



County of Huron
Social & Property Services
**2024 Housing & Homelessness
Annual Report & 10 Year Review**

huroncounty.ca/social-services

Cover Photo: Sanders Street Housing Development

10 Years of **Growth** in Housing & Homelessness Services



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Land Acknowledgement

We acknowledge that the land we stand upon today is the traditional territories of the Anishinaabe, Haudenosaunee, and Neutral peoples and is connected to the Dish with One Spoon wampum, under which multiple nations agreed to care for the land and its resources by the Great Lakes in peace.

We also acknowledge the Upper Canada Treaties signed in regards to this land, which include Treaty #29 and Treaty #45 ½.

We recognize First Peoples' continued stewardship of the land and water as well as the historical and ongoing injustices they face in Canada. We accept responsibility as a public institution and as treaty people to renew relationships with First Nation, Métis, and Inuit people through reconciliation, community service, and respect.

Fundamental Right to Housing Statement

The Corporation of the County of Huron is dedicated to enhancing the social and economic well-being of Huron County through the creation and preservation of affordable housing.

The County supports an individual's fundamental right to housing without discrimination as protected under Ontario's Human Rights Code.

Message from the Director of Social and Property Services | Barbara Hall

As we mark ten years of intentional growth in housing and homelessness services in Huron County, this report provides more than a snapshot of progress — it reflects a decade of learning, collaboration, and collective resolve.

Housing is more than shelter. It provides safety, stability, and a foundation for wellbeing. In our rural context, addressing homelessness requires both innovation and strong partnerships. This year's accomplishments — from new builds to system-level coordination — are the result of dedicated efforts by County staff, community partners, local municipalities, and those with lived experience who continue to shape our understanding of what's needed and what's possible.

We are proud of the progress outlined in these pages, but we are equally aware of the work ahead. Chronic homelessness cannot be solved by any one organization. It demands an integrated, community-driven response, one that is equitable, compassionate, and grounded in data.

To everyone who has contributed to this work — thank you. Whether you've helped build housing, coordinate care, advocate for change, or offered kindness to someone in need, your role matters. Together, we are building a stronger, more connected Huron County.

Barbara Hall
Director of Social and Property Services
County of Huron

10 Years of Measured Growth

2014

- Established a local Housing and Homelessness Steering Committee.
- Homeless prevention partnerships commence.
- Investment in Affordable Housing- Extension funding program launched.

2015

- On-boarded Housing Outreach Worker.
- Addiction Supportive Housing (ASH) Program of Huron is established.

2016

- Huron Out of the Cold is launched with partners.
- Huron Turning Point Residence opens.
- Homelessness Programs Supervisor position is developed.
- Social Infrastructure Fund & Social Housing Improvement Program launched

2017

- Enumeration planning phase begins.
- Homelessness Programs continued to be maintained.

2018

- Homelessness Enumeration occurs.
- A Contribution Agreement for 12 affordable housing units is developed.

2019

- Special Priority Policy Portable Housing Benefit launched.
- Ontario Priorities Housing Initiative and Canada Ontario Community Housing Initiative funding.

2020

- The County of Huron leads the operations of the Huron Out of the Cold partnership.
- The County of Huron develops an ongoing COVID-19 response.

10 Years of Measured Growth

(continued)

2021

- The County of Huron launches an advocacy campaign titled “Be Part of the Solution” that offers fact-based resources and reports on current County actions towards reducing and ending homelessness in this community.
- The County of Huron participates in an Enumeration Project identifying 169 individuals experiencing homelessness in Huron County. It is important to note that this number represents the minimum number of people experiencing homelessness in Huron County.

2022

- Huron County receives the Housing Renewal Plan identifying residential intensification opportunities.
- Three sites prioritized: Sanders Street, Bennett Street, and Gibbons Street builds. Project Business Cases prepared.
- The County of Huron launches the By-Name List.
- Huron County Coordinated Access commences.

2023

- Housing Services Supervisor position is developed.
- Homelessness Programs Coordinator position is developed.
- Housing Liaison position is developed.
- Bennett Street build is completed, 4 net new units created.
- 20-unit Sanders Street and 40-unit Gibbons Street builds begin.
- The Emergency Sheltering Program shifts from a congregate setting to a motel model.
- A total of \$7,916,063.00 received from the Ontario Priorities Housing Initiative (OPHI), the Social Services Relief Fund (SSRF), and the Canada-Ontario Community Housing Initiative (COCHI) for the investment in three new community housing builds: Bennett Street, Sanders Street, and Gibbons Street.

