



THE INTERDEPENDENCE OF RURAL & URBAN HOMELESSNESS & HOUSING

7 Cities Conference on Housing First & Homelessness

June 7, 2017

WHAT WILL WE COVER TODAY?



THE CITY OF EDMONTON.

AFFORDABLE HOUSING STRATEGY/TEN YEAR PLAN.

THE ALBERTA RURAL DEVELOPMENT NETWORK .

RURAL HOUSING AND HOMELESSNESS PROJECTS

QUESTIONS?

THE CITY OF EDMONTON

THE IMPORTANCE OF AFFORDABLE HOUSING

“The provision of affordable housing is a basic pillar of a civilized society.”

C.D. Howe Institute

“Housing is a necessity of life...yet one in five households in Canada is still unable to afford acceptable shelter.”

T.D. Bank

“We are used to thinking of affordable housing as both a social and a health issue... However, working to find solutions to the problems of affordable housing is also smart economic policy. An inadequate supply of housing can be a major impediment to business involvement and growth, and can influence immigrants’ choices of where to locate.”

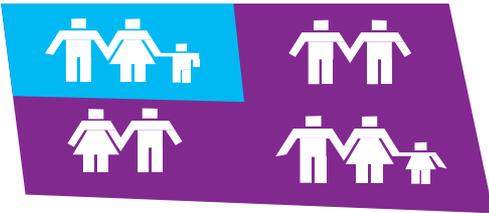
T.D. Bank

Edmonton Housing Affordability Snapshot

This profile provides an overview of housing affordability trends in Edmonton. This information was collected in support of the City of Edmonton Affordable Housing Strategy project.

Definition of Affordability

A commonly accepted guideline for housing affordability is that housing costs should not exceed 30%



Many Edmonton households have challenges with housing affordability.

Approximately 41% of Edmonton renter households live in unaffordable housing—meaning they spend more than 30% of their income on housing costs. In 2011, **47,055** renter households spent more than 30% of household income on housing costs

In 2011, **24,770** renter households spent more than 50% of household income on housing costs

The Rental Market

How much does it cost to rent?

Average Market Rent (October 2014):

\$1,002 for a one-bedroom apartment

\$1,224 for a two-bedroom apartment

Annual income required to afford a rental apartment:



Who can't afford to rent a one-bedroom apartment in Edmonton based on a single income?

People in a range of occupations, including:



Home Ownership

How much does it cost to own?



Average cost of a single-detached house (2014)

\$402,000



Average cost of a condominium (2014)

\$233,000

Minimum income required to qualify for a mortgageⁱⁱ

Single-detached house: **\$84,100**

Condominium: **\$46,400**

Who can't afford to purchase a single-detached house in Edmonton based on a single income?

People in a range of occupations, including:



ⁱ List of occupations collected from: occinfo.alis.alberta.ca/occinfopreview/info/browse-wages.html

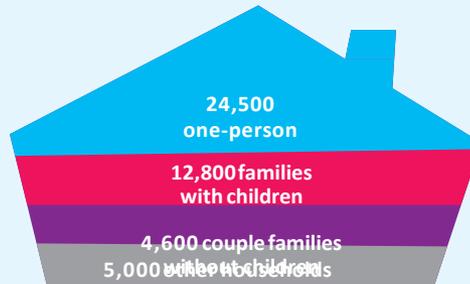
ⁱⁱ Qualifying income collected from: RBC Housing Affordability Report, Q3 2014. rbc.com/newsroom/_assets-custom/pdf/20141126-HA.pdf

Who Struggles With Housing Affordability?

Household types

In 2011, renter households of all types struggled with housing affordability, including:

- 24,500** one-person households
- 12,800** families with children
- 4,600** couple families without children
- 5,000** other households



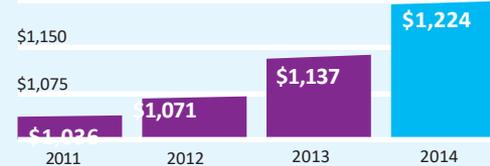
More About Rental Housing

Rental vacancy rate is low

October 2014: 1.7% – well below 3%, which is considered to be a balanced rental market.

Average rent is increasing

Average rent for a two-bedroom apartment: \$1,225



2,307

Homelessness

The 2014 Edmonton Homeless Count estimates that **2,307** people in Edmonton do not have a home of their own.



7%

Construction Activity

Between 2006 and 2014, rental housing construction accounted for only **7%** of all housing starts



Who is experiencing homelessness?

A diverse mix of Edmontonians experience homelessness, including young men, families, teenagers and seniors.

In 2014, children and youth (under the age of 24) accounted for approximately **29%** of the homeless population.

In 2014, 46% of people experiencing homelessness identified as Aboriginal.

29%

Children and youth (under the age of 24) accounted for approximately **29%** of the homeless population.



