

DRAFT - City of Mount Pearl

Community Plan on Homelessness

Introduction

This community plan has been prepared as part of the Housing and Homelessness Study undertaken by the City of Mount Pearl (Mount Pearl), and funded under the federal government’s Homelessness Partnering Strategy. There is a companion document referred to as a *Background Report* prepared by an external consultant that includes the results of the research undertaken in order to develop the community plan. The research took the form of compilation of data from statistical databases, information gathered from key informant interviews and several focus groups with representatives of stakeholder organizations in the community, including organizations that administer housing and supportive programs and services in the region (inclusive of Mount Pearl, St. John’s and adjacent municipalities). As well, individuals who are directly affected by the issues that the community plan is designed to address participated in the research study.

Mount Pearl has a Housing and Homelessness Committee (HHAC) that is overseeing the development and implementation of the community plan. It also intends to involve stakeholders in the community as it implements the community plan.

There are definite strengths and opportunities in Mount Pearl to assist the community in moving the community plan forward. This includes a supportive City Council, interested and committed community-based organizations both in Mount Pearl and the adjacent municipality of St. John’s with interests and expertise in housing and homelessness, non-profit housing providers with expertise in the management of housing projects, and private developers who have the capacity to plan, mobilize and build housing to meet the evolving needs of the community. The challenge for Mount Pearl is to bring these parties together to assist in implementing the community plan and to contribute to its ongoing evolution as new ideas and challenges are brought to the attention of the HHAC.

Element 1 – POPULATION, HOUSING AND INCOME DYNAMICS

Mount Pearl is one of three cities in the province of Newfoundland and Labrador. The Municipality of Mount Pearl was incorporated in 1955 and achieved city status in 1988. It is a relatively young community in the province.

The population profile of Mount Pearl has been one of young families and growing neighbourhoods. The pattern of development has been planned residential neighbourhoods consistently mainly of single residential homes built south, west and north of the original Mount Pearl Park area. The commercial zone is not contiguous - it consists of a core business retail area (adjacent to City Hall) and two primary business commercial and industrial areas (Topsail Road and Donovan’s Industrial Park). The municipality largely reflects a suburban development pattern of settlement.

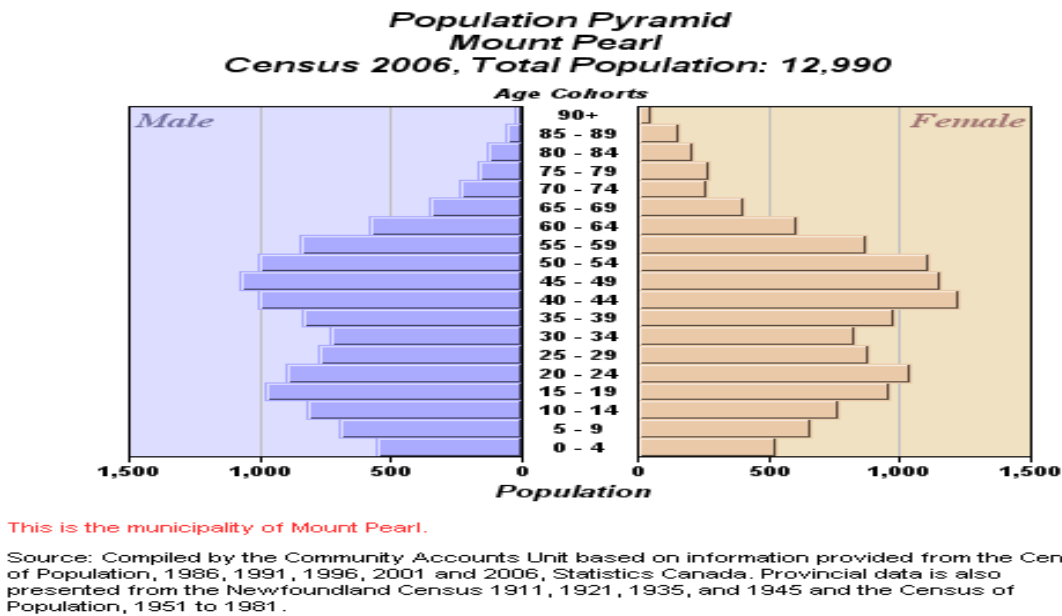
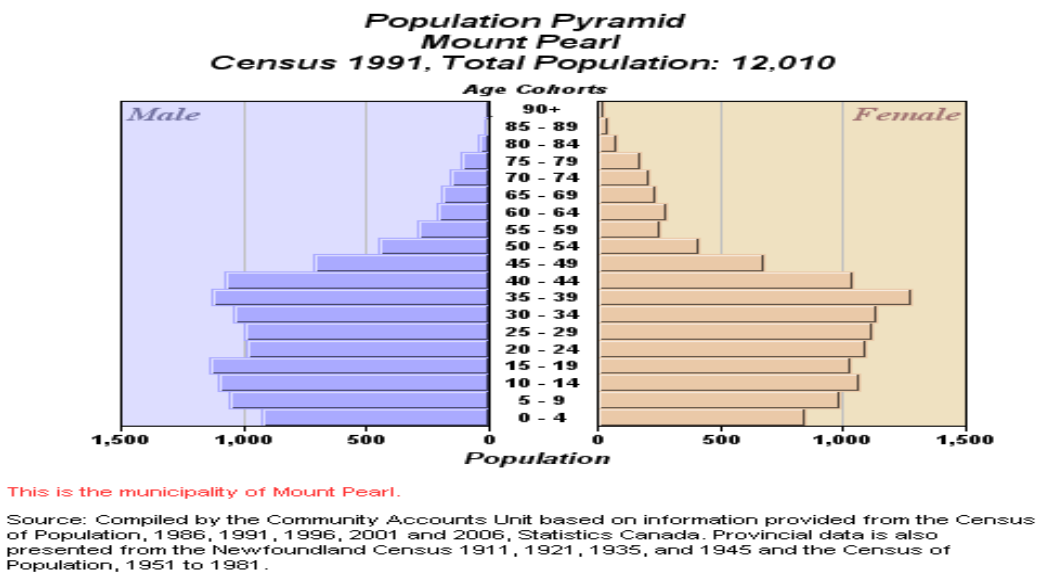
According to the Census 2006, the population is 24,671 persons. The overall population decreased by 1.2% between the Census periods 2001 and 2006. (Note: There are new single and multiple-housing developments in the planning phase and, once completed, the population base is expected to stabilize.)

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The children and youth population ages 0-19 years represents 24.1% of Mount Pearl’s population while the seniors’ population aged 60 years and over represents 14.3% of the population. For Mount Pearl, the ratio of its seniors population to its overall population is below the provincial ratio by 5.6 percentage points, while its ratio for the children and youth population is 1.9 percentage points higher. When one looks at Mount Pearl’s retirement-aged population (aged 55 yrs. and over) for the period 2001-2006, it increased by 33.1%, and now reflects 21.3% of the City’s population.

As the forgoing demonstrates, Mount Pearl’s profile as a young community is changing as the population ages. This change is demonstrated in the population pyramids for 1991 and 2006 presented below:



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The distribution of the population by family or household type is currently as follows:

| Table 1 | | |
|--|----------------------|--------------------|
| Distribution of Family and Household Type in Mount Pearl | | |
| Households Types | Number of Households | Share of the Total |
| Households containing a couple with children | 3,365 | 36.6% |
| Households containing a couple without children | 2,540 | 27.6% |
| One-person households | 1,720 | 18.7% |
| Other households (including lone parent households) | 1,570 | 17.1% |
| Total | 9,195 | 100.0% |

Source: Statistics Canada, 2006, Community Profile

The housing stock in Mount Pearl is largely reflective of its population characteristics with single family dwellings forming the largest type of housing unit. The housing stock also includes subsidiary apartments, apartment buildings and condominiums. In addition, there is a mix of social housing owned by the provincial housing corporation primarily designed to accommodate families. A small number of non-profit housing projects and continuing housing co-operatives projects accommodate families and/or seniors.

Based on 2006 Census data, Mount Pearl has 9,660 private dwellings (of which 9,195 are occupied by usual residents for an average household population of 2.7 persons). Of the 9,195 occupied dwellings, 45.1% are single detached houses, 7.4% are semi-detached houses, 9.9% are row houses, 34.5% are apartments or duplexes and 3.2% are in apartments with less than five storeys. There are no apartment buildings with five or more storeys. (Note: More recent data indicates that the number of occupied dwellings in Mount Pearl has decreased to 9,173.)

Mount Pearl has 6,675 owned dwellings and 2,520 rented dwellings. For owned dwellings, the median monthly payment is \$935 while for rented dwellings the monthly payment is \$558 (based on 2006 Census data).

The housing data was corroborated and/or supplemented with additional data collected from service providers and the City of Mount Pearl. A more detailed presentation of the data is provided in the following table:

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| Table 2 Inventory of Housing Resources City of Mount Pearl (As of December 2008) | | |
|---|---|--|
| Form | Number of Units/Beds | Comments |
| Single dwellings | | 6,049 |
| Duplex/semi-attached | | 696 |
| Row Housing | | 736 |
| Total houses | | 7,429 |
| Apartment Buildings | Combination of private non-profit and private market rental. ¹ | 6 buildings 395 units |
| Subsidiary apartments | | 1,644 |
| Total apartments | | 2,039 |
| Total units | | 9,468 |
| Specialized Housing | | |
| Foster homes | 4 foster homes are used for respite | 14 foster homes 24 children in total ² |
| Youth placements | 1 has been vacant for some time | 2 board and lodging homes (4 residents maximum) |
| Co-operative apartments | Eastern Residential Support Board, Eastern Health | 2 homes in Mount Pearl- rental units for residents with developmental delay) |
| Other housing with support for youth in Mount Pearl | | 0 |
| Other housing with support for adults with complex needs in Mount Pearl | | 0 |
| Shelters | | 0 |
| Transitional Housing – second stage – Kirby House | Operated since 1994 ³ Tenure limited to 12 months. ⁴ | 2 apartment units in one dwelling |
| Supportive Housing | | 0 |
| Personal Care Homes ⁵ | | 64 beds Level 1 70 beds Level 1 & 11 |
| Long-term care | | 40 beds Level 11 & 111 |
| Assisted Living | | 0 |
| Public-Private Partnership Projects | | |
| Habitat for Humanity | | 6 dwellings One double dwelling and four single dwellings ⁶ |

¹ Source: Background Report to the Municipal Plan of the City of Mount Pearl, p. 6-19

² Source: Eastern Health

³ Source: Gail Tobin, Iris Kirby House

⁴ Depending on the circumstances, extensions may be granted.

⁵ Source: Alice Kennedy, COO, Long Term Care, Community Living and Supportive Services, Rehabilitation, Continuing and Palliative Care

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| Ownership | | |
|--|--|-----|
| Condominiums (Combination of apartment buildings, row housing and bungalow style housing) | | 236 |
| Condominium development in process There are two condominiums under development. ⁷ | | 236 |
| NL Housing ⁸ /Private Non-Profit and Continuing Co-operative Non-Profit Housing | | |
| Public Rental Housing (all family units) | | 184 |
| Private Non-profit (family or senior units) | | 256 |
| Co-operatives (not designated as family or senior) | | 195 |
| | | 471 |
| Total Non-Profit/Co-Operative Housing | | |

195

Based on the inventory of current community housing resources in Mount Pearl, there are almost no options for people who require emergency shelter, transitional housing or supportive housing. Persons requiring such services must seek them informally, i.e., through family or friends or, else, seek them outside of Mount Pearl, most likely in St. John’s.