10 Years of Measured Growth

(continued)

2024

- Development & Implementation of the Bridge Housing Program in partnership with CMHA Huron Perth
- 20 Affordable Units At Sanders St come Online
- Landlord Engagement Survey
- New Partnership with Huron-Perth Children's Aid Society For Youth Homelessness Prevention
- Creating and Implementation of a Monthly Housing & Homelessness Share-Out to update community members on the current state of Homelessness in Huron County, as well as inform people about significant statistics and trends in Homelessness

Leadership & Governance of the Homelessness Serving System

Affordable Housing & Homelessness Committee

The Affordable Housing and Homelessness Committee will develop a priority list of recommendations, informed by data, that will be pursued through advocacy, informing policy, recommendations to Council, requests to other levels of Government, and partnerships among agencies and governments.

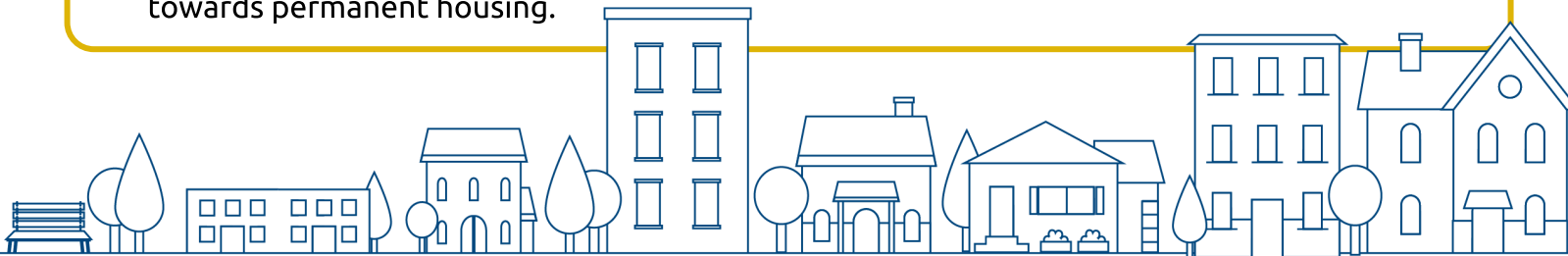
Housing & Homelessness Advisory Committee

Huron County's Housing & Homelessness Advisory Committee will provide oversight and guidance to the Coordinated Access Case Conferencing Table by using data derived from the By-Name List to help guide conversations about system-level performance. Membership will be comprised of leadership with decision making authority from member organizations providing services to those experiencing homelessness, or at risk of homelessness. Members will support in the development of policies that adhere to best practices, and collaboratively identify and address system gaps to ensure equitable and transparent access to Huron County's Coordinated Access System. The Governance Table will strive to ensure compliance with applicable privacy legislation, including the storage and use of data that is collected from the By-Name List.

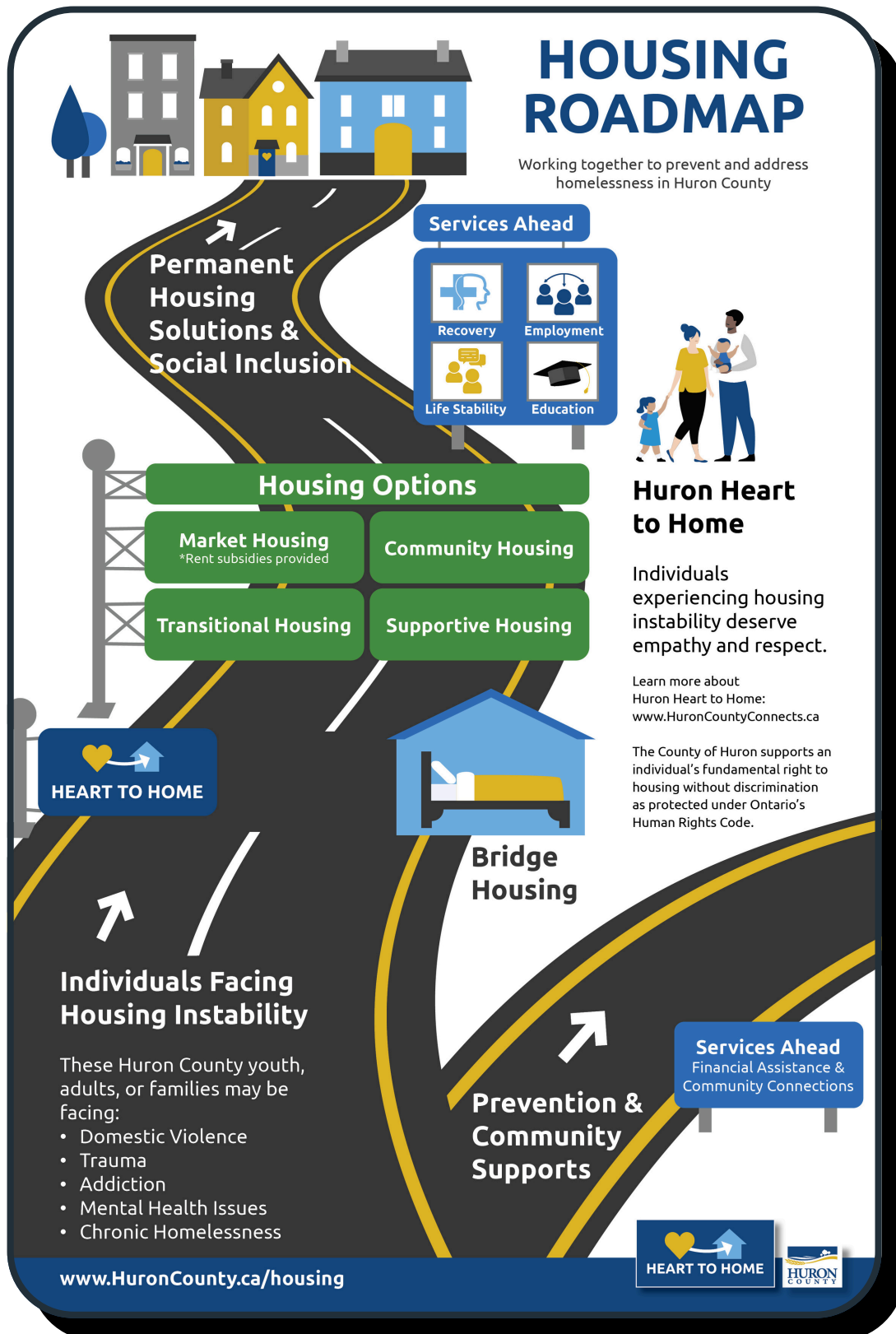
Coordinated Access Case Conferencing Table