Affordable **Housing Strategy**

2016-2025



The four goals of the Affordable Housing Strategy are:

1 Increase the supply of affordable housing in all areas of the city

2 Maintain the supply of affordable and market rental housing

3 Enable stable residential tenancies and transition people out of homelessness

4 Anticipate, recognize and coordinate action to respond to housing and homeless needs

Homelessness describes the situation of an individual or family **without *stable, permanent, appropriate housing*** or the immediate prospect, means and ability of acquiring it.

Canadian Observatory on Homelessness

**On any given night at least 30,000
Canadians
experience homelessness**

THE PRECARIOUS HOUSING “ICEBERG”

Visible homeless: 150,000 - 300,000

Hidden homeless: 450,000 - 900,000

Overcrowded: 705,165 h/hs

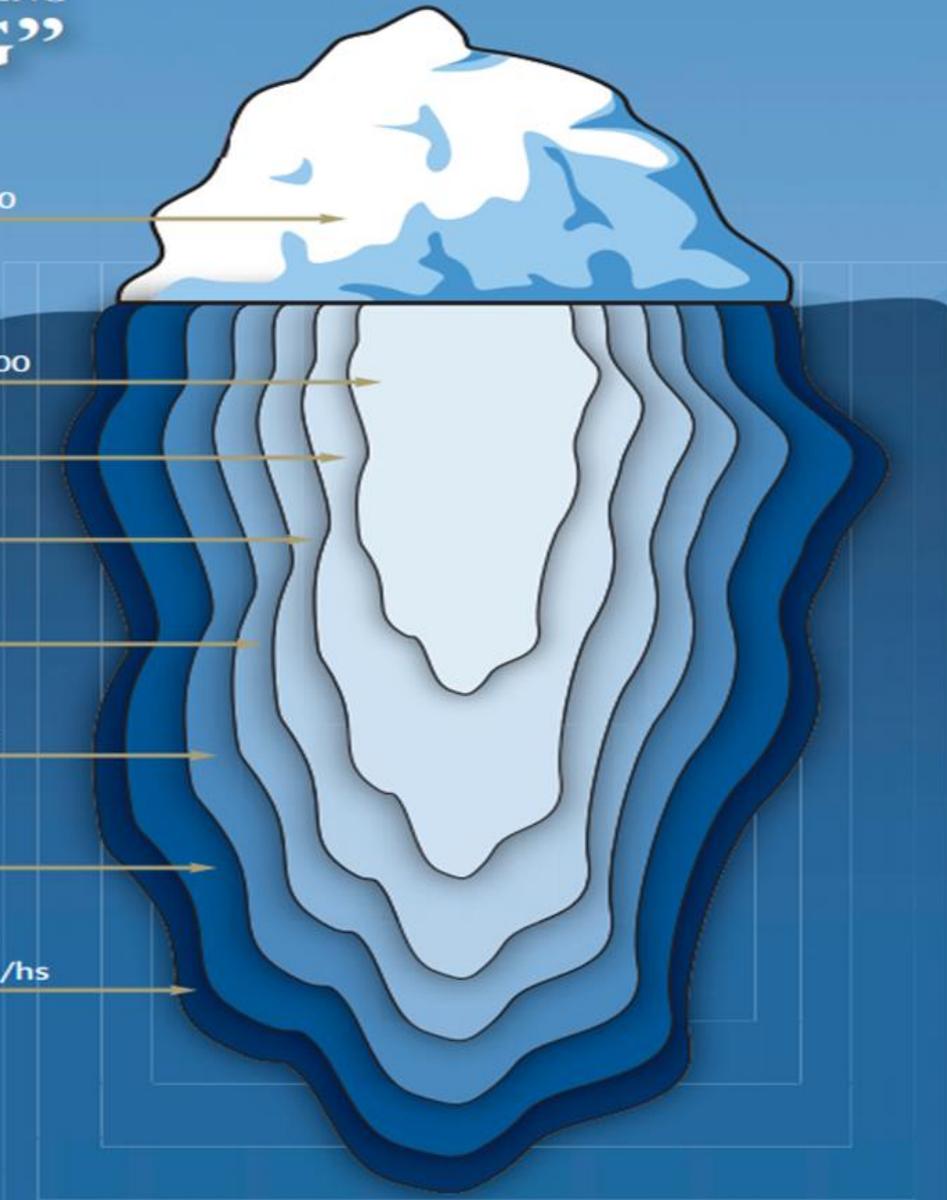
Substandard housing:
1.3 million h/hs

Core housing need:
1.5 million h/hs

Inadequate housing: 2 million h/hs
(minor repairs)

Annual housing supply deficit:
220,000 h/hs

Unaffordable housing: 3.1 million h/hs
(paying > 30%)



80 % of Canadians who are homeless do NOT live on the street...they are hidden from view.

