



613-332-0876  
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North Hastings Non-Profit Housing Corporation (NHNPHC)  
613-332-0876  
[nhnphc@yahoo.ca](mailto:nhnphc@yahoo.ca)

June 19, 2025

Township of North Kawartha  
280 Burleigh St.,  
Apsley, ON K0L 1A0

Dear Mayor and Council Members:

RE: North Hastings Non-Profit Housing Corporation Affordable Housing Initiative

The staff and board of NHNPHC have been working on adding units to the complex at Woodview Lane in Bancroft. We plan to build a 24-unit complex with bachelor, one bedroom and two-bedroom units. The complex would be built at the corner of Woodview Lane and Cleak Avenue (See attached plan) This would be in addition to the 58 units we already have.

We have been working with Ken Foulds from Re/fact Consulting in Stittsville for several months. It has been identified that without more support from municipal, county, provincial and/or federal government support, our chances of meeting program benchmarks to be considered for funding is very low. Therefore, we are reaching out to the Councils of the Municipalities of North Hastings. We have already reached out to the Town of Bancroft to ask for commitment of dollars or in-kind commitments for the development itself such as development fees, zoning changes, a reduction in property taxes and any other area that they can be of assistance. The more confirmed support we have from local and area municipalities the higher our chances of receiving funding support will be. We have over 36 years of proven responsible management and continuous due diligence in fulfilling our responsibilities to the corporations, residents, and the community.

We are the only Rent Geared to Income (RGI) housing complex that has single, one bedroom, two-bedroom, three-bedroom and four-bedroom units in North Hastings. Those eligible for housing on Woodview Lane are some of our most vulnerable people. This includes the working poor, low-income adults, seniors on fixed incomes, people with disabilities receiving ODSP, families receiving income assistance. Currently we have families that include 51 children living on Woodview Lane.

Woodview Lane is in an ideal location for RGI/Affordable housing. It is close to all the amenities and services available in the Town of Bancroft. This is convenient and gives tenants the ability to access the goods and services they need without having to have a vehicle.

We have 57 units presently occupied. The 58th unit is the white house on the Cleak Avenue lot, and it would be demolished to make way for the new apartment complex. We have also



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purchased an additional small parcel of land to the south of 39 Cleak Avenue/Woodview Lane to give us additional real estate to assist us in meeting building and zoning requirements.

The affordable housing crisis in Bancroft and the North Hastings area is very evident. We need a solid commitment from all the municipalities in North Hastings. Any support is gratefully accepted.

Our Mayors and Reeves that are at County Council, will know that Hastings County is the Service Manager for Social Housing in Hastings County. This means that the money flows to Hastings County from the Ministry of Municipal Affairs and Housing to the County. One of the biggest preventions of homelessness is having affordable and sustainable housing stock that is available to those with limited means of support. Your questioning and voting at the County level can have a huge impact on where these dollars are spent.

Of the 237 people enumerated as being homeless in 2021, 48 or 20.25% were in Bancroft/North Hastings. We know that the Town of Bancroft is the hub that serves all North Hastings, which appraises approximately 60,000 people (not just those in the Town of Bancroft). Homelessness is throughout North Hastings not just Bancroft. There is a huge lack of rent geared to income (RGI) and Affordable housing in our area. We know there are other projects in the process and know that our project will only enhance the other projects. Our commitment to delivering deeply affordable housing in North Hastings will enable some of our most vulnerable residents to have attainable and sustainable housing.

Coming together and working on real solutions will get us through this housing crisis and put North Hastings at the forefront of making real progress to address the needs of the homeless.

Thank you for your time and consideration. We have attached a page listing why more RGI housing is necessary for North Hastings.

We welcome any questions you may have. We look forward to working with you to move this project forward. Thanking you in advance for your time and consideration.