The housing market in the St. John’s CMA is demonstrating continued growth. The market in the St. John’s CMA had a 61.8 % increase from 1997-2007. The average housing price rose from \$92, 226 in 1997 to \$149,258 in 2007.⁹ Statistics Canada reported a 0.8% increase in prices of housing on the market in January and February 2009 despite the worldwide economic crisis. The average selling price in St. John’s was \$219,000 while in Mount Pear the average selling price was \$198,000.¹⁰

The use of basement apartments has been one means to help families purchase a house so it is affordable. According to some informants a trend appears to be that homeowners are converting basement apartments into living space for their use. This contributes to lessening the supply of rental units in the market. If this is the case, this would add increased pressure to the rental market. The City of Mount Pearl does not track this information on a consistent basis.

The private rental market vacancy rate is 2% (Source: CMHC). In addition there is a tight subsidized rental housing market for Mount Pearl. This is reflected in the wait lists for units owned and operated by NL Housing, non-profit housing projects, and continuing co-operative housing projects which are “years long”.

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⁶ Source: Background Report to the Municipal Plan of the City of Mount Pearl/One additional unit is due to be constructed in October 2008
⁷ Source: Background Report to the Municipal Plan of the City of Mount Pearl, p. 6-16.
⁸ Source: Social Housing, Non-Profit Housing and Continuing Co-operative Housing data obtained from NL Housing
⁹ Canadian Real Estate Association, <http://www.stjohnsrealestateonline.com/remax-decade-in-review/>
¹⁰ <http://www.stjohnsrealestateonline.com/tag/average-price/>

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Based on the Community Accounts, NL Statistics Agency which reported data from 2005, the latest year for which data is available, median income in Mount Pearl is \$25,400 as compared with \$21,600 for the province.

The following table presents the income data for 2005 based on family type:

| Table 3 | |
|-------------------------------------|----------|
| Income Data by Family Type | |
| Median income : All Families | \$47,700 |
| Median income: Couple Families | \$70,400 |
| Median income: Lone Parent Families | \$29,000 |
| Median income: Non-family Persons | \$19,300 |
| Average Income: Couple Families | \$82,500 |

Additionally, in 2006, there were 1,855 individuals who received income support during the year. This marks a decline from 1991when 2,050 individuals received this support. While 7.7% of the population of Mount Pearl received income support at some point in 2006, this is was below the provincial incidence of 11.3% in the same year.

Upcoming Trends

The socio-economic circumstances of Mount Pearl are closely aligned with St. John’s CMA and the northeast Avalon region of the province generally and its future must be viewed in that context. Based on recent projections of the provincial population increasing to 508,990 from 505,470 as of Census 2006 by NL Statistics Agency, after years of out-migration, the trend seems to be reversing. In-migration to the province along with increasing number of households will likely benefit Mount Pearl as it is currently benefitting the region as a whole.

The overall downturn in the national economy is precipitating losses of employment in Alberta and Ontario which are likely to have an impact in the province, including Mount Pearl, as workers return home or other Canadians and immigrants migrate to the province to seek employment. While the offshore oil and gas remains an important sector of economic activity for the region, and a major source of revenues to the provincial government, the reduction in forestry activity and related paper production in Central Newfoundland will likely have an adverse impact on provincial revenues which in turn affects all citizens. Employment levels are expected to remain strong though there will be increased unemployment in the short-term.

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For March 2009, the provincial unemployment rate (unadjusted) was 17.1% in March 2009.¹¹ The provincial per capita income was \$30,040. In May, 2006 the unemployment rate in Mount Pearl was 6.2%. In 2005, the personal per capita income was \$25,400.

There is optimism in the province based on recent announcements related to the development of the Hebron offshore oil field and related onshore engineering, construction and manufacturing, hydro-electric developments in Labrador and a nickel processing facility at Long Harbour in Placentia Bay. The Provincial Budget Speech delivered in March 2009 projected a short-term budgetary deficit as result of a policy direction of the government to increase spending in order to stimulate the economy.

While personal incomes are expected to grow over the foreseeable future for all categories of tax filers, persons and families on low incomes will be challenged to meet the increasing cost of living as their incomes tend not to grow at the same rate as those with higher incomes. The largest single groups affected are single seniors on fixed incomes, non-elderly singles and single parent families often headed by females.

The overall population of the St. John's CMA of which Mount Pearl's population represents 13.6% of the total is expected to increase by approximately 8% by 2026 (NL Statistics Agency Medium Scenario, June 2008). At the same time, the number of households is expected to increase by 18.9% as household size continues to decline.

Policy and Structural Trends

Mount Pearl's City Council has undertaken a study into Housing and Homelessness to determine if there is an issue of homelessness within its community, to identify the extent of the issue and, if there is a problem, who and what actions need to be taken. This demonstrates leadership on behalf of the City Council. While the City Council has not been directly involved in the housing business, as it does not own and operate housing projects and does not envision doing so, it does have a significant role in planning and development. It is interested in exercising these responsibilities to benefit the citizens of Mount Pearl. The openness of the City Council to sponsoring a housing and homelessness study indicates a willingness to consider the issue and the role it could play in the future.

The provincial government has developed several policy documents that have set directions for targeted populations. These will be of significance to any community developing a strategy on housing and homelessness. These strategy documents, include, but are not limited to:

1. Poverty Reduction Strategy – aiming government action and investment to eliminate systemic barriers that result in inhibiting a move to self-sufficiency
2. Healthy Aging Strategy – aimed at ensuring seniors are supported to maintain their independence and wellness to the extent possible and that there are services and supports available if the event they are required

¹¹ <http://www.stats.gov.nl.ca/>

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3. Working Together for Mental Health – aimed at working through partnerships and collaborative arrangements to create a continuum of services and support for consumers and their families
4. Provincial Housing Strategy - The mandate/focus for this work is the current and future housing need of lower income families and individuals. It is due to be released in the near future.

These strategies and framework documents are being used within the provincial government to guide the work and program spending of various departments and agencies that deliver services targeted to many of the same populations that are or may be affected by homelessness or at risk of homelessness in the community.

Through the measures announced in the 2009 provincial budget the provincial government indicated that it will continue to support these strategies. It will continue its participation in the affordable housing program through Newfoundland and Labrador Housing. Further, government will invest in specific initiatives such as a new shelter for victims of domestic violence in Carbonear to be operated by Iris Kirby House. Based on tenor of the budget speech, there will be ongoing support for the existing supportive housing programs in St. John's.

As noted above, the provincial government is responding to the current economic situation through investments in infrastructure and other initiatives. This may prove to be a positive sign for affordable housing and for interventions to address housing and homelessness.

Element 2 – TRENDS IN HOMELESSNESS AND THE RISK OF HOMELESSNESS

The information in this section of the community plan was derived from source documents, key informant interviews and focus groups. Where possible, data was collected directly from service providers who deliver services to youth, seniors, women, persons with disabilities and persons with complex needs in the region. During data collection there information was also received from several client groups.

Homelessness Trends

HRSDC's Homelessness Partnering Strategy defines 'persons at risk of homelessness' as those individuals or families who:

- i. Are at imminent risk of eviction from their current housing
- ii. Pay too high a proportion of their income for housing
- iii. Live in unacceptable housing or housing circumstances
- iv. Will be discharged from the criminal justice system, or leaving a health facility after an extended stay or who are youth exiting the child welfare system who do not have suitable housing in place prior to their discharge from these systems.

In addition to these persons, there are other individuals who are in need of services to avoid homelessness. These persons may be classified as:

- v. Individuals and families who require supportive housing as they do not have the necessary resources to live without some type of support

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- vi.** Individuals and families referred to as the hidden homeless who live in locations not intended for human habitation and/or who are continuously moving among temporary housing arrangements provide by strangers, friends or family
- vii.** Individuals and families who stay temporarily in emergency and/or transitional housing on a short-term or crisis basis and do not return once they secure stable housing
- viii.** Individuals and families who access housing shelters multiple times (episodically) throughout the year, seeking assistance, but who are not necessarily able or ready to form the long-term connections necessary to move to housing stability
- ix.** Individuals and families who live in the street due to a lack of secured housing
- x.** Individuals and families who chronically live on the street over a period of year(s).

The following section presents a statistical profile of persons potentially at risk of homelessness and those who are identified as homelessness or are supported to avoid homelessness in the City of Mount Pearl.

For Statistics Canada, Mount Pearl is considered part of the St. John's Census Metropolitan Area (CMA). Some of the data used in this report is specific to Mount Pearl while other data has to be either disaggregated or apportioned to Mount Pearl based on its share of the CMA population.

For individuals and families living in their own homes, the likelihood of homelessness has to be considered based on these factors:

- Inability to cover monthly payments
 - i. Leading to bankruptcy – according to the federal Office of the Superintendent of Bankruptcy Canada, there are approximately 5.01 bankruptcies for each 1,000 people in the St. John's urban area (based on 2005 data). On this basis, Mount Pearl could see approximately 5 households (or 13 people) at risk of homelessness on an annual basis. The persons most at risk are both male and female heads of household including their dependent family members.
 - ii. Exceeding core housing need – One of the ways CMHC defines core housing need is household spending on shelter costs in an amount 30% or greater of before-tax household income. Based on 2001 data (the latest year for which data is available), 4.2% of owner-occupied households in the St. John's CMA were in this category. Applying this ratio to Mount Pearl's current owner-occupied households would result in approximately 564 people in core housing need. Though not necessarily at risk of homelessness, this data indicates an issue of affordability for these households and the families living there.
 - iii. When housing prices, shelter costs and overall inflation exceed the annual growth in incomes this core housing need can increase. Given recent increases in many other household costs (energy, food and transportation), this need can be expected to grow and contribute to more people at risk of not being able to afford their homes and, consequently, at being at risk of homelessness.
 - iv. Over the five year period 2002-2007, shelter costs in NL have increased by 18.8% while the CPI has increased by 11.1%. Median household incomes for Mount Pearl declined for the period 2001-2006 by almost 1.3%.
 - v. The persons most at risk are female seniors living alone, lone parent families and non-elderly seniors living alone.
- Current housing is no longer adequate
 - vi. In 2006, 3.9% of Mount Pearl's occupied private dwellings were in need of major repair (e.g. defective wiring, plumbing, and structural). Without these

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repairs, the dwelling may not be adequate for housing that puts 359 households or 986 individuals at risk of homelessness.

- Current housing is no longer suitable
 - vii. In this category, aggregate data is not available. Examples include housing for seniors whose households are either too large, not accessible, or, because of health needs are no longer suitable; for single parent families whose households are too large; for families led by females who are victims of family violence; for families with disabled family members whose dwellings are not accessible, and for youth who no longer can live at home.
 - viii. Current and potential demand for specific forms of supportive housing for households in this category indicates there is a number of individuals who may be at risk of homelessness (i.e. can no longer stay in their own homes and have to move).
 - ix. Without suitable housing in Mount Pearl, individuals are moving to other municipalities, namely St. John's, where suitable housing is more available.

For individuals and families living in rented premises, the likelihood of homelessness has to be considered based on these factors:

- Inability to cover monthly payments
 - x. Exceeding core housing need – One of the ways CMHC defines core housing need is household spending on rental housing shelter costs in an amount 30% or greater of before-tax household income. Based on 2001 data, 27.4% of renter-occupied households in the St. John's CMA were in this category. Applying this ratio to Mount Pearl's current renter-occupied households would result in approximately 1,269 people at risk of homelessness. Though not necessarily at risk of homelessness, this data indicates an issue of affordability for these households and the families living there.
 - xi. When shelter costs and overall inflation exceed the annual growth in incomes this core housing need can increase. Given recent increases in many other household costs (energy, food and transportation, this need can be expected to grow and contribute to more people at risk of not being able to afford their rented premises and, consequently, at being at risk of homelessness.
 - xii. Over the five year period 2002-2007, shelter costs in NL have increased by 18.8% while the CPI has increased by 11.1%. Median household incomes for Mount Pearl declined for the period 2001-2006 by almost 1.3%.
 - xiii. The persons most at risk are female seniors living alone, lone female parent families and non-seniors living alone.
- Current housing is no longer adequate
 - xiv. In this category, data is not available.
- Current housing is no longer suitable
 - xv. In this category, aggregate data is not available.
 - xvi. Examples include housing for seniors whose households are either not accessible or, because of health needs, are no longer suitable; for single parent families whose households are too large; for families led by females who are victims of family violence; for families with disabled family members whose rented premises are not accessible, and for youth who no longer can live at home.
 - xvii. Current and potential demand for specific forms of supportive housing for households in this category indicates there is a number of individuals who may be at risk of homelessness (i.e. can no longer stay in their own homes and have to move).