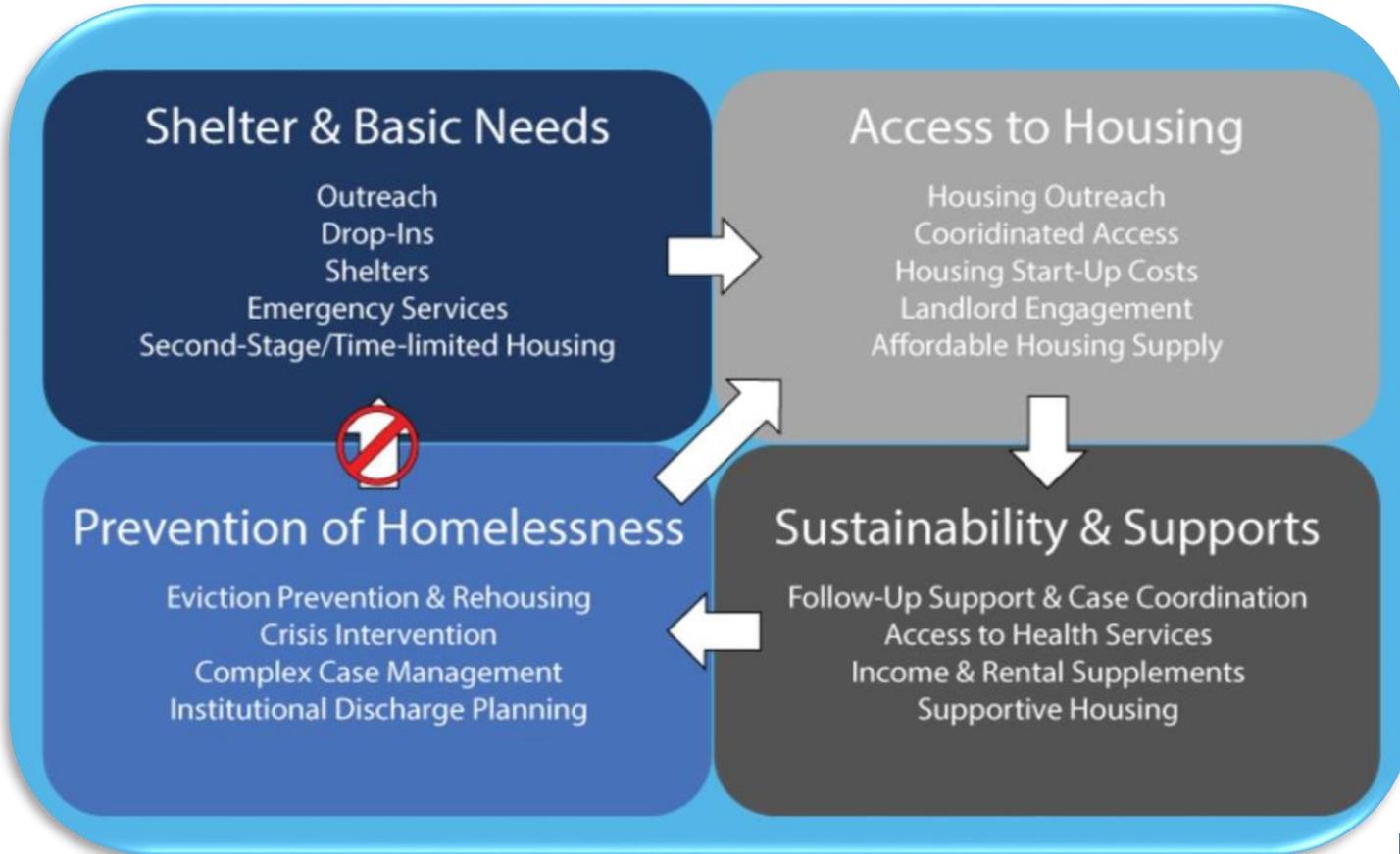
- They live in cars
- They sleep in abandoned buildings/garages
- They sleep on somebody's couch
- They work and may have full-time jobs
- They are seniors on fixed incomes
- They include children

EDMONTON'S PLAN TO END HOMELESSNESS

Developed in 2009, Edmonton's Plan to End Homelessness focuses on strategies to eliminate homelessness with housing and support, rather than just managing the problem with short term solutions.

Central to the plan is the Housing First approach, where people who are experiencing homelessness are quickly found a home, and then given the supports they need to keep that home.