Huron County's Coordinated Access Case Conferencing Table is a reoccurring solution focused meeting that leverages all existing resources and expertise of a collaborative community team to achieve optimal housing and supports for those experiencing homelessness. The Team collaborates on ways to remove barriers to help households experiencing homelessness become housed faster, while also ensuring fairness and prioritizing households most in need of assistance. Primary functions of the Huron Coordinated Access Case Conferencing Table include:

- Providing and collecting updates on households on the By-Name List to ensure experiences of homelessness are accurately understood
- Matching and referring households to available and appropriate housing resources
- Case conferencing complex experiences of homelessness to support households in advancing towards permanent housing.



From Homelessness to Housing



Development of an Emergency Service System Oriented Toward Ending Homelessness

Preventing and Addressing Homelessness in Huron County

People experiencing homelessness and those at high risk of becoming homeless have their own experiences and challenges that require an individualized response. Responding to homelessness is not just about providing housing, it requires relationship and trust building and often means addressing complex issues including past traumas, mental illness, or substance use.

For these reasons, addressing homelessness requires an integrated system of support and care strategies that are provided by multiple organizations and agencies working together using a Housing First strategy, the primary goal of Huron Heart to Home.

Huron Heart to Home staff work with many community partners to prevent and address homelessness in Huron County. These staff connect people to community, local organizations, and resources that can help a person access long-term housing.

To learn more, please visit

<https://www.huroncounty.ca/social-services/be-part-of-the-solution/>



Development of an Emergency Service System Oriented Toward Ending Homelessness

(continued)

The Homelessness Serving System

The County of Huron partners with multiple organizations to provide housing programs and support to those experiencing homelessness.

Bridge Housing and Stability Program

Huron's Bridge Housing and Stability program is managed in a partnership with the County of Huron and Canadian Mental Health Association, Huron Perth Addiction and Mental Health Services. This innovative program aims to transition vulnerable individuals out of homelessness into temporary living spaces that offer stability and support. Utilizing a "Dispersed Model of Supportive Housing," individuals will be accommodated in units throughout the community, providing a safe environment for individuals needing rest, food, and connection to appropriate services.

Transitional Housing Programs

These programs have become the cornerstone of stable housing for those in the crisis of homelessness over the last ten years. Programs like Huron Turning Point Residence, Addiction/Intensive Supportive Housing, and the Bennett Street Transitional Program provide a temporary, secure place to live as individuals work towards stable, permanent housing while breaking from the instability and hazards of homelessness. Program staff support with life skills, finance management as well as support services to address challenges and barriers to housing security.

Heart to Home Housing Stability Team

This hard working team supports individuals in the transition from temporary spaces to permanent housing. Working alongside each household, they further underpin skills development with regular touch points, bolster communications with landlords, and assist individuals to attain financial literacy, helping to pave the way to success for those they support.

