to prefer ground-oriented housing near urban services, while those 75+ often favor higher-density housing close to healthcare and community facilities.
- Dufferin County is expected to attract young adults and new families seeking affordable home ownership and rental opportunities, which is important for economic growth.
- Providing a mix of housing types is crucial for Dufferin County to attract skilled workers and prevent labour shortages, supporting the local economy.

Housing Gaps and Increase in Need by 2034

Housing Gaps & Increase by 2024	Current Gap	Increased Need by 2034
Total units		3,517
Ownership units		2,779
Rental units		738
Low density units		1,390
Medium density units		875
High density units		385
Non-market rental housing	2,144	310
Assistance for very low- and low-income homeowners		972
Retirement homes (private)		121
Supportive housing	761-1,117	908-1,328
Long-term care	193	315

Current Seniors Housing Gaps and Increase in Need by 2034

Seniors Housing Gaps and Increase by 2024	Current Gap	Increased Need by 2034
Total units		1952
Ownership units		1519
Rental units		433
Ownership condominium units		325*
One- and two-bedroom units		1,250*
Non-market rental housing	792	385*
Assistance for very low- and low-income homeowners		626*
Retirement homes (private)		121
Supportive housing	10-90	38
Long-term care	193	315

*Where indicated with an * the increase is from 2021. Where no * is shown, the increase is from 2024

Older Adults Services Review

Older Adults – Health and Social Services

Service Gaps:

- Inadequate transportation, social participation, in-home support services, adult day services, and respite care.

Future Pressures:

- Increased demand for healthcare services, particularly for chronic conditions, mobility issues, and dementia care, as well as in-home supports, adult day services, and respite care.

Older Adults – Engagement Feedback

Strengths:

- Strong collaboration among service providers

Gaps:

- High levels of social isolation and challenges in system navigation

Proposed Solutions:

- Expand housing options – increased availability of affordable and accessible housing, long-term care and supportive housing
- Enhance communication – implement a centralized information hub for seniors
- Increase support services – expand in-home supports, transportation, community programs

Older Adults – Recommendations

- **Enhance housing options:**
 - Work with local municipalities to encourage private market development of senior-friendly housing models
 - Increase subsidized housing stock and subsidies
 - Expand supportive housing (alternative levels of care)
 - Facilitate housing programs that help seniors age in place
 - Establish strategies to address the needs of low-income senior homeowners
- **Enhance long-term care**
 - Advocate for increases to long-term care beds
 - Advocate for diversified long-term care options (specialized beds)
- **Strengthen In-Home Support Services**
 - Advocate for increased funding for in-home services

Older Adults – Recommendations

- **Improve access to health and community support services:**
 - Enhance transportation services
 - Advocate for increases to mental health support
 - Encourage preventative health programs
- **Address social isolation**
 - Work with community partners to reduce social isolation among seniors
- **Enhance support for caregivers**
 - Work with health system partners to expand adult day programs and in-home respite care services
 - Provide caregiver training and resources
 - Allocate County resources and engage partners to provide system navigation, individualized care planning and case management for seniors with complex care needs

Older Adults – Recommendations

- **Improve communication and information access**
 - Develop a centralized information hub
 - Enhance outreach efforts
- **Strengthen the capacity of the Dufferin County Community Support Services (DCCSS) program**
 - Expand staff capacity – critical to support older adults in their homes
 - Consider aligning DCCSS under the Community Services Division
 - Invest in information sharing and collaboration tools
 - Improve collection of data on client needs and program outcomes
 - Prioritized improvement of data management systems
 - Implement a development plan for staff
 - Adjust staffing model to increase ability to manage operational and strategic roles and responsibilities

Master Housing Strategy



Master Housing Strategy

- Analysis of demographic factors, engagement activities, site reviews, program reviews and financial analysis to develop the Master Housing Strategy
- Site Reviews - Scorecard based on key criteria about site feasibility, does not include ranking by priority population or housing type:
 - Site Assessment
 - Land use and Planning
 - Building Condition
 - Needs and Demands
 - Feasibility Analysis
 - Community Impact
 - Redevelopment Viability
 - Financial and Funding Considerations
 - Legal and Regulatory Requirements
 - Timelines and Implementation

Housing – Engagement Feedback

Key Challenges Identified:

- Affordability, challenges with water and sewage infrastructure affecting housing development, lack of supportive housing and long-term care, and poor housing quality and limited physically accessible units

Opportunities:

- Diverse housing forms – such as multi-generational housing, tiny homes, and co-op housing, smaller and larger homes, single-level homes, rental apartments, condos
- Increase non-market housing stock – utilize surplus land, abandoned structures, and provide incentives

Proposed Solutions:

- Prioritize seniors and non-market housing – RGI housing, supportive housing, senior-friendly units
- Policies and incentives to address diverse needs – incentives for new development/second units, mandate affordable units in new developments, support rent-to-own programs, streamline project approvals, increase density