EDMONTON'S PLAN TO END HOMELESSNESS

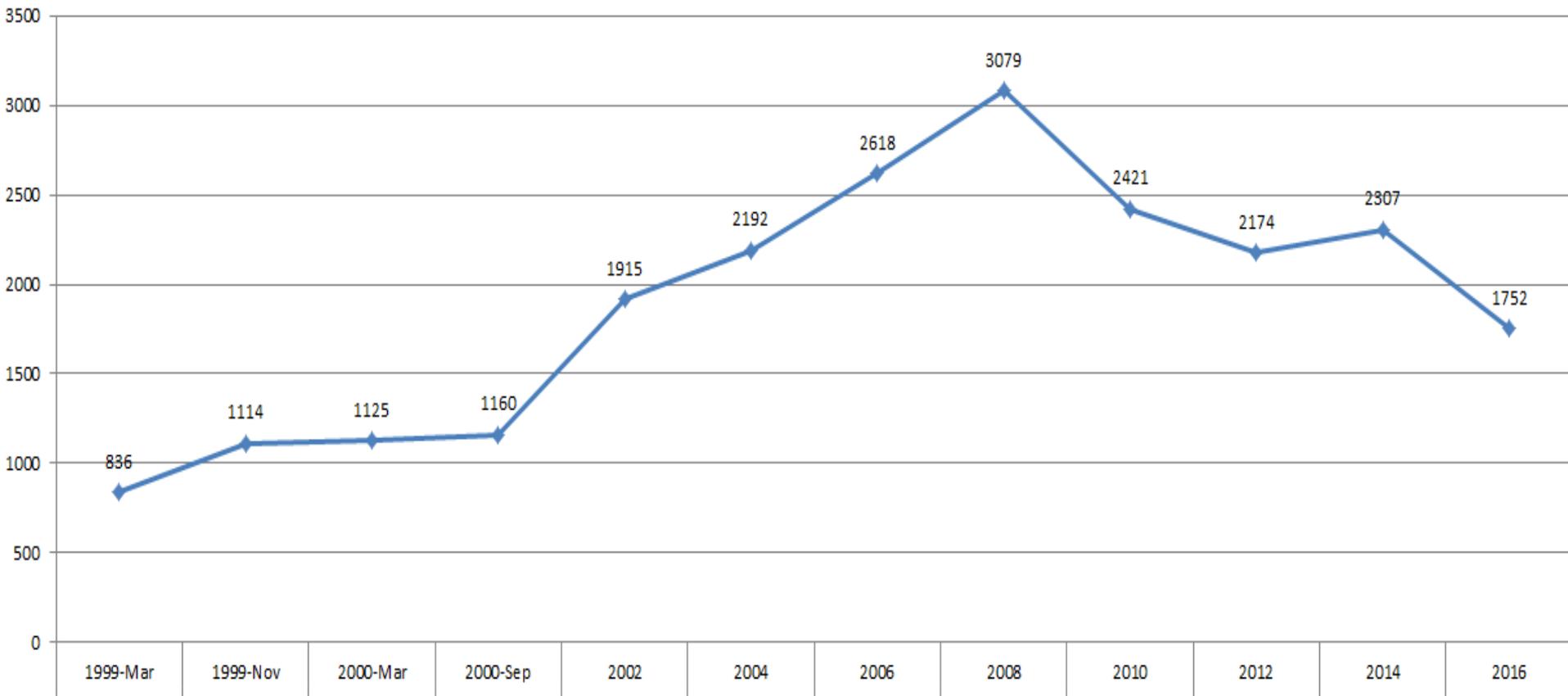


NUMBER OF HOMELESS

In 2016, 1752 people were counted as experiencing homelessness in Edmonton

70% of these are chronically homeless

NUMBER OF HOMELESS



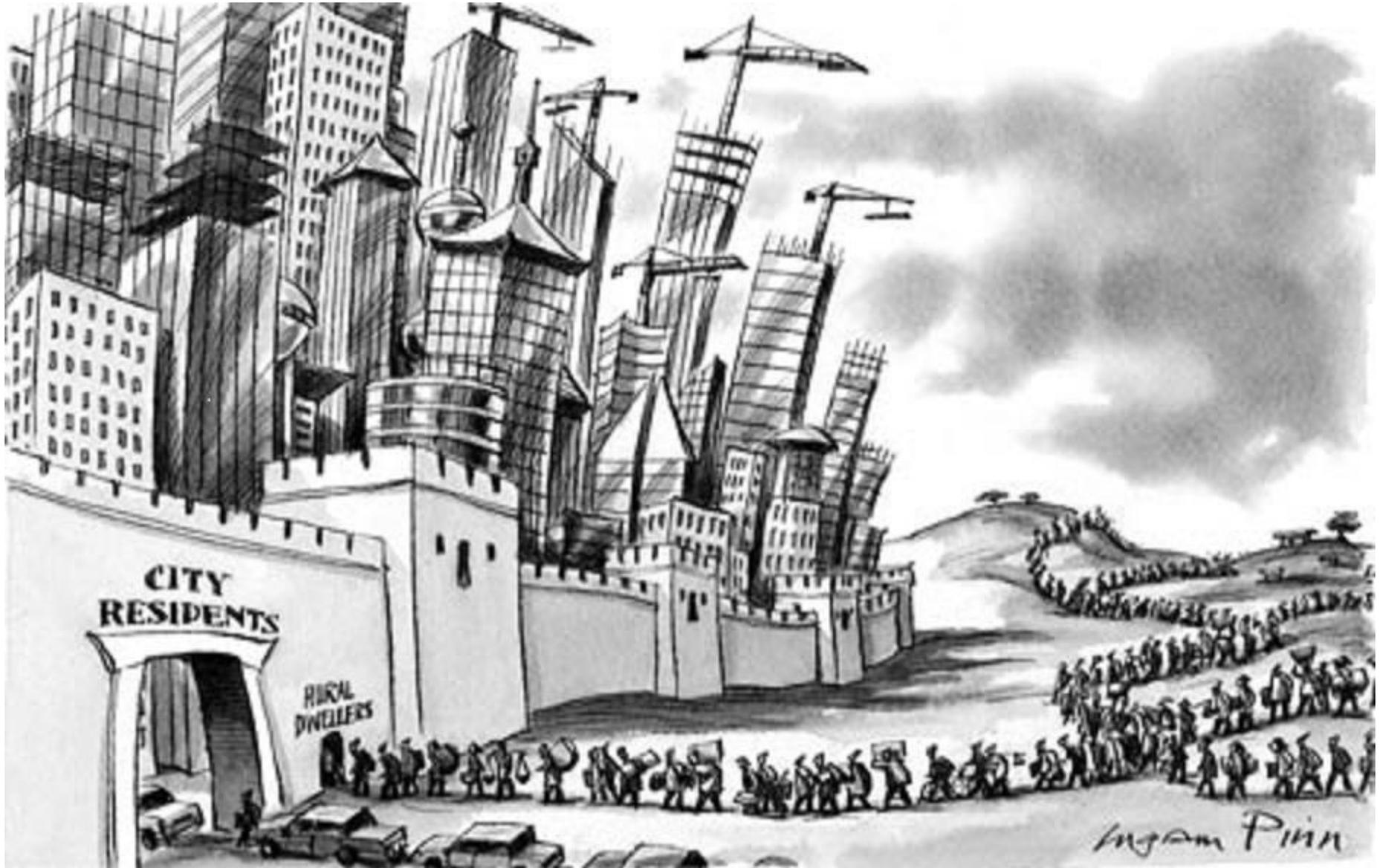
Although less visible, homelessness in rural areas is pervasive.

NAEH estimates that there are 14 homeless people for every 10,000 people in rural areas (compared to 29/10,000 urban areas)

Q: Most distinguishing factor of rural homelessness?

A: Lack of support services for the homeless (food, overnight/emergency shelters & financial services)

RURAL TO URBAN MIGRATION



RURAL TO URBAN MIGRATION

Homeless Migration:

There were 21,408 people who came from outside the city of Edmonton within less than 1 year according to the 2016 Civic Census.

The proportion of mobility in Edmonton is similar to the proportion of mobility among the homeless surveyed (approximately 3%)

Source: <http://www.homewardtrust.ca/wp-content/uploads/2016/12/2016-Preliminary-Homeless-Count-Numbers.pdf>

THE INTERDEPENDENCE OF RURAL AND URBAN HOMELESSNESS

The same structural factors that contribute to urban homelessness – lack of affordable housing and inadequate income - also lead to rural homelessness.

NAEH

Ending homelessness is not just the right thing to do, from a humanistic point of view; it's the smart thing to do from an economic point of view.

The Costs (\$) of Homelessness

A chronically homeless person costs taxpayers \$100,000 annually

1 in 5 visits by EMS/Fire was to a homeless person

A homeless person is 40X more likely to use an emergency room in severe weather than general population

Average length of stay in hospital if homeless person hospitalized = 66 days
(general population = 9.4 days)