Improved Service Coordination Through Our Homelessness Coordinated Access System

The Coordinated Access System

Coordinated Access is one way to ensure that individuals entering the homeless-serving sector do not slip between the cracks. It is part of systems planning that ensures that when an individual or family accesses a service, it is appropriate for them and their needs. If this is not the case, Coordinated Access allows for the communication and quick transfer of the individual or family to more appropriate services. ([The Homeless Learning Hub](#))

Standardized Assessment and Prioritization

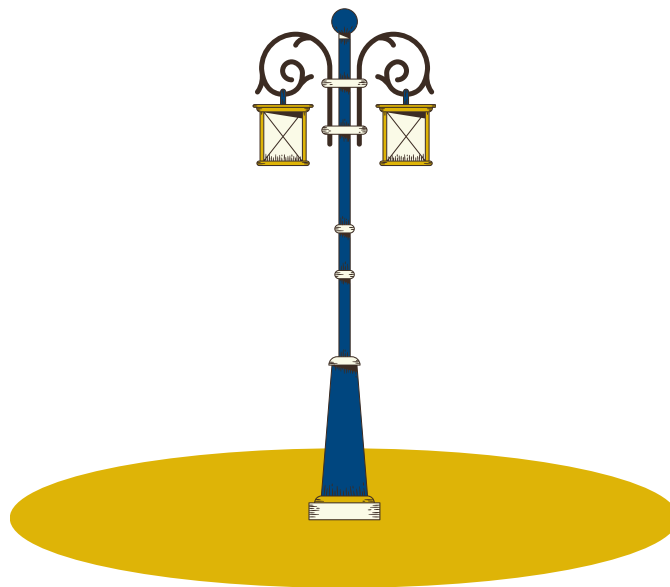
This involves using standardized tools and a common approach to assess the needs of individuals and families experiencing homelessness.

Prioritization Policies

Coordinated Access systems often have policies that prioritize certain populations based on their level of acuity or need.

Streamlined Service Delivery

It aims to streamline service delivery across different types of service providers to ensure a smoother and more efficient process.



Working Together is What Makes Coordinated Access Possible

Partner Tables that Support Our Work

Huron County Affordable Housing and Homelessness Committee

- Huron OPP
- Canadian Mental Health Association, Huron Perth Addiction and Mental Health Services
- Canadian Mental Health Association, Thames Valley Addiction and Mental Health Services
- Safe Homes for Youth
- United Way Perth Huron
- Huron Perth Public Health
- Huron Women's Shelter and Second Stage Housing
- Member of Parliament
- Member of Provincial Parliament
- Members of County Council
- Huron County Warden
- Huron County Chief Administrative Officer
- Huron County Cultural Services
- Huron County Social and Property Services
- Huron Perth Healthcare Alliance
- Huron County Communications
- Huron Health System

Huron County Affordable Housing and Homelessness Advisory Table

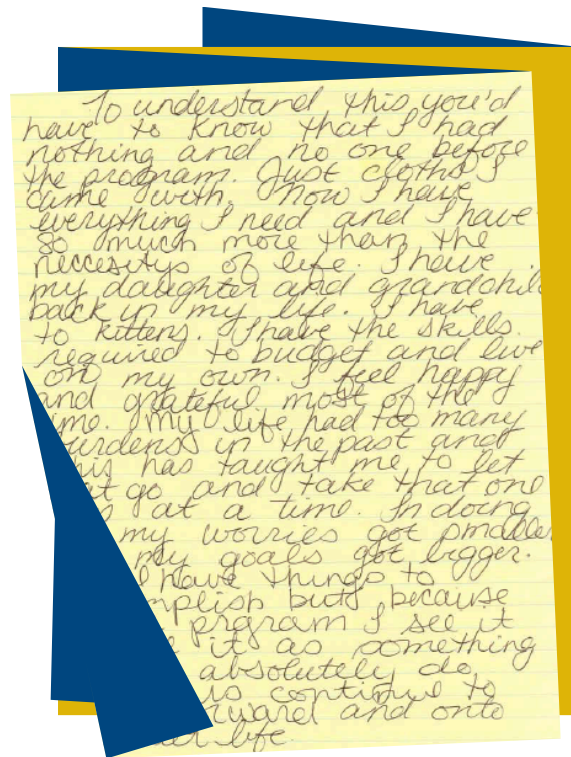
- Huron OPP
- Canadian Mental Health Association, Huron Perth Addiction and Mental Health Services
- Canadian Mental Health Association, Thames Valley Addiction and Mental Health Services
- Safe Homes for Youth
- Huron County Paramedic Services
- Huron Perth Public Health
- Huron County Housing Services
- Huron Women's Shelter, Second Stage Housing and Counselling Services
- United Way Perth Huron
- Huron Turning Point Residence

Huron County Coordinated Access Case Conferencing Table

- Canadian Mental Health Association, Huron Perth Addiction and Mental Health Services
- Canadian Mental Health Association, Thames Valley Addiction and Mental Health Services
- Huron County Paramedic Services
- Huron Women's Shelter, Second Stage Housing and Counselling Services
- North Huron Connection Centre
- South Huron Connection Centre
- Huron Turning Point Residence

The Stories that Move Us

An Experience In The Huron County Homelessness System



"Without the Bridge program I couldn't have done any of this. It changed my life. I was given this opportunity and I am thankful. The workers and the program with how far I've come has all far exceeded any expectations I could have had.

