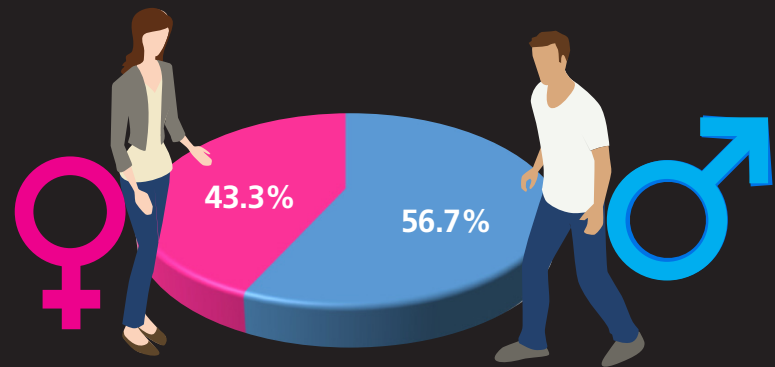


Who are shelter users

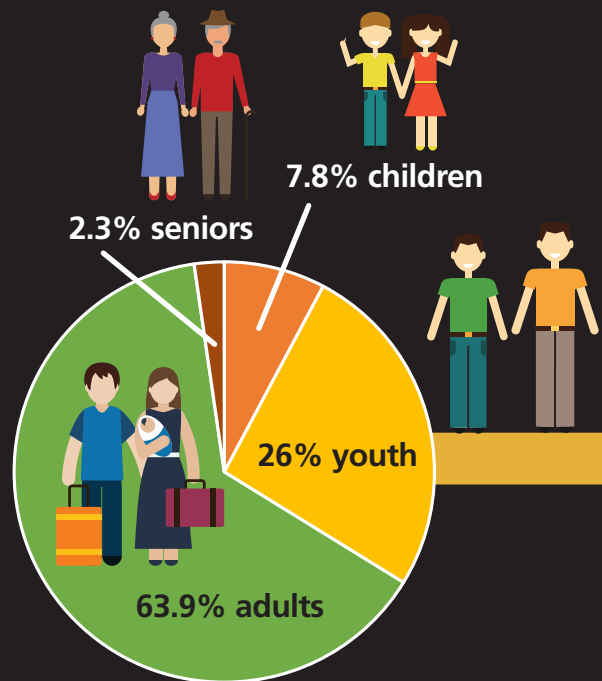
In 2015, 695 people individuals accessed a homeless shelter in St. John's; 16% were families.