Top ten 'frequent flyers' to emergency room averaged 66 times/year

One night accommodation in an emergency shelter = \$42.00 (Annual cost if homelessness grew at pre-2009 pace = \$54 million in 2018)

The Costs (\$) of Homelessness

	Cost/Day	Min. Savings
Housing without support services	25 - 35	55
Housing with support services	67 - 88	13
Emergency overnight shelter	60 - 80	20
<hr/>		
Detoxification centre	80 - 185	
Mental health facility	140 - 191	
Correctional facility	155 - 250	
Psychiatric Hospital	380	

Cost Avoidance

Pathways to Housing (68 people)

Emergency Room Visits

One year pre-admission	One year post-admission	Difference/Cost Avoidance
274 visits	120 visits	154 visits
\$80,830.00	\$35,400.00	\$45,430.00

Days spent in Hospital

One year pre-admission	One year post-admission	Difference/Cost Avoidance
2186 inpatient days	658 inpatient days	1528 inpatient days
\$3,136,910.00	\$944,239.00	\$2,192,680.00

DiverseCity

DiverseCity, one of our Housing First teams, calculated that the '**cost avoidance**' accrued by 40 clients over a one year period amounted to more than **\$1.5 million**:

- **Psychiatric hospital admissions decreased from 1386 to 95 days (Cost Avoidance = \$678,201)**
- **Days incarcerated decreased from 3696 to 294 days (Cost Avoidance = \$844,520)**
- **Decrease in emergency room visits from 70 to 11 (Cost avoidance = 13,629)**

The same, but different:

- **Enumerate rural homelessness**
- **Develop an intentional (Plan) response**
- **Develop a housing & service infrastructure plan**
- **Tailor housing first to rural settings**
- **Leverage learnings from similar rural communities**
- **Focus on prevention – rent supplements, eviction prevention**

THE ALBERTA RURAL DEVELOPMENT NETWORK (ARDN)

WHAT IS THE ARDN?