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- xviii. Without suitable housing in Mount Pearl, individuals are moving to other municipalities, namely St. John’s, where suitable housing is more available.

Based on research, the study explored the following areas.

- a. Lack of supportive services
 - xix. Current and potential demand for specific supportive services for households in this category indicates there is a number of individuals who without these services may be at risk of homelessness (i.e. can no longer stay in their own homes and have to move).
 - xx. Seniors are at highest risk. The data suggests that Mount Pearl should have a larger seniors population than it has in relation to the St. John’s CMA. Once Mount Pearl’s seniors decide to move from their single family homes or subsidiary apartment (often supplied by a family member), there are few housing options for them. The factors that may be contributing to this are the absence of congregate housing for seniors (e.g. large seniors’ apartment buildings/complexes and condominiums, and long term care nursing facilities) along with the lack of availability of supportive services. Without supportive services in Mount Pearl, individuals are moving to other municipalities in the region where these services are available.
 - xxi. Youth are at risk. Supportive services for youth at risk are not as widely known or available in Mount Pearl as in St. John’s.
 - xxii. Without supportive services in Mount Pearl, individuals are moving to other municipalities in the region where these services are available.

b. Hidden homeless population

There is limited to no statistical information about this group of people in Mount Pearl.

There have been reports of youth who feel that they cannot stay in their family home who rely on the hospitality of friends. Usually this is a short-term arrangement and either the youth returns home, has made an arrangement with a member of the extended family and relocates to their home or leaves Mount Pearl and most probably goes to a service for youth based in St. John’s.

For youth, the source of support comes from school guidance counselors who may refer the youth to Child, Youth and Family Services for assistance. There are limited placement options available in Mount Pearl for youth and few support services, e.g., the Youth Services office is in St. John’s.

For adults, there are no agencies involved in Mount Pearl with this population and/or tracking this information. There is no data available to offer comment.

c. Living on the street population (also make specific reference to the sub-population chronically living on the street in your community)

Given the realities of the inhospitable climate particularly in winter, there are very few reported instances of individuals living on the street. In the cases reported during focus groups and interviews, cases reported involved individuals who seemed to be suffering from mental health and addictions issues.

There is no method of tracking the home community of persons who use the shelters in St. John’s. As a result, the number of individuals in shelter who originated in Mount Pearl is unknown.

d. Short-term or crisis sheltered population (also make specific reference to the episodically sheltered sub-population in your community)

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The shelters in St. John’s do not track the community of origin although it is known that there are clients from Mount Pearl.

e. Supportive housed population

There are supportive housing projects based in St. John’s. These options are targeted to youth, persons with complex needs, victim of domestic violence and Aboriginal clients. As noted previously, there is no ability for the operators of these projects to track which clients originate from Mount Pearl. There is no field to enter data into the data base used by the shelters and supportive housing projects. This is problematic for communities preparing a plan as there is tracking by HIFIS to determine the extent to which these services are used by residents of Mount Pearl.

There are limited supportive housing options available in Mount Pearl. The transitional housing units (2) operated by Kirby House, a women’s shelter in St. John’s are always filled. There is a demand for additional transitional in Mount Pearl by Kirby House.

The AIDS Committee of Newfoundland and Labrador operates the Tommy Sexton Centre which has a shelter and transitional housing from persons living with HIV and AIDS. There has been a demand for additional transitional housing units. The AIDS Committee is hoping to secure funding to conduct a need and demand study and would be interested in including Mount Pearl as one possible location for such units.

The number of youth on the caseload of the Youth Services Division, Child, Youth and Family Services is small (Estimates - less than 5 on current caseload). There are indications that some youth who are from Mount Pearl would prefer to remain in Mount Pearl.

Youth Services has few placements for youth in Mount Pearl. Youth prefer to live without supervision. The zoning regulations in Mount Pearl allow for 4 adults to reside in one dwelling with supervision.

New Canadians need supports as they seek to integrate into the community. New Canadians are attracted to Mount Pearl as there is a sense of community. Access to affordable housing is needed as are programs to assist with learning English as a second language. The school system in Mount Pearl does not have such programming in place at the moment which discourages settlement in the city.

The preferred option for seniors is to maintain independence in the community for as long as is possible which can be achieved with supports. The continuum of housing for seniors ranges from independent living in a house or apartment to a personal care home or long-term care facility with nothing in between such as assisted living arrangements, congregate housing, or other forms of supportive housing. Condominium developments attract some seniors but for those requiring an affordable housing alternative these are not an option.

For persons with disabilities, there are few options as accessible housing is limited in Mount Pearl. The housing must be accessible and affordable for this clientele who require supports to live independently.

For single parents, there is a non-profit housing project operated by the Single Parents Association of Newfoundland and Labrador (SPAN). The project combines townhouses for families and a small apartment building where the single parent can move after the children have left the home. There is a demand for both types of units as evidenced by SPAN’s waiting list.

For non-elderly singles, there are few options in Mount Pearl. Officially boarding houses are not permissible within the zoning by-laws. There have been suggestions made that options like a boarding house with meals available would be a means to support this clientele in the community.

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The NL Statistics Agency is working on a project to determine the number of people who are at a moderate or extreme risk of homelessness. Neighbourhood, community and regional level risk of housing affordability indicators are presently being developed by Newfoundland and Labrador Statistics Agency. Data are expected to be released in early 2010 as part of the Province's Poverty Reduction Strategy and the National Homelessness Partnering Strategy.¹²

Element 3 – COMMUNITY ASSETS ANALYSIS

Mount Pearl has much strength that can be drawn upon to address issues of housing and homelessness within its boundaries. There is an array of services delivered by the City of Mount Pearl which are directed to encourage resident involvement and participation in the community. Mount Pearl is noted for the sports and recreation organizations within the municipality.

There appears to lesser awareness of the presence of the community-based housing projects and organizations that manage these projects. One organization in particular, Co-operative Housing Association of Newfoundland and Labrador, CHANAL, not only manages projects of member organizations cross the province but also manages non-profits housing projects on behalf of NL Housing. The knowledge and expertise in managing housing projects is a resource that could be drawn upon by the Housing and Homelessness Committee.

There are various resources that can be mobilized. These have been categorized and listed below.

| |
|--|
| Municipal Government |
| Housing and Homelessness Advisory Committee, a subcommittee of the Planning and Land Use Committee of Mount Pearl City Council |
| Parks and Community Services offers a wide range of recreation and leisure services including a drop-in centre for youth at the Reid Centre, support for the Seniors Independence Group, P.E.A.R.L. program to support participation in programs for all residents, record of community organizations (internal use), inclusion program. |
| Community-Based Housing Associations |
| Co-operative Housing Association of Newfoundland and Labrador (CHANAL) |
| Single Parents Association of Newfoundland and Labrador (SPAN) (NOTE: housing project is located in Mount Pearl; office is in St. John's.) |
| Non-Profit Community-based Organizations |
| Mount Pearl Chamber of Commerce |
| Seniors Independence Group (merged with the Fifty Plus Group) |
| Seniors Resource Centre is associated with the Seniors Independence Group (programs and services are delivered from St. John's and are accessible to seniors in Mount Pearl) |
| YM/YWCA |
| Youth Action Team |
| Churches |
| Church of the Ascension, Anglican Church |
| Church of the Good Sheppard, Anglican Church |
| Church of Saint Maurice |
| First Baptist Church |

¹² The information was received from Cory Giles, Ph.D. by email dated April 14, 2009.

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| First United Church |
| Kingdom Hall of Jehovah's Witnesses |
| Mary Queen of the World Roman Catholic |
| Park Avenue Pentecostal Church |
| St. Peter's Parish, Roman Catholic |
| Salvation Army Citadel |
| Seventh Day Adventist Church |
| Solid Rock Wesleyan Church |
| Trinity-United Church |
| Faith-based Service Providers |
| St. Vincent de Paul Society (An independent organization associated with the Roman Catholic Church operates a food bank located in Mary Queen of the World church with contibutions from other churches in the city) |
| Relevant Agencies of Government re Housing and Homelessness |
| Career Employment and Youth Services, Human Resources, Labour and Employment |
| Career Information Resource Centre, Human Resources, Labour and Employment |
| Child , Youth and Family Services, Eastern Health (Note: Youth Services is based in St. John's) |
| Community Health and Nursing Services, Eastern Health, includes public health nursing, maternal child health, home care and home support services (Note: Mental Health and Addictions Services is based in St. John's) |
| Community Living and Supportive Services, Eastern Health |
| Housing Developers (Private Sector)-Companies involved in Mount Pearl |
| Cardinal Properties Limited |
| Cynergy Executive Properties |
| Donovan Homes |
| Gordon Development |
| Harmony Homes |
| Marlay Construction |
| Winsor Homes |
| Home Support Service Providers |
| Compassion Homecare |
| Rosemore Homecare Services |
| Serenity Nursing and Home Support Services Ltd. |
| Service Clubs |
| First Mount Pearl Women's Institute |
| Kinette Club of Mount Pearl Kinette Club of Mount Pearl |
| Lions Club |
| Knights of Columbus |
| Masonic Lodge |
| Royal Canadian Legion |
| Waterford Valley Rotary Club of Mount Pearl |

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Mount Pearl is the location of eleven (11) continuing co-operative housing projects (“co-ops”) with a total 195 housing units. The provincial organization, Co-operative Housing Association of Newfoundland and Labrador (CHANAL) is based in Mount Pearl and provides administration of all co-ops in the province and non-profit housing projects.

The co-ops have been integrated into Mount Pearl. They provide not only an affordable housing option but also provide informal support through membership in a co-operative society. There is a waiting list to join though applicants must agree to participate in co-op education and in the operation of the project. This is an affordable housing alternative that is not for everyone.

During the course of the research, it became evident that there are gaps in the services available in the city.

Specifically the gaps in services Mount Pearl relevant to housing and homelessness issues are as follows:

- The only connection with the NGOs that provide a range of supportive housing options is with Iris Kirby House in St. John’s. Otherwise, there is an absence of NGOs of this type in Mount Pearl.
- According to the seniors who participated in the study they want to remain independent for as long as is possible but there are challenges with accessing home support services. This is partly due to cost of the services and also due to the challenges of engaging a worker. This is a provincial issue and there was some relief announced in the Budget 2009.
- There are gaps in the availability of affordable housing and support options for seniors, such as assisted living and congregate housing, in Mount Pearl.
- The absence of services targeted to youth particularly crisis intervention services and/or a shelter. Counseling services to assist youth and their families to seek professional help to address issues must be accessed outside the City.
- The absence of affordable and accessible housing units for persons with disabilities.
- Supportive housing options such as though offered by Stella Burry Community Services are not present in Mount Pearl. Persons seeking housing and services must look outside the city to secure access to these services. There is limited to no information about the population in Mount Pearl with complex needs.
- The zoning regulations of the City Council do not permit boarding houses other than those with on-site supervision by the owner. While this avoids the issues with boarding houses experienced in St. John’s, this limits housing options for those who may want this type of housing arrangement.