To understand this you'd have to know that I had nothing and no one before the program. Just clothes I came with. Now I have so much more than the necessities of life. I have my daughter and grandchild back in my life. I have to kittens. I have the skills required to budget and live on my own. I feel happy and grateful most of the time. My life had too many burdens in the past and this has taught me to let that go and take that one step at a time. In doing so my worries got smaller and my goals got bigger. I still have things to accomplish but because of the program I see it as something I can absolutely do which is continue to move forward and onto a better life."

Working Together to Facilitate Affordable Housing

Use of Municipal Tools to Facilitate Affordable Housing

The County has partnered with municipalities to have development fees reimbursed through Community Improvement Plans.

A CIP is a municipal planning and economic development tool established under the Ontario Planning Act. Unlike an Official Plan or Zoning By-law, a CIP does not regulate land use. Instead, it provides tools and strategies to support improvements to the build, economic, and social environment within designated areas. Its goals include facilitating change and transition, stimulating economic growth, encouraging the redevelopment of private properties, and raising awareness of local needs and priorities.

We thank The Town of Goderich for their support in the Gibbons Street build helping to bring 40 units to the community.

Likewise, our friends in South Huron waved municipal fees associated with the Sanders Street build to help “Be Part of the Solution.”



New Housing Developments in Huron County



Bennett Street, Goderich: 2 Triplexes

Two new triplexes have been developed on Bennett Street in Goderich. They were developed on an existing County housing site with funds from the Ontario Priorities Housing Initiative, Social Services Relief Fund, and the County of Huron.



Sanders Street, Exeter: 20 Units

A 20-unit apartment building has been developed on Sanders Street in Exeter. It was constructed on an existing County housing site utilizing funds from the Canada-Ontario Community Housing Initiative.



Gibbons Street, Goderich: 40 Units

Construction on a 40-unit apartment building on Gibbons Street in Goderich is underway. This apartment building will be constructed on a site that was sold to the County of Huron from the Town of Goderich for one dollar*.

* Additional funding continues to be sourced to support the Gibbons project.

Preserving and Improving Existing Social Housing

Annually the Social & Property Services Department complete several capital improvement projects that are identified within the Huron County Asset Management Plan. With accurate budgeting and financial support from our County Council this allows the department to maintain our Housing assets to a safe, accessible standards, while improving energy efficiency whenever possible.

Additionally to the annual capital improvements, the department also oversees a robust Preventative Maintenance Program. This program ensures all housing assets are being maintained proactively and ensures the asset value is maintained.

Operationally, the Department makes the needed repairs across all housing buildings in a timely fashion, with appropriate fixes.

Together, with the capital updates, the timely operational repairs and the preventative maintenance program, this ensures our housing stock is maintained to very good standards and will be usable assets for years to come.



How We Capture Our Data

Enumeration

The County started to understand the scope of homelessness in 2018 by conducting an enumeration. A second scan was completed in 2021 giving teams an opportunity to communicate with greater accuracy who was experiencing homelessness, what factors were contributing to housing instability and what the needs of the community were at that time. While an enumeration allows staff to count all those in the community known to be homeless it is only a point in time and does not offer real time data that can be used for coordinated access and housing stabilization case conferencing

Huron County By-Name List

A By-Name List is a tool that has proven essential in supporting communities to end homelessness. Homelessness is constantly changing. You can't solve a problem you can't see and don't understand. Communities can start by building a comprehensive, real-time, By-Name List of all people experiencing homelessness to ensure reliable, real-time, and consistent data from which to inform system improvements and measure progress. A By-Name List provides real-time actionable data that supports triage to services, system performance evaluation, and advocacy for policy changes and the resources necessary to end homelessness (Source: [BFZ Canada](#)). In Huron County, the By Name List captures only households who feel safe and who are consenting to share their experience of homelessness.