Sincerely,

Nancy Barbour  
Chair North Hastings Non-Profit Housing Corporation



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## **NHNPHC Proposal for Funding for Affordable Housing in Bancroft**

### **Population:**

Hastings County is comprised of 17 census subdivisions. The total population in the 2021 census was 145,746. The Town of Bancroft has a population of 4,065 people in the 2021 census. This means that the Town of Bancroft is 2.8% of the total population in Hastings County. The total population of the seven municipalities in North Hastings is 12,912. 237 people identified as homeless in the enumeration taken in November 2021 in Hastings County. Of those 48 were in Bancroft. This means that approximately 20% of those identifying as homeless were in Bancroft. This is extreme when you consider that the population in Bancroft is only 2.8% of Hastings County's population and North Hastings is only 8.8%. In the 2018 enumeration in the Town of Bancroft we had 10 homeless people in Bancroft. To go from 10-48 in 3 years is extreme. Also noted in the report that the respondents in Bancroft were 2 times more likely to have been homeless ALL YEAR compared to other communities. 21 of the 48 homeless identified as Indigenous. Of the 48 homeless we had 4 families that included children. Homelessness is not just a problem for those with addictions and mental health problems. There are people working full-time that still cannot afford a place to call home. Tim Ritcher, President of the Canadian Alliance to End Homelessness, said "Homelessness, as we see it today, is driven by policy and poverty and the lack of housing. The housing stock in North Hastings has been diminished and not replaced. As the population has grown the housing stock has not kept pace. In addition, we know that the rents in the area are high compared to the income of many residents. Without more affordable housing we will continue to see an increased use of local services such as social services, policing, ambulance, mental health services, hospitals, etc. It is far cheaper to house people than to have them live on the streets. In our experience most homeless people in North Hastings are from the area. Homeless people do not move to this area because we have such a homeless problem.

### **Waitlist:**

As of December 2022, the waitlist for RGI housing in Hastings County including Belleville and Quinte West was 3078 households. This would include singles, including seniors, couples, and families with children.

In Bancroft, there were a total of 563 **households** on the wait list at the end of December 2022. In Bancroft this included:

- 230 Families
- 174 Non seniors under 50
- 159 Seniors

As of March 31, 2023 that number had raised by 20 to 583 households.

Woodview Lane is the only RGI housing option for families in North Hastings. We presently have over 40 children living in the complex at Woodview Lane. With 230 families on the waitlist,



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we need to be proactive and industrious in closing the gap. We have 57 units and no vacancies. The few vacancies we do have are filled by the County of Hastings and often include households outside of North Hastings moving into them. This is a policy that we would like to see addressed by those on County Council. The housing need in our community is great. Without additional funds and support to build additional housing the need will only continue to grow. We need to address this now and help as many households as possible.

Staff and board members are committed to increasing the RGI housing stock in North Hastings. Staff has consistently been improving the street with involvement of the residents and improving the units and the overall security of the complex.

We want to be part of the homelessness solutions for North Hastings. We look forward to answering any questions you may have and in working with you to increase deeply affordable housing in Bancroft. The commitment and assistance from all the municipalities in North Hastings is crucial to moving this from concept to reality.



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## Homelessness numbers rising

The county's 2024 Homeless Enumeration Report found as many as 41 people in North Hastings were without shelter during the Oct. 7, 2024 count. Staff noted the lack of certainty about the number: some people did not consent to be on a by-name list of unhoused people or to completing a survey; others may not have been seen during enumerations.

## Quote from: **Updated: North Hastings residents petition Hastings County for Bancroft shelter**

*Area has greater per-capita rate of homelessness than elsewhere in county, petition's author says*

Author of the article:

[Luke Hendry](#)

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Using figures from the report, Houston said he calculated a rate of homelessness in North Hastings of 3.47 unsheltered people per 1,000 residents, more than double the county's average of 1.44 and ahead of Belleville's rate of 2.18.

County staff reported in May there were 291 known unhoused people county-wide as of March 2025.



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Sample Support Letter on your letterhead.



**Community Futures Development Corporation**  
of North & Central Hastings and South Algonquin

June 4, 2025

North Hastings Non-Profit Housing Corporation  
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To whom it may concern,

On behalf of Community Futures Development Corporation of North & Central Hastings and South Algonquin I am pleased to provide this letter of support concerning your submission to the CMCH's SEED funding program. Affordable housing is desperately needed in our community and is not merely a matter of providing shelter, it is an investment in the overall well being and vitality of our region. Community Futures supports efforts towards initiatives that will have long term sustainable benefit to the region.

Please do not hesitate to contact the office if you have any questions or concerns.

Yours very truly,

Mary Lynn Rutledge  
Executive Director



Figure 1 Proposed building Site