Overall, it became evident during the data collection phase of the Housing and Homelessness Study that some of the organizations have limited involvement with one another. While there is a list of organizations maintained by staff of the City Council, there is an absence of a directory of organizations within the city or inter-agency meetings to address issues of common interest in the community. Compilation of such as directory, even if posted on a website, could be undertaken by the City council or local organization. Such a directory could be of value to the community.

In order to develop partnerships and embark upon collaborative activities that would address the issues of housing and homelessness within Mount Pearl, efforts to open communications could be facilitated by the Housing and Homelessness Committee. This could result in engaging the organizations to work together and with organizations in St. John’s that are serving targeted client populations in the northeast Avalon region.

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Element 4 – ISSUE IDENTIFICATION
4.1 – Issues and related homeless and at-risk populations

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| Issue # 1 |
| a. Please briefly describe the <i>issue</i> : |
| <p>The population of Mount Pearl is aging. Seniors would participated in the research indicated that they want to remain in Mount Pearl where they may have raised their families. Seniors living on fixed incomes, particularly elderly women who did not work outside the home have limits on what they can afford to pay for rent. There are limited affordable housing options for seniors available in Mount Pearl. The rental market has a combination of apartment buildings and subsidiary apartments. There is a low vacancy rate at 2%.</p> <p>Seniors seek affordable housing units and also housing that suits their requirements. The affordable housing projects constructed under the non-profit housing program have waiting lists that are years long. Basement apartments are available; however, this form of accommodation may not be suitable for seniors with physical mobility concerns. Beside condominium developments, there are no new apartment buildings, including affordable housing units, in the planning stages. Seniors indicated an interest in living in a complex designed with seniors in mind with rents that are affordable, with access to services and transportation.</p> <p>It is not only affordable housing options that must be considered but the types of services and supports that will be needed to assist in maintaining independence. There are opportunities for the development of new projects through collaborative efforts with CHANAL, SPAN, Mount Pearl Seniors Independence Group. the First United Church and others to determine if a new project, or combination of projects, could be developed to accommodate seniors.</p> <p>There could be a site identified to accommodate projects incorporating senior. Housing projects using differing models of operation, affordable rental units, a continuing housing co-operative and/or combined with an assisted living arrangement or other form of housing with supports need to be explored with community partners. There is interest by the Chamber of Commerce, local developers, bankers, CMHC and provincial agencies such as NL Housing, in participating in affordable housing developments. The City Council could play the role of facilitator and bring these groups together to work toward developing an affordable housing project for seniors.</p> |
| b. Affected Homeless and at-risk population |
| For this issue, please select the most affected at-risk or homeless population. You may select more than one. |
| <p><input checked="" type="checkbox"/> <i>At-risk</i> of homelessness</p> <p><input type="checkbox"/> <i>Hidden homeless</i></p> <p><input type="checkbox"/> <i>Living on the street</i></p> <p><input type="checkbox"/> <i>Chronically living on the street</i> (subpopulation)</p> <p><input type="checkbox"/> <i>Short-term or crisis sheltered</i></p> <p><input type="checkbox"/> <i>Episodically sheltered</i> (subpopulation)</p> <p><input checked="" type="checkbox"/> <i>Supportive housed</i></p> <p><input type="checkbox"/> Not Applicable (The issue does not involve direct service provision to homeless and at-risk individuals.)</p> |
| c. Population characteristics |
| Please briefly outline the key characteristics of the at-risk or homeless population(s) who are most affected by the issue (as in Table B.2 in the <i>Data Tools</i>). Again, if the issue does not involve direct service provision to homeless and at-risk individuals, write "N/A". |

In the 2006 Census, the seniors population aged 60 and over represents 14.3% of the population. For Mount Pearl, the ratio of its senior population to the overall City population is below the provincial ratio by 5.6 percentage points. The population of Mount Pearl, as with the population of the province, is aging. The Atlantic Seniors Research Alliance (ASHRA) considered housing from the perspective of seniors, seniors being those aged 50+.¹³ Based on projections of current Census information into 2026, Mount Pearl will experience a slight decline at 22,368.¹⁴ According to the ASHRA projections based on current population by 2026, the current population of seniors 6761 will increase to 8317 or an increase of 23% of seniors in Mount Pearl.

¹³ Source; *Mount Pearl: A look at the 50+ population and housing*. Seniors Resource Centre. (2008). The Seniors Independence Group has undertaken a research project, funded by the Homelessness Partnering Strategy that relied on the ASRHA research.

¹⁴ It should be noted that this is based on projecting current population figures and does not consider changes that may occur that have an effect on housing, e.g., changes in City by-laws and other factors that could stimulate more housing developments.

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There currently is, and based on these projections, there will continue to be need and demand for affordable housing for seniors who can live independently as well as models providing housing with support services.

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| Issue # 2 |
| a. Please briefly describe the <i>issue</i> : |
| <p>Housing and or supports for youth who cannot live with their families are limited to non-existent in Mount Pearl. There are no shelters and there are limited to no services available in Mount Pearl targeted to this client group.</p> <p>Through the research, it indications were that youth resort to “couch surfing” in the absence of other alternatives and do so until the issue settles. In some cases, the issue does not settle and as options are available in Mount Pearl, youth may have to relocate to St. John’s to access housing and support services. In this case youth may not have ready access (friends, extended family school) to their support system in Mount Pearl. Choice for Youth has verified that it does and has served youth from Mount Pearl in its shelter and other programs.</p> <p>To compound this problem, youth are not aware of the services that are available, e.g., Youth Services. Choices for Youth does not have a presence in Mount Pearl so youth may not be aware of its existence. Further, besides services available at the schools, there are no counseling services for youth and their families, either publicly funded or private services, in Mount Pearl.</p> <p>If a youth cannot stay home, they seem to prefer to live in a “bedsitting” arrangement where they rent a room in a house without supervision. This arrangement is not permitted under the by-laws. If a youth is connected with Youth Services placement options in Mount Pearl are limited to board and lodging homes. The research suggests that youth from Mount Pearl prefer to stay in Mount Pearl where their supports systems are located, e.g., school, family, and friends.</p> <p>Youth Services report that young people have left Mount Pearl to find such accommodation rather than stay in a boarding home in Mount Pearl.</p> <p>There are some services delivered in Mount Pearl connected with the City Council’s Community and Recreation Program including the Drop-in Centre and, Youth Action Team, with the school system and with Youth Services. These are valuable services and could be enhanced by building greater connections with services that deal with youth in crisis and have resources such as shelters, e.g. Choices for Youth, StreetReach. These services are located in St. John’s.</p> <p>There is an interest in opening communications with these organizations to determine if there can be a linkage developed with the established services in St. John’s. Reportedly there is limited awareness of these services among the youth of Mount Pearl. The issue to be explored is whether these organizations have a presence on Mount Pearl either through a satellite operation or outreach service.</p> <p>Issues to be included in the discussions could include, but not be limited to:</p> <ul style="list-style-type: none">✓ whether a small shelter could be viable for Mount Pearl,✓ if a site for services could be established and what those services could include such as counseling, access to services offered by Choices for Youth such as employment programs, and/or✓ whether there could be transportation service established between the site at Carter’s Hill and a site in Mount Pearl. |
| b. Affected Homeless and at-risk population |
| For this issue, please select the most affected at-risk or homeless population. You may select more than one. |
| <p><input type="checkbox"/> <i>At-risk</i> of homelessness</p> <p><input checked="" type="checkbox"/> <i>Hidden homeless</i></p> <p><input type="checkbox"/> <i>Living on the street</i></p> <p><input type="checkbox"/> <i>Chronically living on the street</i> (subpopulation)</p> <p><input checked="" type="checkbox"/> <i>Short-term or crisis sheltered</i></p> <p><input type="checkbox"/> <i>Episodically sheltered</i> (subpopulation)</p> <p><input type="checkbox"/> <i>Supportive housed</i></p> <p><input type="checkbox"/> Not Applicable (The issue does not involve direct service provision to homeless and at-risk individuals.)</p> |
| c. Population characteristics |
| Please briefly outline the key characteristics of the at-risk or homeless population(s) who are most affected by the issue (as in Table B.2 in the <i>Data Tools</i>). Again, if the issue does not involve direct service provision to homeless and at-risk individuals, write “N/A”. |
| <p>There is limited information available as to the extent of hidden homelessness among youth.</p> <p>Choices for Youth does not track the community of origin for youth using their services. The Youth Services Division of Child, Youth and Family Services has limited numbers of clients in Mount Pearl. There few housing</p> |

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| Issue # 2 |
| placements in Mount Pearl that are considered acceptable by youth. |
| The matter may be one of enhancing access to services including transportation rather than building infrastructure. |

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| Issue # 3 |
| a. Please briefly describe the <i>issue</i> : |
| <p>There are a range of affordable housing options for families (two-parent families, long-parent families) in Mount Pearl. The community of Mount Pearl is family-oriented and is viewed as a safe place to raise a family. Therefore is seen as a desirable place for families to settle. However, the housing that is available has lengthy waiting lists so people who want to locate to Mount Pearl cannot do so.</p> <p>The existing range of affordable housing options include NL Housing (184 units for families), CHANAL (195 units) a project for single parent headed families (12 units), families leaving shelter for victims of domestic violence (2 units).</p> <p>There are other groups who have an interest in settling in Mount Pearl, namely, New Canadians. For New Canadians to settle there must also be services introduced to support the integration of the families, e.g., English as a Second Language program in the schools. The Tommy Sexton Centre is contemplating undertaking a need and demand study for affordable housing for its clients and would consider including Mount Pearl in the scope of the study. In this case, the clients would rely on the services available in St. John’s.</p> <p>There is interest and demand for affordable housing for families in Mount Pearl. There are organizations providing affordable housing to families in Mount Pearl. There are varying models such as continuing housing co-operatives, non-profit organizations (SPAN) and NL Housing. In short, there is knowledge and expertise in managing and operating housing projects. There is a need to match these organizations with those who have the capacity to plan, develop and mobilize housing construction projects.</p> <p>The organizations that are involved with this population could work together to investigate the possibility of developing options for affordable housing that could accommodate members of their clientele. The City Council could play the role of facilitator to bring the parties together to ensure the organizations with the necessary expertise and capacity is brought together to consider developing an affordable housing project. (The players to be involved are as identified in Issue #1).</p> |
| b. Affected Homeless and at-risk population |
| For this issue, please select the most affected at-risk or homeless population. You may select more than one. |
| <div><input checked="" type="checkbox"/> <i>At-risk</i> of homelessness</div> <div><input type="checkbox"/> <i>Hidden homeless</i></div> <div><input type="checkbox"/> <i>Living on the street</i></div> <div><input type="checkbox"/> <i>Chronically living on the street</i> (subpopulation)</div> <div><input type="checkbox"/> <i>Short-term or crisis sheltered</i></div> <div><input type="checkbox"/> <i>Episodically sheltered</i> (subpopulation)</div> <div><input type="checkbox"/> <i>Supportive housed</i></div> <div><input type="checkbox"/> Not Applicable (The issue does not involve direct service provision to homeless and at-risk individuals.)</div> |
| c. Population characteristics |
| Please briefly outline the key characteristics of the at-risk or homeless population(s) who are most affected by the issue (as in Table B.2 in the <i>Data Tools</i>). Again, if the issue does not involve direct service provision to homeless and at-risk individuals, write “N/A”. |
| <p>Families with low incomes and who require access to affordable housing are challenged to locate such accommodations in Mount Pearl. According to information on the Community Accounts for 2005, the median income of families in Mount Pearl is high relative to the province at \$70, 400 for couple families, \$29, 000 for lone-parent families and \$ 19,300 for non-elderly single adults.</p> <p>There 240 couple families in receipt of income support, 360 single parent families and 230 non-elderly single people. During 2005 those who qualified for GST rebates were 2,560 couple families, 1,120 lone-parent families and 2,150 non-elderly single people. During 2007, there were approximately 1500 individuals and families who were assisted by the food bank in Mount Pearl.</p> |