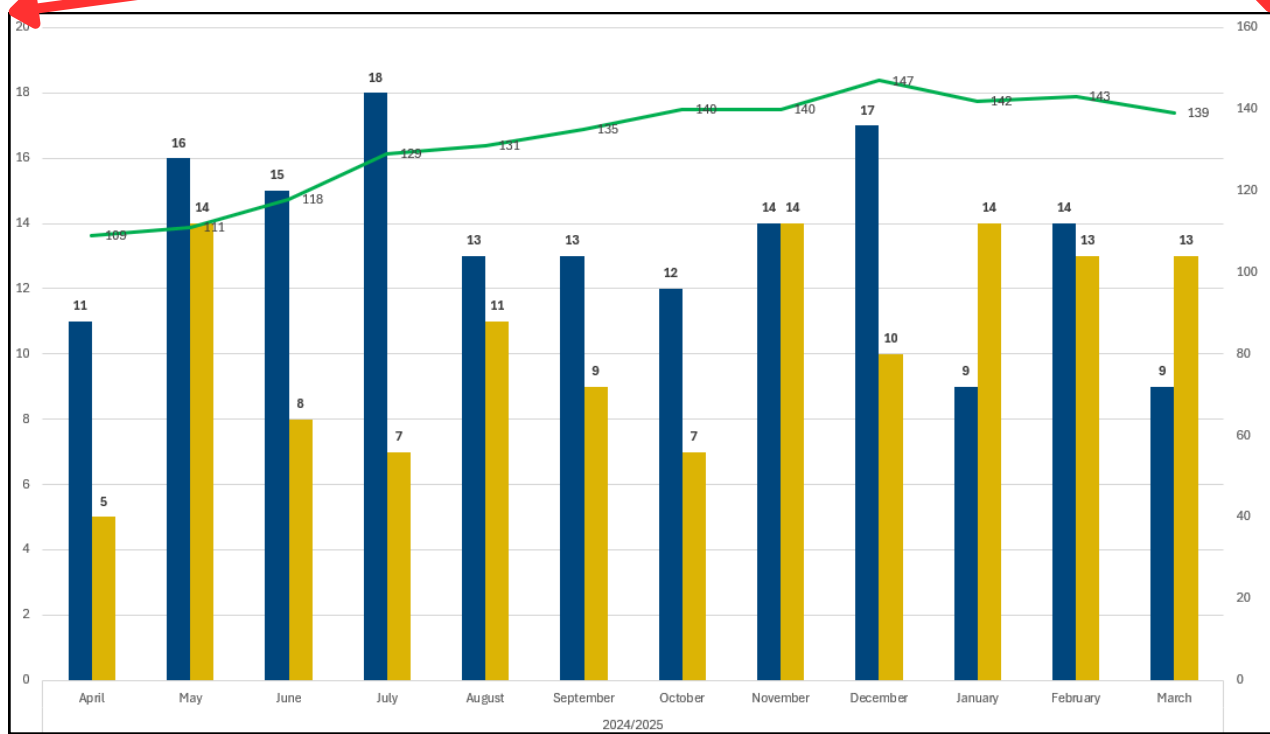
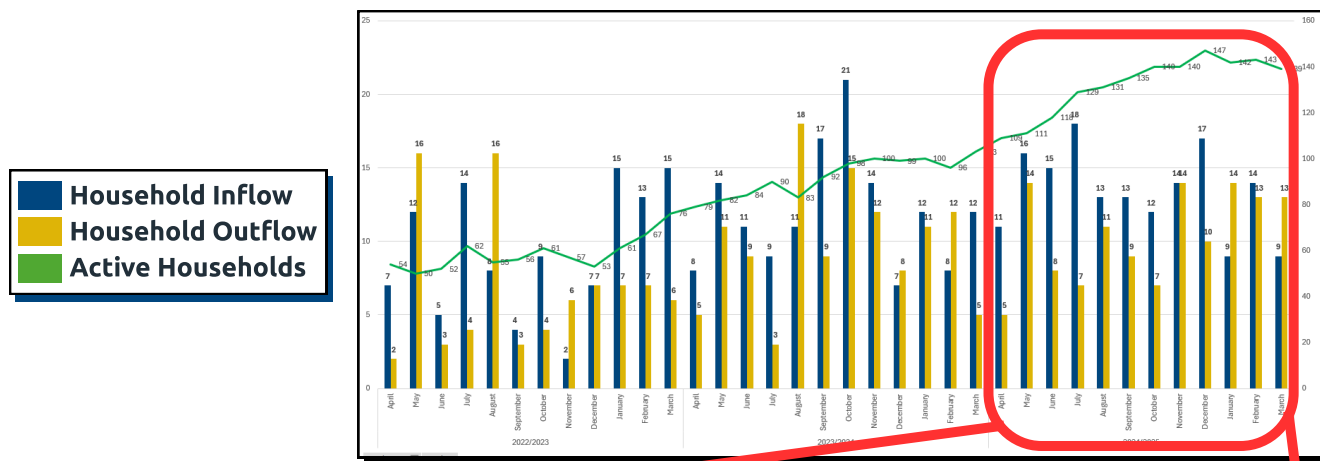
Housing & Homelessness Monthly Share-Outs

Every month, data from the Huron County Homelessness By-Name List is used to share the information on those currently experiencing homelessness, looking closely at demographics, those housed within the month, those who have lost housing, as well as those new to experiencing homelessness.

www.huroncounty.ca/social-services/housing-and-homelessness/

Huron County By-Name List Over Time

A By-Name List was implemented in 2022, allowing us to track and integrate data into our planning and understanding of the homelessness experience. Below, we can see a graph illustrating the number of Households flowing in and out of homelessness, as well as the number of actively homeless households, each month.