- Launched April 1, 2009
- Created through a voluntary partnership of Alberta's public post-secondary institutions (PSIs)
- Arm's length, independent not-for-profit organization

THE ARDN NOW

Our Objective is:

“To use the combined expertise of Alberta’s post-secondary institutions to support rural development in Alberta and help rural communities grow through research & learning”

Our Value Proposition is:

“To be Alberta’s Premiere Rural Development Organization and a Provincial Connector”



OUR PROCESS



Alberta
Rural
Development
Network



Conclusion

Unless we give rural communities the resources and supports they need, the issues will continue to migrate and become the cities problem.

Doing nothing costs more than doing something.

We need to work together

WHAT ARDN DEFINES AS “RURAL” AB.

Everything outside of the 7 cities

ARDN'S RURAL HOUSING AND HOMELESSNESS PROJECTS

Sustainable Housing Initiative

A multi-stakeholder strategy to create more rural-based affordable housing

The goal is to promote new partnerships, leverage existing resources, and supporting rural communities who want to address a growing problem instead of downloading it to the urban centres.

WHAT WE HAVE LEARNED

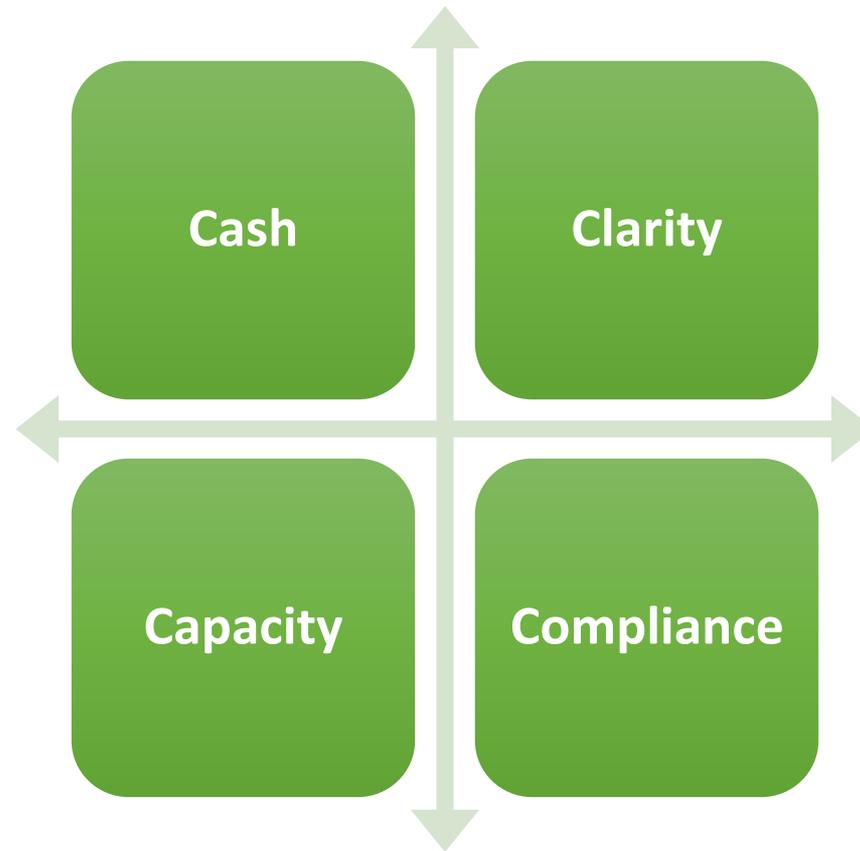
We need
housing for
our employees

We need
housing for
our youth

We need
housing for
families



WHAT WE HAVE LEARNED



THE TOOL KIT ON BUILDING AFFORDABLE HOUSING IN RURAL CANADA

Developing a framework that will act as a step-by-step guide for rural communities to:

- Build
- Manage
- Operate affordable housing projects

THE TOOL KIT ON BUILDING AFFORDABLE HOUSING IN RURAL CANADA

The guide will be a “how to” on each phase of building an affordable housing project which will also include templates documents.

Homelessness Partnering Strategy

HPS & HS

- ARDN administers all the rural and remote homelessness funding for the federal government (\$3.5M total; fully allocated to 2019)
- ARDN is currently administering a \$250,000 wildfire relief fund for Alberta Human Services. This represents the first investment in rural homelessness by the Province since 2011.