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| Issue # 4 |
| a. Please briefly describe the <i>issue</i> : |
| <p>The Municipal Plan for the City of Mount Pearl is to undergo a review. From the perspective of facilitating the development of affordable housing, there are existing regulations that could be reviewed. Several of these issues were highlighted during the Housing and Homelessness Study.</p> <p>The following list includes issues highlighted through interviews, focus groups and other sources included in the research. It is not an all-inclusive list of the issues that might be addressed.</p> <ul style="list-style-type: none">• The regulations promote low density development which does not accommodate affordable housing projects of multiple units.• Building height restrictions inhibit larger buildings that can include affordable units.• Minimum square footage requirements do not accommodate affordable homes, e.g. as are constructed in adjacent municipalities.• Regulations respecting “boarding houses” and “lodging houses” are not preferred options for youth placements. The Youth Services classification of a “bedsitter”, a room rented in a house without supervision, is more acceptable to youth.• Consider including policies that encourage the inclusion of affordable housing in areas of new development, e.g., incentives for developers.• Consider including provision for areas in developments that can accommodate houses designed with principles of universal design. <p>Related items</p> <ul style="list-style-type: none">➤ The availability of land or sites for redevelopment is an issue for new housing projects. The City Council may have lands that could be used for affordable housing projects. The City could identify such sites and develop a policy outlining if and under what conditions it may be prepared to release them for development.➤ The practice around granting tax relief to non-profit housing projects needs to be clarified and communicated consistently to those affected.➤ A related point is the development of policies to support new affordable housing projects by eliminating certain costs, e.g., waiver of development application fees, reductions in servicing charges. These can contribute to the viability of the project and contribute to affordability.➤ To facilitate the development process for units incorporating principles of universal design, assignment of a knowledgeable staff person who understands the specific requirements of universal design as it relates to the Building Codes and regulations would be appreciated. This staff person could work with the applicant through to the receipt of the necessary approvals. |
| b. Affected Homeless and at-risk population |
| <p>For this issue, please select the most affected at-risk or homeless population. You may select more than one.</p> <p><input type="checkbox"/> <i>At-risk</i> of homelessness</p> <p><input type="checkbox"/> <i>Hidden homeless</i></p> <p><input type="checkbox"/> <i>Living on the street</i></p> <p><input type="checkbox"/> <i>Chronically living on the street</i> (subpopulation)</p> <p><input type="checkbox"/> <i>Short-term or crisis sheltered</i></p> <p><input type="checkbox"/> <i>Episodically sheltered</i> (subpopulation)</p> <p><input type="checkbox"/> <i>Supportive housed</i></p> <p><input checked="" type="checkbox"/> Not Applicable (The issue does not involve direct service provision to homeless and at-risk individuals.)</p> |
| c. Population characteristics |
| <p>Please briefly outline the key characteristics of the at-risk or homeless population(s) who are most affected by the issue (as in Table B.2 in the <i>Data Tools</i>). Again, if the issue does not involve direct service provision to homeless and at-risk individuals, “N/A”.</p> |
| N/A |

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Community Plan on Homelessness

Element 5 – COMMUNITY PLAN PRIORITIES
5.1 – Community Plan priorities 2009 to 2011

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| Community Plan Priority # 1 |
| a. Statement of the priority Please copy the issue statement from Element 4. |
| <p>The population of Mount Pearl is aging. Seniors would participated in the research indicated that they want to remain in Mount Pearl where they may have raised their families. Seniors living on fixed incomes, particularly elderly women who did not work outside the home have limits on what they can afford to pay for rent. There are limited affordable housing options for seniors available in Mount Pearl. The rental market has a combination of apartment buildings and subsidiary apartments. There is a low vacancy rate at 2%.</p> <p>Seniors seek affordable housing units and also housing that suits their requirements. The affordable housing projects constructed under the non-profit housing program have waiting lists that are years long. Basement apartments are available; however, this form of accommodation may not be suitable for seniors with physical mobility concerns. Beside condominium developments, there are no new apartment buildings, including affordable housing units, in the planning stages. Seniors indicated an interest in living in a complex designed with seniors in mind with rents that are affordable, with access to services and transportation.</p> <p>It is not only affordable housing options that must be considered but the types of services and supports that will be needed to assist in maintaining independence. There are opportunities for the development of new projects through collaborative efforts with CHANAL, SPAN, Mount Pearl Seniors Independence Group. the First United Church and others to determine if a new project, or combination of projects, could be developed to accommodate seniors.</p> <p>There could be a site identified to accommodate projects incorporating senior. Housing projects using differing models of operation, affordable rental units, a continuing housing co-operative and/or combined with an assisted living arrangement or other form of housing with supports need to be explored with community partners. There is interest by the Chamber of Commerce, local developers, bankers, CMHC and provincial agencies such as NL Housing, in participating in affordable housing developments. The City Council could play the role of facilitator and bring these groups together to work toward developing an affordable housing project for seniors.</p> |
| b. Focus on the at-risk or homeless population Of the populations identified in b. and c. in Element 4 , will your priority focus on all of them? |
| <p>[<input checked="" type="checkbox"/>] Yes</p> <p>[<input type="checkbox"/>] No - <i>Please describe the groups which your priority will address.</i></p> |
| c. Rationale Please provide the rationale for identifying this issue as a priority for 2009-2011. In the rationale, please refer to the “Moving Forward” section of your CPA, your updated Community Profile and the HPS objectives. |
| <p>Seniors are a priority for the City. It recognizes that these residents who were instrumental in building Mount Pearl should have options available to them within the city. There has been interest in the condominium projects expressed by seniors, however, the City Council is also aware condominium living cannot be afforded by some seniors and that it not necessarily an option for others.</p> <p>There is appreciation that the housing supply has been built to accommodate families. As a maturing community, the City Council is interested in responding to the needs of the residents of Mount Pearl. This support includes supporting the aging population remains in Mount Pearl.</p> |
| d. Funding used How will your community priority be funded for the next two years? |
| <p>[<input checked="" type="checkbox"/>] HPS funding (may also include other, leveraged funding sources)</p> <p>[<input type="checkbox"/>] No HPS funding</p> |
| e. Activity area Please select the activity area to which the priority relates by marking an “X” in the appropriate area. Please note that your priority may apply to more than one area: |
| [<input checked="" type="checkbox"/>] Continuum of Housing and Supports |
| [<input type="checkbox"/>] Knowledge and Communication (including Data Collection) |
| [<input type="checkbox"/>] Community Development |

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| Community Plan Priority # 2 |
| a. Statement of the priority Please copy the issue statement from Element 4. |
| <p>Housing and or supports for youth who cannot live with their families are limited to non-existent in Mount Pearl. There are no shelters and there are limited to no services available in Mount Pearl targeted to this client group.</p> <p>Through the research, it indications were that youth resort to “couch surfing” in the absence of other alternatives and do so until the issue settles. In some cases, the issue does not settle and as options are available in Mount Pearl, youth may have to relocate to St. John’s to access housing and support services. In this case youth may not have ready access (friends, extended family school) to their support system in Mount Pearl. Choice for Youth has verified that it does and has served youth from Mount Pearl in its shelter and other programs.</p> <p>To compound this problem, youth are not aware of the services that are available, e.g., Youth Services. Choices for Youth does not have a presence in Mount Pearl so youth may not be aware of its existence. Further, besides services available at the schools, there are no counseling services for youth and their families, either publicly funded or private services, in Mount Pearl.</p> <p>If a youth cannot stay home, they seem to prefer to live in a “bedsitting” arrangement where they rent a room in a house without supervision. This arrangement is not permitted under the by-laws. If a youth is connected with Youth Services placement options in Mount Pearl are limited to board and lodging homes. The research suggests that youth from Mount Pearl prefer to stay in Mount Pearl where their supports systems are located, e.g., school, family, and friends.</p> <p>Youth Services report that young people have left Mount Pearl to find such accommodation rather than stay in a boarding home in Mount Pearl.</p> <p>There are some services delivered in Mount Pearl connected with the City Council’s Community and Recreation Program including the Drop-in Centre and, Youth Action Team, with the school system and with Youth Services. These are valuable services and could be enhanced by building greater connections with services that deal with youth in crisis and have resources such as shelters, e.g. Choices for Youth, StreetReach. These services are located in St. John’s.</p> <p>There is an interest in opening communications with these organizations to determine if there can be a linkage developed with the established services in St. John’s. Reportedly there is limited awareness of these services among the youth of Mount Pearl. The issue to be explored is whether these organizations have a presence on Mount Pearl either through a satellite operation or outreach service.</p> <p>Issues to be included in the discussions could include, but not be limited to:</p> <ul style="list-style-type: none">✓ whether a small shelter could be viable for Mount Pearl,✓ if a site for services could be established and what those services could include such as counseling, access to services offered by Choices for Youth such as employment programs, and/or✓ whether there could be transportation service established between the site at Carter’s Hill and a site in Mount Pearl. |
| b. Focus on the at-risk or homeless population Of the populations identified in b. and c. in Element 4 , will your priority focus on all of them? |
| <p>[<input checked="" type="checkbox"/>] Yes</p> <p>[<input type="checkbox"/>] No - <i>Please describe the groups which your priority will address.</i></p> |
| c. Rationale Please provide the rationale for identifying this issue as a priority for 2009-2011. In the rationale, please refer to the “Moving Forward” section of your CPA, your updated Community Profile and the HPS objectives. |
| <p>Mount Pearl is a family-oriented community. At various times there are a number of youth who cannot live with their families, either temporarily or permanently. At this point in time, there are limited to no supports to assist the youth and/or the family. These youth are vulnerable and require support.</p> <p>There is a need to develop an understanding of the extent of the issue. The City is collaboration with community stakeholders in Mount Pearl and St. John’s need to determine the scope of the problem and identify potential solutions.</p> |
| d. Funding used How will your community priority be funded for the next two years? |

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| Community Plan Priority # 2 |
| <input checked="" type="checkbox"/> HPS funding (may also include other, leveraged funding sources) <input type="checkbox"/> No HPS funding |
| e. Activity area Please select the activity area to which the priority relates by marking an “X” in the appropriate area. Please note that your priority may apply to more than one area: |
| <input checked="" type="checkbox"/> Continuum of Housing and Supports |
| <input type="checkbox"/> Knowledge and Communication (including Data Collection) |
| <input type="checkbox"/> Community Development |