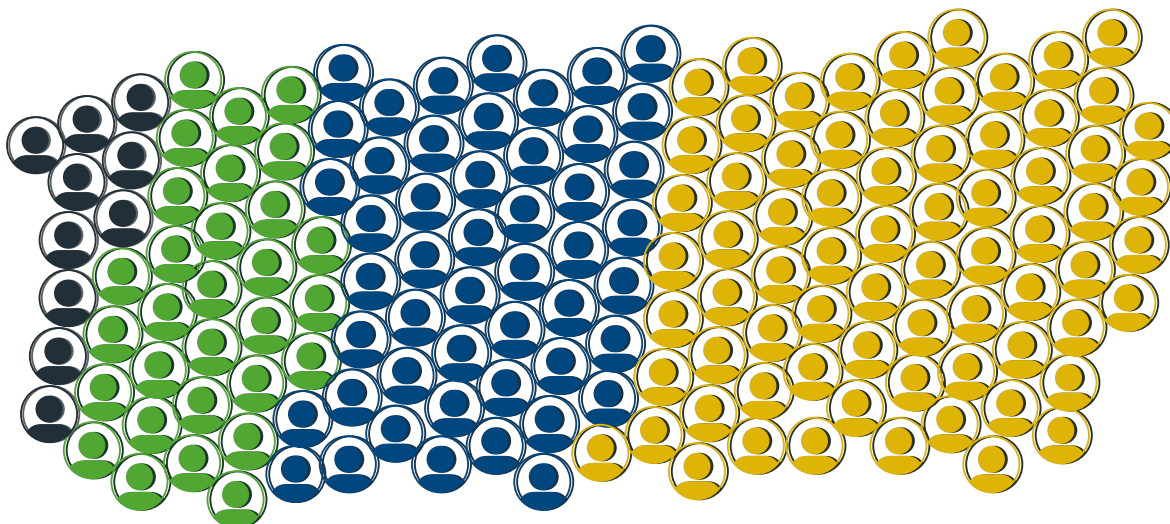


By-Name List Data

Looking at the 2024/2025 Fiscal Year Data

Below, we can see a representation of the Inflow of Households to the By-Name List over the fiscal year (**161 Households**). Those New to the By-Name List Experiencing Chronic Homelessness became known after already having experienced 6 or more months of homelessness out of the last 12 months, and/or 18 or more months of homelessness out of the last 36 months.

- Returned to Homelessness from Housing (10)
- Returned to Homelessness After More than 3 Months Without Contact (30)
- New to the By-Name List Experiencing Episodic Homelessness (49)
- New to the By-Name List experiencing Chronic Homelessness (72)



When looking at Outflow from the By-Name List, represented below, we can see those housed from Chronic Homelessness 🏠 (54), as well as those housed from Episodic Homelessness 🏠 (7), for a total of **61** households exiting homelessness.



By-Name List Data

(continued)

By-Name List Statistics Over the 2024/2025 Fiscal Year

By Number of Households

Households active on BNL	226
Actively homeless households on BNL moved to housing (any type) (Outflow)	56

By Number of People Within Households

People active on BNL	323
New people on BNL (Inflow)	168
Returned to active status on BNL (Inflow) from any inactive status (excludes from housing)	35
Returned to homelessness on BNL from housing, 1 or more times (Inflow)	10
Become inactive on BNL (Outflow)	63
Actively homeless people on BNL moved to housing (any type) (Outflow)	84

Demographics of Individuals Active on the By-Name List as of March 31, 2025

Household Data

Total # of households	139
Number of people within those 139 households	184
Experiencing chronic homelessness	129
Experiencing episodic homelessness	10
Moved from homelessness to housing (Outflow)	8
Moved to inactive (Outflow)	5
Newly identified (Inflow)	8
Returned to homelessness from inactive (Inflow)	0
Returned to homelessness from housing (Inflow)	1
Households Identified As	
Youth	10
Adult	107
Family	22

Household Sleeping Arrangements

Unsheltered/Vehicle	35
Couch Surfing	52
Hotel/Motel	5
Shelter	10
Transitional Housing	26
Incarceration/Hospitalization/Treatment	11

Head of Household Data

Identifying as Indigenous	27
Identified as fleeing Intimate Partner Violence	20
Identifying as experiencing Tri-Morbidity	27
Level Of Emergency Service Use	
High	33
Medium	28
Low	49
Gender	
Male	85
Female	53
Gender Fluid	1
Age	
16-25	10
26-64	121
65+	8

Data from Social Housing

Social Housing is a keystone in the County's homelessness prevention services, as without these units, many more households would be at greater risk for homelessness.

Huron County Housing maintains **415** Rent Geared-To-Income units, as well as **55** Affordable Housing units.

We track our Social Housing waitlists by looking at the number of Individual Applications, and Family Applications.

Despite many tenants being long term, this is not a system that is standing still. Over the last 10 years, our Housing Team have helped to house **606** households.