Master Housing Strategy – Recommendations

1. Creating an Enabling Framework:

A critical component of the strategy is the establishment of an enabling framework that adapts existing policies and procedures to facilitate increased housing development. This framework includes several key recommendations including:

- Expediting zoning processes
- Encouraging Older Adult-Friendly Housing Models
- Enhancing housing subsidies
- Establishing targets for supportive housing
- Engaging with Non-Profit Housing Providers to explore partnership opportunities

Master Housing Strategy – Recommendations

2. Transforming Services:

The strategy emphasizes the need to transform housing services to better meet the needs of residents. Recommendations to support this goal include:

- Developing an older adult housing directory
- Launching an education program
- Engaging with private developers to support older adult housing development
- Continuing to work with Ontario Health to support older adults
- Exploring tax relief programs
- Reviewing co-housing programs
- Exploring intergenerational programs and home ownership programs
- Creating diversion programs for those on the long-term care wait list

Master Housing Strategy – Recommendations

3. Increasing Housing Supply through a Housing Master Plan Pipeline:

The Master Housing Strategy prioritizes housing development on county-owned land to increase new housing supply in Dufferin. Recommendations to support this goal include:

- Implementing a planning review on the Top 10 identified sites
- Confirming housing type by site based on the needs of the community
- Update Top 10 sites ranking list based on population needs and type of housing
- Implementing a phased approach to development, prioritizing higher-ranked sites
- Engaging with the Federal Government regarding federally owned surplus lands

Master Housing Strategy – Recommendations

Top 10 County-owned Sites Recommended for Development

Ranking	Location	Property List	Overall Scoring	Minimum # of Units	Maximum # of Units
1.0	Orangeville	35 Elizabeth Street (Parking Lot)	9.0	24	32
2.0	Orangeville	30 Centre Street (Edelbrock Community Centre)	8.8	12	32
2.0	Orangeville	43 Bythia Street	8.8	44	54
4.0	Shelburne	McCannell Ave. Road Allowance	8.4	8	15
4.0	Orangeville	301 First Street	8.4	14	44
6.0	Orangeville	54 Lawrence Avenue	7.6	4	6
7.0	Shelburne	250 Simon Street	7.5	24	48
7.0	Orangeville	22 3rd Avenue	7.5	8	15
9.0	Shelburne	207 and 227 William Street	7.4	8	12
10.0	Shelburne	200 Mill Street (McKelvie Burnside Village)	7.3	36	48
Total Units				182	306

Implementation

Implementation

Planning

- Action plans to guide implementation activities for both strategies prepared

Resources

- County staff resources dedicated to implementation
- Consultants to facilitate engagement, workshops and transition planning

OASR Implementation

Service Review

- Facilitated in person engagement sessions for staff and community stakeholders
- Engagement sessions will facilitate a review of the recommended service-related action items and discuss implementation suggestions, challenges and desired roles and responsibilities moving forward

Housing – aligned with activities in the MHS

- Workshops for staff and community partners to support creation of older adult housing models (supportive housing, cohousing)
- Engagement session for Long Term Care stakeholders to inform actions, roles and responsibilities to support increasing number of units
- Prepare recommendations to manage funding applications for project concept designs and development approved by Council

Operations

- Facilitate and support staff planning for transition of program changes
- Assess staffing needs to support implementation

MHS Implementation

- Phased in approach for a 10-year roadmap
- Phase 1 (2024-2025) supports several significant activities with a high ease of implementation - they do not have dependencies or pre-requisite activities
- Phase 2 (2026-2029) introduction and implementation of new programs or activities related to pre-construction and seeking funding support to complete feasibility studies for new development
- Phase 3 (2027-2033) shows the commencement of funding applications and development for sites at the top of the ranking list as well as actions that support predevelopment activities for sites on the lower half of the Top 10 list
- Dedicated staff resource(s) needed to project manage implementation and execution

MHS Implementation Actions

Priority Project Development and Financial Estimates

- Provide workshops for staff and community partners to support creation of housing where capacity currently might not exist
- Engagement sessions with housing key stakeholders interested in development to review supports required for implementation – internal capacity to support pre-development activities such as final designs, planning approvals, funding applications.
- Meet with area municipal staff and community stakeholders to review the Top 10 list and discuss assumptions related to planning needs, housing types and populations to serve. Finalize concepts and approach.

MHS Implementation Actions

Priority Project Development and Financial Estimates

- Prepare recommendations for implementation for the Top 10 sites including:
 - Phasing, acknowledging unique needs of each project related to planning approvals
 - Design
 - Financial contributions (equity) available and need to seek and manage funding applications (from CMHC SEED funding to new Affordable Housing Program, as an example) for development approved by Council
- Assess staffing needs to support implementation

Non-Asset Housing Strategies

- Review program implementation requirements including assessment of internal capacity and supports needed for implementation

Thank you!