Gender of total unique shelter users in 2015



Age of homeless shelter users in 2015



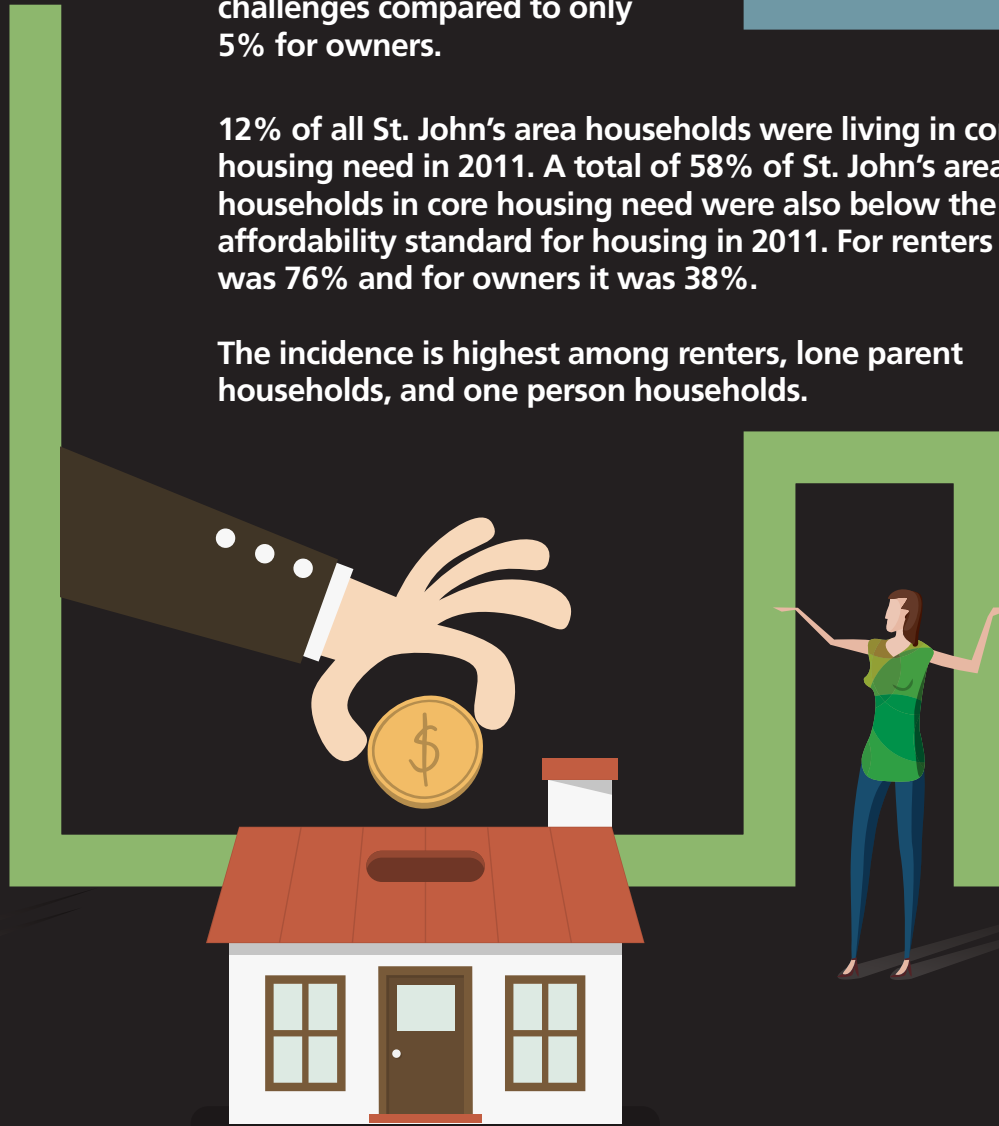
Affordability and need

A total of 12% of St. John's area households spent above the affordability threshold for housing in 2011.

30% of renters had affordability challenges compared to only 5% for owners.

12% of all St. John's area households were living in core housing need in 2011. A total of 58% of St. John's area households in core housing need were also below the affordability standard for housing in 2011. For renters it was 76% and for owners it was 38%.

The incidence is highest among renters, lone parent households, and one person households.



Facts about homeless youth

30% of the emergency shelter population in St. John's are youth between the ages of 16 – 24.

80% of homeless youth don't actually live on the street. Hidden homelessness includes individuals without stable and affordable housing, who live with either friends or family, stay in temporary shelters, or live in unsafe or crowded conditions.

Some of the major mental health challenges reported by youth which could put them at-risk of homelessness are: anxiety (67%), depression (68%), ADHD (57%) and previous suicidal ideation (57%).



In addition, 60% of youth reported feeling lonely, and of the 75% not in counseling, 46% would like to begin.



Did you know?

As of May 2014, Newfoundland and Labrador Housing's St. John's waitlist numbered 264 applications, while the City of St John's Non-Profit Housing waitlist sat at 358 applications.



Sources: The City of St. John's Affordable Housing Business Plan <http://www.stjohns.ca/sites/default/files/files/publication/Housing%20Business%20Plan.pdf>
Road Map to End Homelessness <http://www.stjohns.ca/sites/default/files/files/publication/Housing%20Business%20Plan.pdf>
EHSJ Plan to End Homelessness: <http://www.nlhcn.org/PDF/YT-Community-Plan-2014-2019.pdf>
HPS Report: 2015 Community Progress Indicators Report: ST. JOHN'S (attached)
Chris Janes (CMHC), July 2016 (attached)

Aiming for 500: Our Progress

What does it mean to have access to affordable housing?