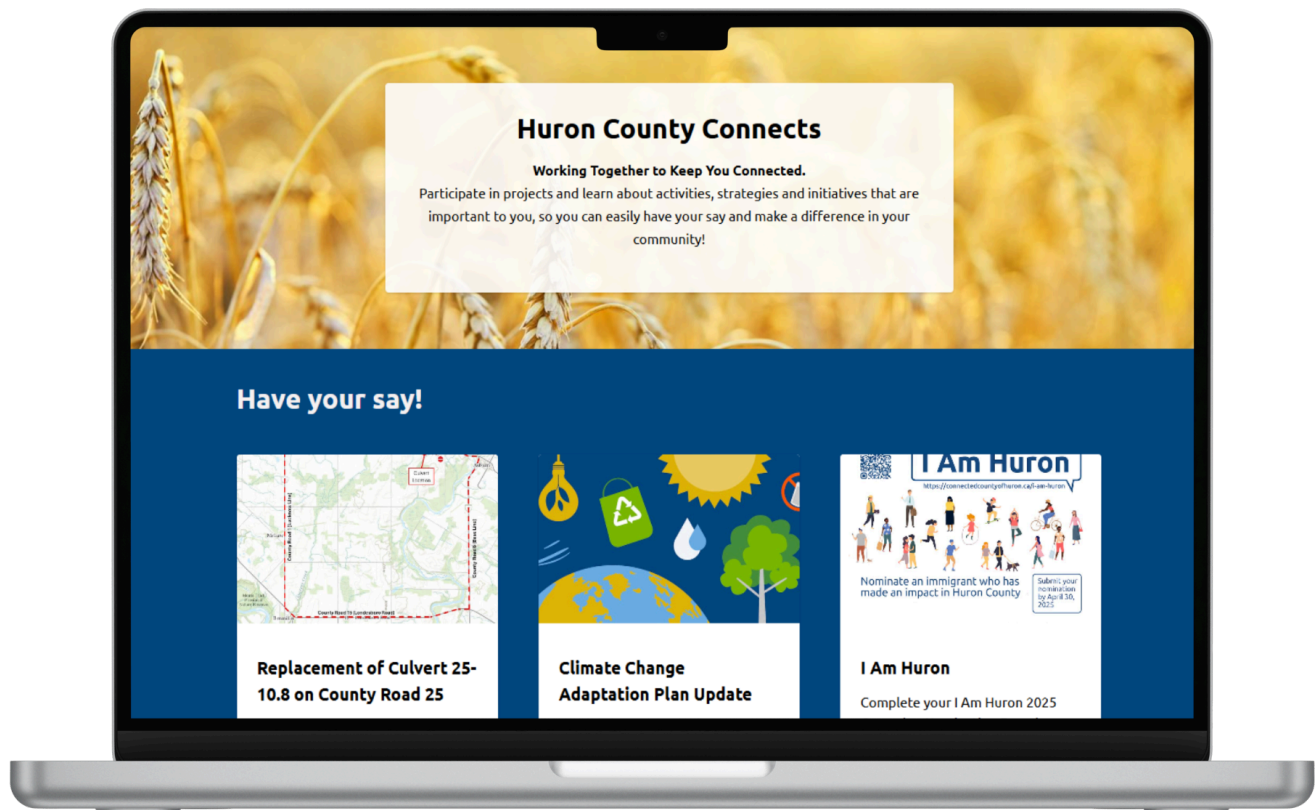


Be Part of the Solution

Huron County Connects

Working together to keep you connected. Huron County Connects allows you to participate in projects and learn about activities, strategies and initiatives that are important to you, so you can easily have your say and make a difference in your community.

To learn more, please visit <https://connectedcountyofhuron.ca/>



A Big Thank You

Responding to the housing and homelessness needs in Huron County has required multi-system integration. Whether a funding partner, an agency with health expertise, a maintenance technician expediting unit turn over or a support case worker; every role is a critical component of the solution. Coordination of services that address public health, community safety and the underlying causes of poverty are the most effective and sustainable ways to reduce pressures on overburdened systems. This is achieved through the dedication and perseverance of hard working teams.

The County of Huron is proud and grateful to be part of a community that understands the moral imperative of addressing homelessness. The list of those to thank for the achievements of the last 10 Years is too substantial to name. These people understand that chronic homelessness means worsening physical and mental health outcomes for people. It means reduced opportunities for social and economic participation in communities in which they deserve to belong. It is the same group, too big to name, that know the work is not done until everyone in Huron County has a safe place to call home. If you have ever helped someone in crisis, supported development, or looked out for the well-being of another, you are making a difference, no matter how small.

For those of you new to the work underway to address this complex social issue of homelessness, we are glad you are here and we welcome you to “Be Part of the Solution” alongside us.

Be Part of the Solution.

Addressing housing instability
and homelessness in Huron.