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| Community Plan Priority # 3 |
| a. Statement of the priority Please copy the issue statement from Element 4. |
| <p>There are a range of affordable housing options for families (two-parent families, long-parent families) in Mount Pearl. The community of Mount Pearl is family-oriented and is viewed as a safe place to raise a family. Therefore is seen as a desirable place for families to settle. However, the housing that is available has lengthy waiting lists so people who want to locate to Mount Pearl cannot do so.</p> <p>The existing range of affordable housing options include NL Housing (184 units for families), CHANAL (195 units) a project for single parent headed families (12 units), families leaving shelter for victims of domestic violence (2 units).</p> <p>There are other groups who have an interest in settling in Mount Pearl, namely, New Canadians. For New Canadians to settle there must also be services introduced to support the integration of the families, e.g., English as a Second Language program in the schools. The Tommy Sexton Centre is contemplating undertaking a need and demand study for affordable housing for its clients and would consider including Mount Pearl in the scope of the study. In this case, the clients would rely on the services available in St. John’s.</p> <p>There is interest and demand for affordable housing for families in Mount Pearl. There are organizations providing affordable housing to families in Mount Pearl. There are varying models such as continuing housing co-operatives, non-profit organizations (SPAN) and NL Housing. In short, there is knowledge and expertise in managing and operating housing projects. There is a need to match these organizations with those who have the capacity to plan, develop and mobilize housing construction projects.</p> <p>The organizations that are involved with this population could work together to investigate the possibility of developing options for affordable housing that could accommodate members of their clientele. The City Council could play the role of facilitator to bring the parties together to ensure the organizations with the necessary expertise and capacity is brought together to consider developing an affordable housing project. (The players to be involved are as identified in Issue #1).</p> |
| b. Focus on the at-risk or homeless population Of the populations identified in b. and c. in Element 4 , will your priority focus on all of them? |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - <i>Please describe the groups which your priority will address.</i> |
| c. Rationale Please provide the rationale for identifying this issue as a priority for 2009-2011. In the rationale, please refer to the “Moving Forward” section of your CPA, your updated Community Profile and the HPS objectives. |
| <p>Mount Pearl is interested in maintaining its population base. It has been difficult for families to locate to Mount Pearl given the limited land for new housing development, restrictions on building size and rising cost of labour for construction.</p> <p>The need for affordable housing is evident based on the waiting lists of NL Housing, Iris Kirby House transitional units and CHANAL. There is interest by clients of the Association for New Canadians to settle in Mount Pearl.</p> |
| d. Funding used How will your community priority be funded for the next two years? |
| <input checked="" type="checkbox"/> HPS funding (may also include other, leveraged funding sources) <input type="checkbox"/> No HPS funding ⁴ |
| e. Activity area |

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Community Plan Priority # 3

Please select the activity area to which the priority relates by marking an “X” in the appropriate area. Please note that your priority may apply to more than one area:

☒ Continuum of Housing and Supports

☐ Knowledge and Communication (including Data Collection)

☐ Community Development

Community Plan Priority # 4

a. Statement of the priority

Please copy the issue statement from Element 4.

The Municipal Plan for the City of Mount Pearl is to undergo a review. From the perspective of facilitating the development of affordable housing, there are existing regulations that could be reviewed. Several of these issues were highlighted during the Housing and Homelessness Study.

The following list includes issues highlighted through interviews, focus groups and other sources included in the research. It is not an all-inclusive list of the issues that might be addressed.

- The regulations promote low density development which does not accommodate affordable housing projects of multiple units.
- Building height restrictions inhibit larger buildings that can include affordable units.
- Minimum square footage requirements do not accommodate affordable homes, e.g. as are constructed in adjacent municipalities.
- Regulations respecting “boarding houses” and “lodging houses” are not preferred options for youth placements. The Youth Services classification of a “bedsitter”, a room rented in a house without supervision, is more acceptable to youth.
- Consider including policies that encourage the inclusion of affordable housing in areas of new development, e.g., incentives for developers.
- Consider including provision for areas in developments that can accommodate houses designed with principles of universal design.

Related items

- The availability of land or sites for redevelopment is an issue for new housing projects. The City Council may have lands that could be used for affordable housing projects. The City could identify such sites and develop a policy outlining if and under what conditions it may be prepared to release them for development.
- The practice around granting tax relief to non-profit housing projects needs to be clarified and communicated consistently to those affected.
- A related point is the development of policies to support new affordable housing projects by eliminating certain costs, e.g., waiver of development application fees, reductions in servicing charges. These can contribute to the viability of the project and contribute to affordability.
- To facilitate the development process for units incorporating principles of universal design, assignment of a knowledgeable staff person who understands the specific requirements of universal design as it relates to the Building Codes and regulations would be appreciated. This staff person could work with the applicant through to the receipt of the necessary approvals.

b. Focus on the at-risk or homeless population

Of the populations identified in **b.** and **c.** in **Element 4**, will your priority focus on all of them?

☒ Yes

☐ No - Please describe the groups which your priority will address.

c. Rationale

Please provide the rationale for identifying this issue as a priority for 2009-2011. In the rationale, please refer to the “Moving Forward” section of your CPA, your updated Community Profile and the HPS objectives.

The Municipal Plan needs to be reconsidered in light of affordable housing developments. Zoning by-laws may need to be amended to reflect these requirements.

d. Funding used

How will your community priority be funded for the next two years?

☐ HPS funding (may also include other, leveraged funding sources)

☒ No HPS funding

e. Activity area

Please select the activity area to which the priority relates by marking an “X” in the appropriate area. Please

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| |
|---|
| Community Plan Priority # 4 |
| note that your priority may apply to more than one area: |
| <input type="checkbox"/> Continuum of Housing and Supports |
| <input checked="" type="checkbox"/> Knowledge and Communication (including Data Collection) |
| <input type="checkbox"/> Community Development |

Element 6 –

OUTCOMES RELATED TO COMMUNITY PRIORITIES

6.1 –Continuum of Housing and Supports: Priorities and Related Objectives

| |
|---|
| CONTINUUM OF HOUSING AND SUPPORTS |
| 6.1.1 – Community Priorities funded under the HPS |
| Community Priority # 1 |
| a. Please state the <i>exact wording</i> of the issue identified as a community priority: |
| <p>The population of Mount Pearl is aging. Seniors would participated in the research indicated that they want to remain in Mount Pearl where they may have raised their families. Seniors living on fixed incomes, particularly elderly women who did not work outside the home have limits on what they can afford to pay for rent. There are limited affordable housing options for seniors available in Mount Pearl. The rental market has a combination of apartment buildings and subsidiary apartments. There is a low vacancy rate at 2%.</p> <p>Seniors seek affordable housing units and also housing that suits their requirements. The affordable housing projects constructed under the non-profit housing program have waiting lists that are years long. Basement apartments are available; however, this form of accommodation may not be suitable for seniors with physical mobility concerns. Beside condominium developments, there are no new apartment buildings, including affordable housing units, in the planning stages. Seniors indicated an interest in living in a complex designed with seniors in mind with rents that are affordable, with access to services and transportation.</p> <p>It is not only affordable housing options that must be considered but the types of services and supports that will be needed to assist in maintaining independence. There are opportunities for the development of new projects through collaborative efforts with CHANAL, SPAN, Mount Pearl Seniors Independence Group. The First United Church and others to determine if a new project, or combination of projects, could be developed to accommodate seniors.</p> <p>There could be a site identified to accommodate projects incorporating senior. Housing projects using differing models of operation, affordable rental units, a continuing housing co-operative and/or combined with an assisted living arrangement or other form of housing with supports need to be explored with community partners. There is interest by the Chamber of Commerce, local developers, bankers, CMHC and provincial agencies such as NL Housing, in participating in affordable housing developments. The City Council could play the role of facilitator and bring these groups together to work toward developing an affordable housing project for seniors.</p> |
| b. Statement of Objective |
| Please state the objective your community plans to achieve by 2011: |
| <input checked="" type="checkbox"/> A seniors affordable housing complex will be developed either as an affordable rental project, an affordable continuing housing co-operative or a combination of both. |
| c. Measurement Strategy |
| c.1 Indicator(s) |
| Please identify the <i>specific measure</i> of the progress your community plans to make toward meeting your objective. Please use the indicators from Annexes C and D in the <i>Reference Guide</i> as well as any additional indicators which your community has identified. |
| <input checked="" type="checkbox"/> # of partners mobilized <input checked="" type="checkbox"/> # of housing models developed (e.g., non-profit, co-op, private) <input checked="" type="checkbox"/> Housing projects with a range of support options <input checked="" type="checkbox"/> # of affordable housing units developed |
| c.2 Data Sources |
| Please indicate the sources of information that will be used to measure the selected indicator(s). Please refer to Annexes C and D for suggestions for data sources. |

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| | |
|---|--|
| <div>✓ HPS</div> <div>✓ NL Housing</div> <div>✓ Eastern Health</div> <div>✓ HRLE</div> <div>✓ City of Mount Pearl</div> | |
| <div>c.3 Current Situation or Baseline (OPTIONAL)</div> <div>Please indicate:<div>a) the <i>current situation or baseline</i> against which you will measure your progress; and</div><div>b) the <i>strategy used</i> to determine your baseline if you do not have a current level:</div></div> | |
| <div>a. Baseline as outlined in the inventory.</div> <div>b. TBD</div> | |
| <div>c.4 Target(s)</div> <div>Please indicate the <i>specific results you hope to achieve</i> in relation to this objective.</div> <div>✓ Introduce a range of affordable housing options for seniors</div> | |
| <div>d. Generic Outcomes</div> <div>Please select the generic outcome which is related to this objective:</div> | |
| <div><div><div>[] Reduction of homelessness and transitions to housing stability</div><div>[✓] Prevention of homelessness</div></div></div> | <div><div><div>[] Social integration</div><div>[] Improvement in service quality or service capacity</div></div></div> |

CONTINUUM OF HOUSING AND SUPPORTS

6.1.1 – Community Priorities funded under the HPS

Community Priority # 2

a. Please state the *exact wording* of the issue identified as a community priority:

Housing and or supports for youth who cannot live with their families are limited to non-existent in Mount Pearl. There are no shelters and there are limited to no services available in Mount Pearl targeted to this client group.

Through the research, it indications were that youth resort to “couch surfing” in the absence of other alternatives and do so until the issue settles. In some cases, the issue does not settle and as options are available in Mount Pearl, youth may have to relocate to St. John’s to access housing and support services. In this case youth may not have ready access (friends, extended family school) to their support system in Mount Pearl. Choice for Youth has verified that it does and has served youth from Mount Pearl in its shelter and other programs.

To compound this problem, youth are not aware of the services that are available, e.g., Youth Services. Choices for Youth does not have a presence in Mount Pearl so youth may not be aware of its existence. Further, besides services available at the schools, there are no counseling services for youth and their families, either publicly funded or private services, in Mount Pearl.

If a youth cannot stay home, they seem to prefer to live in a “bedsitting” arrangement where they rent a room in a house without supervision. This arrangement is not permitted under the by-laws. If a youth is connected with Youth Services placement options in Mount Pearl are limited to board and lodging homes. The research suggests that youth from Mount Pearl prefer to stay in Mount Pearl where their supports systems are located, e.g., school, family, and friends.

Youth Services report that young people have left Mount Pearl to find such accommodation rather than stay in a boarding home in Mount Pearl.

There are some services delivered in Mount Pearl connected with the City Council’s Community and Recreation Program including the Drop-in Centre and, Youth Action Team, with the school system and with Youth Services. These are valuable services and could be enhanced by building greater connections with services that deal with youth in crisis and have resources such as shelters, e.g. Choices for Youth, StreetReach. These services are located in St. John’s.

There is an interest in opening communications with these organizations to determine if there can be a linkage developed with the established services in St. John’s. Reportedly there is limited awareness of these services among the youth of Mount Pearl. The issue to be explored is whether these organizations have a presence on Mount Pearl either through a satellite operation or outreach service.