ALBERTA RURAL COALITION ON HOUSING & HOMELESSNESS (ARCH²)

MISSION

- To speak with one united voice to increase information sharing, access to affordable housing and services to address rural homelessness

VISION

- An affordable home for every rural Albertan

PRINCIPLES

- Committed to improving the lives of rural Albertans
- Respectful of the person with lived experience
- Dedicated to speaking for those who cannot speak for themselves
- Providing rural solutions to solve rural issues

ARCH² GOALS

- Improve knowledge and education on the specific issues regarding rural homelessness.
- Create mechanisms to share information and resources amongst rural communities.
- Effectively champion for access to affordable housing in rural Alberta communities.
- Increase the capacity of rural communities to address affordable housing and homelessness.
- Collaborate with others to replicate success stories.

Become a member of ARCH²

Full memberships are for rural-based individuals, organisations and municipalities, outside the 7 cities.

Affiliate memberships are available to everyone else.

Canada

Funded in part by the Government of Canada's
Homelessness Partnering Strategy



Rural Homelessness Estimation Project

Step-by-Step Guide to Estimate Rural Homelessness

Developed by ARDN for Rural Canada

June 2017

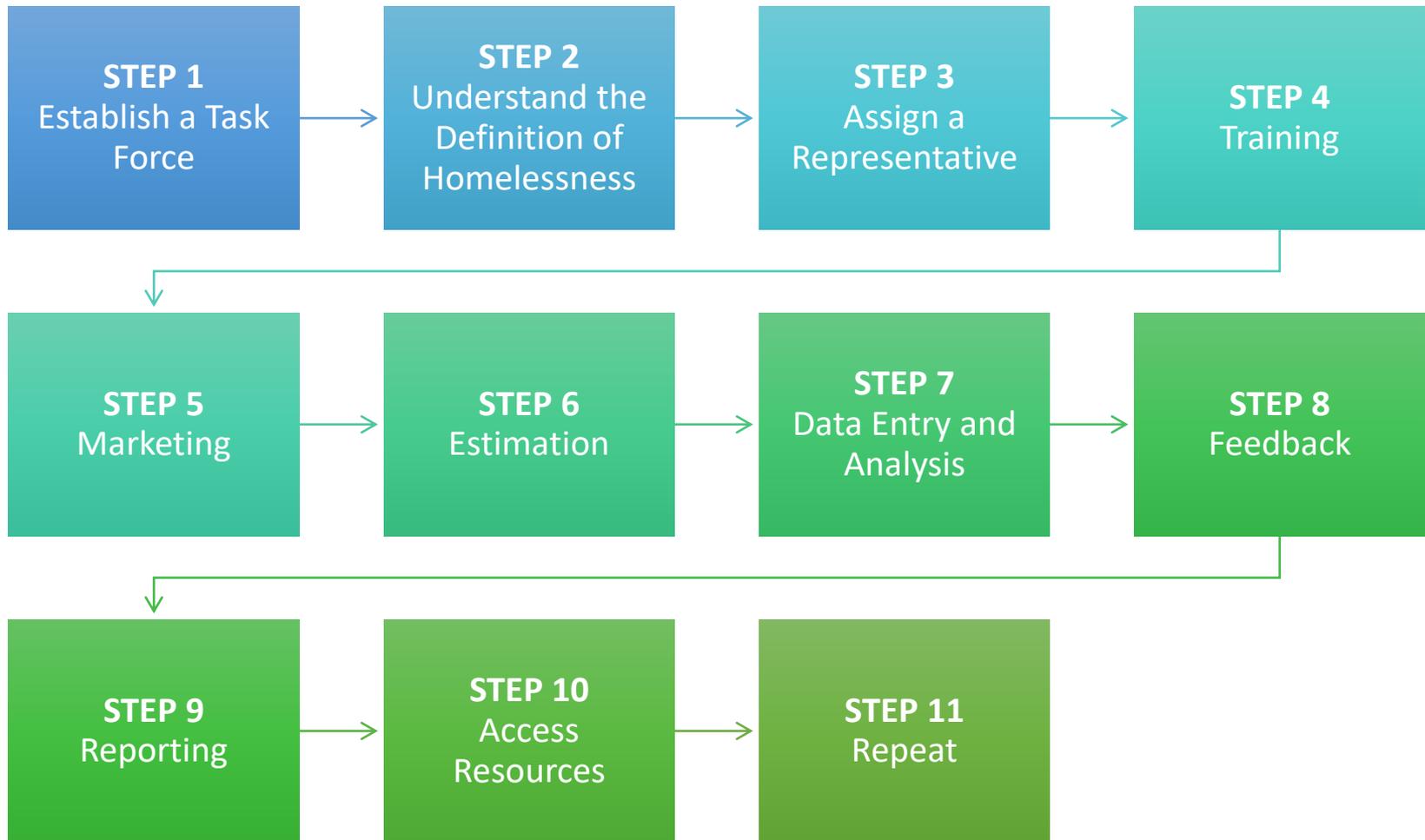
Rural Homelessness Estimation Project

Develop cost-conscious, efficient, and reliable practices to estimate the number of homeless individuals in rural Canada

Rarely looks like urban homelessness

Hidden homelessness

Step-by-Step Guide to Estimate Rural Homelessness



What are the Opportunities



Housing Programs

Housing units supported by housing programs serve over 110,000 Albertans through...