The City of St. John's believes that housing is a basic, human right and that everyone needs and deserves a home that is affordable to them.

In 2014, the City released the *Affordable Housing Business Plan* which included the goal to work with partners to create 500 affordable homes by 2017.

"Our best role in the plan is to help identify and create opportunities – not build homes," explains Deputy Mayor Ron Ellsworth, Chair of the City's Standing Committee on Community Services and Housing. "Our Affordable Housing Working Group has been actively tracking emerging needs and trends in the housing market and working collaboratively with our community partners to help us reach our target."

500 affordable housing units may have been an ambitious target in only a four-year timeframe, but the results to date demonstrate that big dreams can result in big results:

To date, 287 affordable housing opportunities have been purchased, built or renovated in St. John's or have approval to move forward with purchase or planning.

"This number represents a good first step towards our goal of 500 homes," says Ellsworth, "but we have a lot more work to do with our partners to identify and create opportunities for more safe, affordable homes for our residents."

171 units have been completed or purchased (through the Newfoundland and Labrador Housing's Downpayment Assistance Program, 27 are under construction and another 89 have been approved for construction or purchase.

The City of St. John's itself has been approved to build a total of 20 new affordable units, with another 52 owned and operated (or approved) by community partners including:

- Society of Saint Vincent de Paul, St. Theresa's Parish
- Iris Kirby House Inc.
- Choices for Youth
- Anglican Homes Inc.
- John Howard Society of NL. Inc.
- Cochrane Community Outreach & Performance Centre Inc.
- Stella's Circle - Naomi Centre
- The Salvation Army - Springdale Street Development

In addition, the City provided free land for a new Habitat for Humanity build in St. John's, and City owned land will be used for the Shea Heights development, still in the planning stages.

When not for profit groups come to the City with a plan for an affordable housing built, we support those efforts by doing such things as waiving fees, supporting rezoning applications and even reducing parking requirements.

Collaboration is key. We engage with partners to address neighbourhood concerns over affordable housing developments, unlock resources through our land inventory and a recently announced Housing Catalyst fund and network, together with our Rental Team, with people like home-based landlords to let them know about the opportunities providing affordable housing offers.

2015 Housing Facts:

- The average price of a St. John's home rose 3.5 per cent with the average price for a new single-detached home coming in around \$430,000.
- In 2015, the average two-bedroom monthly rent was expected to increase to \$900 by the end of the year and increase to \$915 in 2016 and to \$930 in 2017.
- Vacancy rates remain relatively low. The St. John's CMA vacancy rate rose 0.1 per cent from 4.6 in October of 2014 to 4.7 in October of 2015.
- Weekly earnings in the St. John's area averaged \$987 year-to-date 2015, down 2.7 per cent compared to a record \$1,014 a year ago.
- Mortgage rates are expected to begin to rise moderately from current levels late in 2016.

on Affordable Housing

What makes a house affordable?

To be considered affordable, housing must cost less than 30 per cent of pre-tax household income, including housing and related costs. These properties can be rentals or home ownership.

Our plan looks at the entire housing continuum, with a focus on improving the affordability for households in the housing crunch – those earning between \$32,500 and \$82,500 a year.

The City is also making progress on two other focus areas: energy efficiency and age-friendly housing.

- The City has successfully secured \$2.5 million in funding through the joint federal/provincial Investment in Affordable Housing to build 20 new homes to add to our housing portfolio.
- The City is exploring the opportunities to complete energy retrofits on some of our Non-Profit Housing units.
- We have started a Seniors Affordable Housing Sub-Committee (of the Affordable Housing Working Group – AHWG).
- We have organized a Seniors Housing Forum (2015) and participated in Senior's Day (2016)
- The Canadian Home Builders Association NL offered Certified Aging in Place Specialists (CAPS) Training to their members.
- Newfoundland Power's Take Charge Staff participated in our Seniors Housing Forum & Senior's Day at City Hall.