Issues to be included in the discussions could include, but not be limited to:

✓ whether a small shelter could be viable for Mount Pearl,

✓ if a site for services could be established and what those services could include such as counseling,

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| | |
|---|--|
| CONTINUUM OF HOUSING AND SUPPORTS | |
| 6.1.1 – Community Priorities funded under the HPS | |
| Community Priority # 2 | |
| <div><div>✓</div><div>access to services offered by Choices for Youth such as employment programs, and/or whether there could be transportation service established between the site at Carter’s Hill and a site in Mount Pearl.</div></div> | |
| | |
| | |
| c. Measurement Strategy | |
| c.1 | <div>Indicator(s) Please identify the <i>specific measure</i> of the progress your community plans to make toward meeting your objective. Please use the indicators from Annexes C and D in the <i>Reference Guide</i> as well as any additional indicators which your community has identified.</div> |
| <div><div>✓</div>Youth requiring shelter have access to accommodations in Mount Pearl or to a shelter in St. John’s</div> <div><div>✓</div>Outreach services for youth are available in Mount Pearl</div> <div><div>✓</div>Support services are provided to youth in Mount Pearl</div> | |
| c.2 | <div>Data Sources Please indicate the sources of information that will be used to measure the selected indicator(s). Please refer to Annexes C and D for suggestions for data sources.</div> |
| <div><div>✓</div>Services utilized by youth, e.g., Reid Centre, Youth Services, Choices for Youth Includes Community Youth Network and StreetReach)</div> <div><div>✓</div>Shelter beds nights (Choice for Youth or Other)</div> | |
| c.3 | <div>Current Situation or Baseline (OPTIONAL) Please indicate: a) the <i>current situation or baseline</i> against which you will measure your progress; and b) the <i>strategy used</i> to determine your baseline if you do not have a current level:</div> |
| <div>A. No baseline information available</div> <div>B. TBD</div> | |
| c.4 | <div>Target(s) Please indicate the <i>specific results you hope to achieve</i> in relation to this objective.</div> |
| <div><div>✓</div>Baseline data established</div> <div><div>✓</div>Access to services for youth in Mount Pearl</div> <div><div>✓</div>Access to shelter beds for youth in Mount Pearl</div> <div><div>✓</div>Access to transportation to Choices for Youth and other youth serving organizations</div> | |
| d. Generic Outcomes | |
| Please select the generic outcome which is related to this objective: | |
| <div><div>[]</div>Reduction of homelessness and transitions to housing stability</div> <div><div>[✓]</div>Prevention of homelessness</div> | <div><div>[]</div>Social integration</div> <div><div>[]</div>Improvement in service quality or service capacity</div> |

| | |
|--|--|
| CONTINUUM OF HOUSING AND SUPPORTS | |
| 6.1.1 – Community Priorities funded under the HPS | |
| Community Priority # 3 | |
| a. Please state the <i>exact wording</i> of the issue identified as a community priority: | |
| <p>There are a range of affordable housing options for families (two-parent families, long-parent families) in Mount Pearl. The community of Mount Pearl is family-oriented and is viewed as a safe place to raise a family. Therefore is seen as a desirable place for families to settle. However, the housing that is available has lengthy waiting lists so people who want to locate to Mount Pearl cannot do so.</p> <p>The existing range of affordable housing options include NL Housing (184 units for families), CHANAL (195 units) a project for single parent headed families (12 units), families leaving shelter for victims of domestic violence (2 units).</p> <p>There are other groups who have an interest in settling in Mount Pearl, namely, New Canadians. For New Canadians to settle there must also be services introduced to support the integration of the families, e.g., English as a Second Language program in the schools. The Tommy Sexton Centre is contemplating</p> | |

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CONTINUUM OF HOUSING AND SUPPORTS

6.1.1 – Community Priorities funded under the HPS

Community Priority # 3

undertaking a need and demand study for affordable housing for its clients and would consider including Mount Pearl in the scope of the study. In this case, the clients would rely on the services available in St. John’s.

There is interest and demand for affordable housing for families in Mount Pearl. There are organizations providing affordable housing to families in Mount Pearl. There are varying models such as continuing housing co-operatives, non-profit organizations (SPAN) and NL Housing. In short, there is knowledge and expertise in managing and operating housing projects. There is a need to match these organizations with those who have the capacity to plan, develop and mobilize housing construction projects.

The organizations that are involved with this population could work together to investigate the possibility of developing options for affordable housing that could accommodate members of their clienteles. The City Council could play the role of facilitator to bring the parties together to ensure the organizations with the necessary expertise and capacity is brought together to consider developing an affordable housing project. (The players to be involved are as identified in Issue #1).

c. Measurement Strategy

c.1 Indicator(s)

Please identify the *specific measure* of the progress your community plans to make toward meeting your objective. Please use the indicators from Annexes C and D in the *Reference Guide* as well as any additional indicators which your community has identified.

- ✓ # of affordable housing units increased in Mount Pearl
- ✓ # of options expanded to include new non-profit housing projects, continuing housing co-operatives, private

c.2 Data Sources

Please indicate the sources of information that will be used to measure the selected indicator(s). Please refer to Annexes C and D for suggestions for data sources.

- ✓ Organizations serving clienteles such as SPAN, CHANAL,
- ✓ NL Housing
- ✓ HPS
- ✓ HRLE
- ✓ City of Mount Pearl

c.3 Current Situation or Baseline (OPTIONAL)

Please indicate:
a) the *current situation or baseline* against which you will measure your progress; and
b) the *strategy used* to determine your baseline if you do not have a current level:

- A. Baseline outlined in inventory
- B. TBD

c.4 Target(s)

Please indicate the *specific results you hope to achieve* in relation to this objective.

- ✓ Additional affordable housing projects of various models introduced to the market

d. Generic Outcomes

Please select the generic outcome which is related to this objective:

- | | |
|--|---|
| [<input checked="" type="checkbox"/>] Reduction of homelessness and transitions to housing stability | [<input type="checkbox"/>] Social integration |
| [<input type="checkbox"/>] Prevention of homelessness | [<input type="checkbox"/>] Improvement in service quality or service capacity |

6.2 – Knowledge and Communication: Priorities and Related Objectives

KNOWLEDGE AND COMMUNICATION

6.2.1 – Community Priorities NOT funded under the HPS

Community Priority # 4\3

a. Please include below the *exact wording* of the issue identified as a community priority:

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KNOWLEDGE AND COMMUNICATION

6.2.1 – Community Priorities NOT funded under the HPS

Community Priority # 4/3

The Municipal Plan for the City of Mount Pearl is to undergo a review. From the perspective of facilitating the development of affordable housing, there are existing regulations that could be reviewed. Several of these issues were highlighted during the Housing and Homelessness Study.

The following list includes issues highlighted through interviews, focus groups and other sources included in the research. It is not an all-inclusive list of the issues that might be addressed.

- The regulations promote low density development which does not accommodate affordable housing projects of multiple units.
- Building height restrictions inhibit larger buildings that can include affordable units.
- Minimum square footage requirements do not accommodate affordable homes, e.g. as are constructed in adjacent municipalities.
- Regulations respecting “boarding houses” and “lodging houses” are not preferred options for youth placements. The Youth Services classification of a “bedsitter”, a room rented in a house without supervision, is more acceptable to youth.
- Consider including policies that encourage the inclusion of affordable housing in areas of new development, e.g., incentives for developers.
- Consider including provision for areas in developments that can accommodate houses designed with principles of universal design.

Related items

- The availability of land or sites for redevelopment is an issue for new housing projects. The City Council may have lands that could be used for affordable housing projects. The City could identify such sites and develop a policy outlining if and under what conditions it may be prepared to release them for development.
- The practice around granting tax relief to non-profit housing projects needs to be clarified and communicated consistently to those affected.
- A related point is the development of policies to support new affordable housing projects by eliminating certain costs, e.g., waiver of development application fees, reductions in servicing charges. These can contribute to the viability of the project and contribute to affordability.
- To facilitate the development process for units incorporating principles of universal design, assignment of a knowledgeable staff person who understands the specific requirements of universal design as it relates to the Building Codes and regulations would be appreciated. This staff person could work with the applicant through to the receipt of the necessary approvals.

b. Statement of Objective

Please state the objective your community plans to achieve by 2009:

Review Municipal Plan applying a lens of facilitating affordable housing development.

c. Measurement Strategy

c.1 Indicator(s)

Please identify the *specific measure* of the progress your community plans to make toward meeting your objective. Please use the indicators from Annex D in the *Reference Guide* as well as any additional indicators which your community has identified.

- Amend by-laws to allow for the development of affordable housing.
- Develop a policy which outlines the measure the City Council will support to facilitate affordable housing development and ongoing operations

c.2 Data Sources

Please indicate the sources of information that will be used to measure the selected indicator(s). Please refer to Annex D for suggestions for data sources.

- Approvals of affordable housing developments by the City Council
- City Council policy re measure to support the development and operations of affordable housing developments

c.3 Target(s) if applicable

Please indicate the *specific results you hope to achieve* in relation to this objective.

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6.2 – Knowledge and Communication: Priorities and Related Objectives

KNOWLEDGE AND COMMUNICATION

6.2.1 – Community Priorities funded under the HPS

Community Priority # 4

a. Please include below the *exact wording* of the issue identified as a community priority:

The extent of the population of Mount Pearl with complex needs require affordable supportive housing is unknown. There is limited to information available about this segment of the population. There are indications that there are people from Mount Pearl availing of services in St. John’s but the information is thin. This requires an effort to assess the situation and determine if and how the committee in Mount Pearl could help.

b. Statement of Objective

Please state the objective your community plans to achieve by 2001:

To have completed research that will describe the scope of the issue and present options for the committee to consider.

c. Measurement Strategy

c.1 Indicator(s)

Please identify the *specific measure* of the progress your community plans to make toward meeting your objective. Please use the indicators from Annex D in the *Reference Guide* as well as any additional indicators which your community has identified.

√ Baseline developed with # of individuals and service requirements

c.2 Data Sources

Please indicate the sources of information that will be used to measure the selected indicator(s). Please refer to Annex D for suggestions for data sources.

- Information from the NGOS that provide services to the population.
- Government sources - aggregate data

c.3 Target(s) if applicable

Please indicate the *specific results you hope to achieve* in relation to this objective.

- Assess the situation and determine if and how the committee in Mount Pearl could help.

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6.3 – Community Development: Priorities and Related Objectives

COMMUNITY DEVELOPMENT

6.3.1 – Community Priorities funded under the HPS

Community Priority # 1

a. Please state the *exact wording* of the issue identified as a community priority:

b. Statement of Objective

Please state the objective your community plans to achieve by 2009:

c. Measurement Strategy

c.1 Indicator(s)

Please identify the *specific measure* of the progress your community plans to make toward meeting your objective. Please use the indicators from Annex D in the *Reference Guide* as well as any additional indicators which your community has identified.

c.2 Data Sources

Please indicate the sources of information that will be used to measure the selected indicator(s). Please refer to Annex D for suggestions for data sources.

c.3 Target(s) if applicable

Please indicate the *specific results you hope to achieve* in relation to this objective.