21%
**Affordable
Housing Initiatives**

For the development of housing units where the owner (private landlord, HMB, etc.) guarantees to rent at least 10 percent lower than market rates for up to 20 years

24%
**Seniors
Self-Contained**

Apartment-type dwelling for low- and moderate-income seniors who are functionally independent

17%
**Seniors
Lodges**

Single- and double-occupancy, sitting rooms, meals, housekeeping and other services for functionally independent seniors

18%
**Community
Housing**

Subsidized rental housing to low-income families, seniors, and individuals with special needs

2%
**Special Needs
(Private Non-profit)**

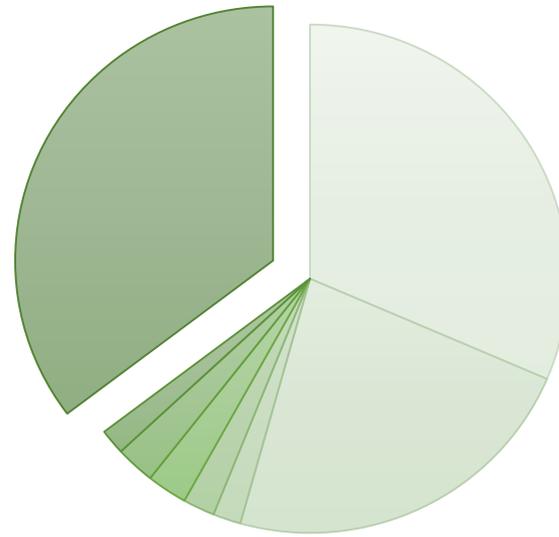
Housing for individuals with special housing needs such as seniors, those with physical disabilities, and victims of family violence

WHAT ARDN DEFINES AS “RURAL” AB.

Everything outside of the 7 cities

Adopting a Housing First Approach

Population



- Calgary
- Edmonton
- Grande Prairie
- Fort McMurray
- Red Deer
- Lethbridge
- Medicine Hat
- Other

Adopting a Housing First Approach

It can be difficult to find groups in rural communities that are willing to own and operate affordable housing not is not specific to seniors

But what does the provincial government have to say about this?

Adopting a Housing First Approach

Does this cost more?

- Studies show it can cost upwards of \$100,000 per year in health, emergency and justice system services to support a chronically homeless person. Under Housing First, it costs less than \$35,000 per year to provide permanent housing and the supports they need to break the cycle of homelessness.
- The business case is clear...and it is the right thing to do for individuals and communities.

Source: <http://www.humanservices.alberta.ca/homelessness/15698.html>

Adopting a Housing First Approach

Outreach Support Services Initiative (OSSI)							
Provincial Allocation							
Community	Actual						Forecast
	2009/2010	2010/2011	2011/2012	2012-13	2013-14	2014-15	2015-16
Calgary	\$13,800,000.00	\$19,100,000.00	\$21,800,000.00	\$30,067,800	\$30,067,800	\$37,116,800	\$36,638,800
Edmonton	\$9,800,000.00	\$12,500,000.00	\$15,400,000.00	\$19,435,000	\$19,435,000	\$24,260,000	\$24,148,000
Grande Prairie	\$800,000.00	\$1,300,000.00	\$1,900,000.00	\$2,392,000.00	\$2,392,000.00	\$3,252,000.00	\$3,210,000.00
Fort McMurray	\$950,000.00	\$1,500,000.00	\$2,100,000.00	\$2,691,000.00	\$2,691,000.00	\$3,596,000.00	\$3,771,000.00
Red Deer	\$1,100,000.00	\$1,700,000.00	\$2,300,000.00	\$2,990,000.00	\$2,990,000.00	\$3,540,000.00	\$3,495,000.00
Lethbridge	\$800,000.00	\$1,300,000.00	\$1,900,000.00	\$2,392,000.00	\$2,392,000.00	\$3,095,000.00	\$2,815,000.00
Medicine Hat	\$780,000.00	\$1,300,000.00	\$1,800,000.00	2,332,200	\$2,332,200.00	\$2,933,200.00	\$2,899,200.00
Other	\$4,000,000.00	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$32,030,000.00	\$40,700,000.00	\$47,200,000.00	\$59,967,800.00	\$62,300,000.00	\$77,793,000.00	\$76,977,000.00

Source: <http://www.humanservices.alberta.ca/homelessness/15698.html>

*We have been
cleaning this up
for months,
What gives!?!?*

*Um, did
someone
remember to
fix the leak?*

Shit...



**STRONGER
TOGETHER?**

MUTUALISTIC RELATIONSHIP



Thank you.

Joshua Bénard

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