Element 7 – HPS GENERIC OUTCOMES

HPS Generic Outcome #1:

Reduction of homelessness and transitions to housing stability

| Indicators | First Measurement Period | Second Measurement Period |
|---|--------------------------|---------------------------|
| 1.1 Shelter use | | |
| 1.1.1 Number of different people using shelters | N/A | N/A |
| 1.1.2 Average length of stay in shelters | N/A | N/A |
| 1.1.3 Occupancy rate of shelter beds | N/A | N/A |

HPS Generic Outcome #1:

Reduction of homelessness and transitions to housing stability

| Indicators | Current Situation or Baseline (April 1, 2006 – March 31, 2007) | Target (April 1, 2007 – March 31, 2009) |
|--|---|--|
| 1.2 Changes in housing status | | |
| 1.2.1 Transitions in housing status: <i>Number of individuals who have moved from homelessness toward greater housing stability</i> | | |
| 1.2.2 Housing maintenance: <i>Number of individuals (from 1.2.1) who have maintained their housing for a 3-month follow-up period after receiving housing placement services</i> | | |

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| HPS Generic Outcome #2: Prevention of Homelessness | | |
|---|---|---|
| Indicators | Current Situation or Baseline (April 1, 2006 – March 31, 2007) | Target (April 1, 2007 – March 31, 2009) |
| 2.1 Housing Retention | | |
| 2.1.1 Number of individuals who have retained their housing for a 3-month follow-up period after receiving housing loss prevention services | | |
| 2.2 Housing placement | | |
| 2.2.1 Transitions in housing status: <i>Number of individuals who have experienced transitions toward greater housing stability as a result of housing placement services prior to discharge into the community from a health facility, the criminal justice system, or the child welfare system.</i> | | |
| 2.2.2 Housing maintenance: <i>Number of individuals (from 2.2.1) who have maintained their housing for a 3-month follow-up period after receiving housing placement services</i> | | |

| HPS Generic Outcome #3: Social Integration | | |
|--|---|---|
| Indicators | Current Situation or Baseline (April 1, 2006 – March 31, 2007) | Target (April 1, 2007 – March 31, 2009) |
| 3.1 Changes in income | | |
| 3.1.1 Number of individuals whose income improved due to receiving relevant services | | |
| 3.2 Changes in employment status | | |
| 3.2.1 Number of individuals whose employment status improved due to receiving relevant services | | |
| 3.3 Participation in volunteer work | | |
| 3.3.1 Number of individuals going from non-participation to participation in volunteer work due to receiving relevant services | | |
| 3.4 Participation in education | | |
| 3.4.1 Number of individuals whose educational attainment improved due to receiving relevant services | | |

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| HPS Generic Outcome #4: Improvement in service quality or service capacity | | | | | | | |
|---|---|---|-------|---|-------|-----------------------------------|-------|
| Indicators | | Current Situation or Baseline (March 31, 2007) | | Target (April 1, 2007 – March 31, 2009) | | | |
| 4.1 | Service Quality/ Service Capacity | Number of beds/units | | Number of beds/units <u>renovated or improved</u> | | Number of beds/units <u>added</u> | |
| | | Beds | Units | Beds | Units | Beds | Units |
| 4.1.1 | Number of emergency shelter beds and mats | | | | | | |
| 4.1.2 | Number of transitional housing beds and units | | | | | | |
| 4.1.3 | Number of supportive housing beds and units | | | | | | |

| HPS Generic Outcome #4: Improvement in service quality or service capacity | | | |
|---|---|---|--|
| Indicators | | Current Situation or Baseline (March 31, 2007) | Target (April 1, 2007 – March 31, 2009) |
| 4.1 Service Quality/ Service Capacity | | | |
| 4.1.4 | Number of services offered in the community | | Number of Services added |

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Element 8– IMPLEMENTATION STRATEGIES FOR THE COMMUNITY PRIORITIES

8.1 – Continuum of Housing and Supports: Priorities and Related Strategies

CONTINUUM OF HOUSING AND SUPPORTS

8.1.1 – Community Priorities funded under the HPS

Community Priority # 1

a. Please state the *exact wording* of the community priority and related objective:

- **Priority:** To develop more affordable housing options for seniors.
- **Objective:** To develop new projects that contain affordable, accessible units with arrange of support services.

b. Please describe the programs, services or activities your community intends to develop or enhance to meet this objective and achieve the expected outcome.

c. Please identify the sectors in your community that will potentially be involved in the implementation of this strategy, and the expected relationships among these sectors. To support your work, you may use **Worksheet - F** in the Data Tools.

(*Sector* refers to: the various levels of government, Aboriginal communities or organizations, homelessness agencies, mainstream agencies, private sector, etc. For types of *relationships*, please refer to the definitions in Annex A).

d. Please indicate what proportion of your HPS funding will be allocated to the implementation strategy under this objective. (This information will also be in **Table G.2** in the Data Tools.)

- Total HPS funding that your community will allocate to total projects
 - **HPI Designated communities:** \$
 - **HPI Aboriginal partnerships:** \$
- Amount and percentage of the HPS funding allocated to this objective
 - **HPI Designated communities**
 - \$
 - %
 - **HPI Aboriginal partnerships**
 - \$
 - %

e. Please identify any other sources of financial or in-kind support that will be invested for this objective:

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CONTINUUM OF HOUSING AND SUPPORTS

8.1.1 – Community Priorities funded under the HPS

Community Priority # 2

a. Please state the *exact wording* of the community priority and related objective:

- **Priority:** To determine alternatives required for the youth of Mount Pearl to help them remain in Mount Pearl.
- **Objective:** To develop access to a range of support options, including housing, for youth in Mount Pearl and/to provide access to services in St. John's.

b. Please describe the programs, services or activities your community intends to develop or enhance to meet this objective and achieve the expected outcome.

c. Please identify the sectors in your community that will potentially be involved in the implementation of this strategy, and the expected relationships among these sectors. To support your work, you may use **Worksheet - F** in the Data Tools.
(*Sector* refers to: the various levels of government, Aboriginal communities or organizations, homelessness agencies, mainstream agencies, private sector, etc. For types of *relationships*, please refer to the definitions in Annex A).

d. Please indicate what proportion of your HPS funding will be allocated to the implementation strategy under this objective. (This information will also be in **Table G.2** in the Data Tools.)

- Total HPS funding that your community will allocate to total projects
 - **HPI Designated communities:** \$
 - **HPI Aboriginal partnerships:** \$
- Amount and percentage of the HPS funding allocated to this objective
 - **HPI Designated communities**
 - \$
 - %
 - **HPI Aboriginal partnerships**
 - \$
 - %

e. Please identify any other sources of financial or in-kind support that will be invested for this objective:

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CONTINUUM OF HOUSING AND SUPPORTS

8.1.1 – Community Priorities funded under the HPS

Community Priority # 2

CONTINUUM OF HOUSING AND SUPPORTS

8.1.1 – Community Priorities funded under the HPS

Community Priority # 3

a. Please state the *exact wording* of the community priority and related objective:

- **Priority:** To increase the supply of affordable housing in Mount Pearl.
- **Objective:** To provide more affordable housing options for families and non-elderly singles.

b. Please describe the programs, services or activities your community intends to develop or enhance to meet this objective and achieve the expected outcome.

c. Please identify the sectors in your community that will potentially be involved in the implementation of this strategy, and the expected relationships among these sectors. To support your work, you may use **Worksheet - F** in the Data Tools.

(*Sector* refers to: the various levels of government, Aboriginal communities or organizations, homelessness agencies, mainstream agencies, private sector, etc. For types of *relationships*, please refer to the definitions in Annex A).

d. Please indicate what proportion of your HPS funding will be allocated to the implementation strategy under this objective. (This information will also be in **Table G.2** in the Data Tools.)

- Total HPS funding that your community will allocate to total projects
 - **HPI Designated communities:** \$
 - **HPI Aboriginal partnerships:** \$
- Amount and percentage of the HPS funding allocated to this objective

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CONTINUUM OF HOUSING AND SUPPORTS

8.1.1 – Community Priorities funded under the HPS

Community Priority # 3

- **HPI Designated communities**
 - \$
 - %
- **HPI Aboriginal partnerships**
 - \$
 - %

e. Please identify any other sources of financial or in-kind support that will be invested for this objective:

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8.2 – Knowledge and Communication: Priorities and Related Strategies

KNOWLEDGE AND COMMUNICATION

8.2.1 – Community Priorities funded under the HPS

Community Priority # 1

a. Please state the *exact wording* of the community priority and related objective:

- **Priority:**
- **Objective:**

b. Please describe the programs, services or activities your community intends to develop or enhance to meet this objective and achieve the expected outcome.

c. Please identify the sectors in your community that will be potentially involved in the implementation of this strategy and the expected relationships among these sectors. To support your work, you may use **Worksheet – F** in the Data Tools.

(**Sector** refers to: the various levels of government, Aboriginal communities or organizations, homelessness agencies, mainstream agencies, private sector, etc. For types of *relationships*, please refer to the definitions in Annex A).

d. Please indicate what proportion of your HPS funding will be allocated to the implementation strategy under this objective (This information will also be in **Table G.2** in the Data Tools.):

- Total HPS funding that your community will allocate to total projects
 - **HPI Designated communities:** \$
 - **HPI Aboriginal partnerships:** \$
- Amount and percentage of the HPS funding allocated to this objective
 - **HPI Designated communities**
 - \$
 - %
 - **HPI Aboriginal partnerships**
 - \$
 - %

e. Please identify any other sources of financial or in-kind support that will be invested for this objective:

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COMMUNITY DEVELOPMENT

8.3.1 – Community Priorities funded under the HPS

Community Priority # 1

a. Please state the *exact wording* of the community priority and related objective:

- **Priority:**
- **Objective:**

b. Please describe the programs, services or activities your community intends to develop or enhance to meet this objective and achieve the expected outcome.

c. Please identify the sectors in your community that will be potentially involved in the implementation of this strategy and the expected relationships among these sectors. To support your work, you may use **Worksheet – F** in the Data Tools.

(**Sector** refers to: the various levels of government, Aboriginal communities or organizations, homelessness agencies, mainstream agencies, private sector, etc. For types of *relationships*, please refer to the definitions in Annex A).

d. Please indicate what proportion of your HPS funding will be allocated to the implementation strategy under this objective (This information will also be in **Table G.2** in the Data Tools.):

- Total HPS funding that your community will allocate to total projects
 - **HPI Designated communities:** \$
 - **HPI Aboriginal partnerships:** \$
- Amount and percentage of the HPS funding allocated to this objective
 - **HPI Designated communities**
 - \$
 - %
 - **HPI Aboriginal partnerships**
 - \$
 - %

e. Please identify any other sources of financial or in-kind support that will be invested for this objective:

Component Five: Developing and Communicating the Community Plan

Element 9 – COMMUNITY PLAN DEVELOPMENT AND APPROVAL PROCESS

a. Please describe your *homelessness initiative's planning process*, describing:

- who was involved or engaged in the development of the community plan;
- the organizational structure in place to facilitate the development of the community plan at its various stages (community profile, issue and priority identification, objectives and outcomes, etc.)

The Housing and Homelessness Committee of the City of Mount Pearl developed this document. It is the intention of the Housing and Homelessness Committee of the City of Mount Pearl to make this plan public and to engage stakeholders in a Community Stakeholders Committee which will oversee the implementation of the plan.

b. Has the community plan been approved? By whom? (Community of stakeholders? Community Advisory Board (CAB)? Community Entity?)

The plan has been approved by the Housing and Homelessness Committee of the City of Mount Pearl. It will be submitted to the City Council of Mount Pearl. With the sanction of the City Council the community plan will be made public.

Element 10 – COMMUNICATING THE COMMUNITY PLAN

Please describe your community's strategy to communicate the homelessness plan and priorities to: a) the homeless and at-risk populations; b) the homelessness agency sectors; c) the mainstream agency sectors; d) the private sector; e) the public and e) elected officials.

To be determined.

If available, please attach your communication plan.

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Component Six: Sustainable Development

Element 11 – FINANCIAL AND NON-FINANCIAL RESOURCES

- a.** Please complete Table H, to identify the sources and amounts of matching funds or in-kind contributions secured by your community for the implementation of your homelessness initiative for the next two years. Please attach letters of confirmation.

Note that this step is not required for Aboriginal Community Entities.

- b.** Does your community have a funding strategy to increase its financial and non-financial resources for the next two years?

What efforts will your community make to increase the number of different sources or amounts?

Element 12 – HUMAN RESOURCES

- a.** Please describe your community strategies for developing knowledge and skills related to strategic planning, fundraising, public awareness, etc.

The Community Committee will be led by the Councillor who chaired the Housing and Homelessness Committee.

The City Planner's office intends to assume responsibility for providing support to the Community Committee by providing meeting organization, facilitation and support.

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- b.** Please describe your community strategies to address human resources stability within the homelessness sector to improve the effectiveness of this sector.

If available, please include a plan with your submission. Let us know if your community would be willing to share information on your human resources strategies with other communities

Element 13 – ENVIRONMENTAL INITIATIVES

Please describe your community strategies to address environmental sustainability in capital projects (e.g. incorporating energy efficiency into capital project designs) or operating projects (e.g. recycling and conservation education).

If available, please include a plan with your submission. Let us know if your community would be willing to share information on your environmental initiatives with other communities