

Saskatoon Community Plan for Homelessness and Housing 2003 Update

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Executive Summary

In Saskatoon today there is significant stakeholder participation and engagement in issues surrounding homelessness and housing need. This update to the Community Plan for Homelessness and Housing is the next step in an evolutionary path towards solutions.

Through the process, 126 contacts were made with individuals presenting a broad spectrum of the community. Eighty-eight individuals actively participated in the public consultation entitled “Keeping the Plan Alive”, twenty-eight individuals with an understanding of homelessness and housing issues were interviewed on a one-to-one basis, and ten homeless individuals were interviewed one-on-one to gain their perspective. From the consultations came a strong level of satisfaction in the planning process to date and support for the initiatives and actions undertaken as a result of the plan.

Twelve (12) priorities for future action are identified in the update to the Community Plan. Despite the addition of new directions and priorities, stakeholders providing input to the Plan also recognized some of the work identified in previous planning exercises is not yet complete.

The priorities for action under the 2003 version of the Community Plan for Homelessness and Housing are:

1. Coordinated Supports/Resource Centre

The community desires greater strength within the network of housing, emergency service, and support service providers. Development of a coordinated and user-friendly public interface to this network is considered a vital part of the required community infrastructure to deal with the challenges of homelessness and housing need.

2. Community Infrastructure for Core Revitalization

The population of those who find themselves homeless or in need of appropriate, affordable housing tend to be geographically clustered within the west-side inner city neighbourhoods of Saskatoon. The community seeks to strengthen the community infrastructure within these neighbourhoods to allow re-investment and a rebalancing of the demographic profile (in terms of income) of the population living there.

3. Co-Housing for Youth

The experience of those participating in the development of the Community Plan suggests young people who find themselves homeless or in need of housing may find greater success in group settings rather than purely independent living. Programs and projects undertaken in the community where there have been opportunities for peers to support each other have found significant success in the past. This model is one the community wishes to replicate in housing projects for youth.

4. Culturally-supportive Aboriginal Housing

Projects initiated under the Community Plan in the previous three years have helped build

and strengthen the capacity for Aboriginal organizations to serve First Nation and Metis people who are homeless or in need of appropriate, affordable housing. The community feels initiatives must show patience, understanding, respect, and tolerance to “consumers” of the services provided. For Aboriginal “consumers”, respect and tolerance includes support for awareness, appreciation, and participation in cultural activities – activities that require Aboriginal participation and leadership.

5. Long-Term Supportive Housing for special needs populations

Building on a recent Saskatoon conference focussing on the issues people with Fetal Alcohol Syndrome/Fetal Alcohol Effect face, many within the community agree special consideration should be given to the way in which this population is housed. It was also recognized there are other groups of people within the community requiring long-term housing with strong program and service supports -- one of these groups is the population with mental health challenges, another being those having addictions issues. The provision of shelter alone is not a sufficient, efficient, or effective intervention. Programming to stabilize, heal, encourage, and support these populations is an essential ingredient to keeping people housed appropriately over the long-term.

6. Affordable Family Rental

Stakeholders participating in the development of the Community Plan feel housing choice is presently very limited. There is both a need for more housing units to mitigate the increased crowding that is occurring, and a need to improve the quality of the housing stock affordable to low and moderate income families.

7. Single Room Occupancy Residence

While recognizing there are times when people require housing based on referrals, the community also feels there are many people who will not (and may never) find housing based on an identified special need. The community desires a single room occupancy residence that provides flexibility in terms of length of stay, amenities provided, and rent charged.

8. Supportive Housing for Physically Disabled

In Saskatoon there is a lack of affordable housing options for those with physical disabilities who are under 50 years of age.

9. Balanced Affordability across Neighbourhoods

The community feels Saskatoon neighbourhoods could and should be more balanced in providing access to housing for low and moderate income families.

10. Housing Standards

While stakeholders participating in the development of the Community Plan agree affordable housing can be modest, the community feels it should meet an established quality standard for construction and maintenance.

11. Rent-Geared-to-Income Seniors Housing

There are a number of organizations providing good quality housing for seniors in Saskatoon. There is, however, still a need for housing choices affordable to those on a fixed income.

12. Sustain Existing Housing/Programs

There are many gaps in the community infrastructure to deal with the challenges of homelessness and affordable housing. There are also a number of very important and valuable existing assets. The community feels it is imperative these existing housing units and programs continue to operate in a sustainable manner into the future.

Listed in order of importance as expressed by stakeholders participating in the community consultation process, many of the twelve directives are consistent with priorities articulated in the first Community Plan developed three years ago and reflect community desire to take action on these outstanding items. Other priorities are initiatives targetted toward specific segments of the population in need of housing solutions. These are reflective of the deepening understanding of the demographic profile of homeless people in Saskatoon. They are also reflective of the heightened awareness of the current gaps in the community infrastructure to deal with the issues of homelessness and housing need.

Bricks and mortar housing units are a major focus of the Community Plan. While the role of support services is important and the need significant, stakeholders participating in the development of this Plan communicated the need to ensure people have access to stable housing as a first step in addressing need. Without stable housing, support services often do not have a long-lasting desired effect or impact.

The Community Plan update process has provided a report card on initiatives undertaken or currently underway in Saskatoon. The process also provided an opportunity for stakeholders to strengthen their network – an exercise that contributes greatly to future collaboration, partnership, and improved service coordination.

Stakeholders in Saskatoon are ready to tackle the challenges of homelessness and housing need and will use this Community Plan to guide future action. Action Committees have been established to advance initiatives toward success.

Geographic Area

Introduction

This is an update to the Community Plan for Homelessness and Housing first drafted in 2000. In undertaking the update process, interviews, research, and a community forum helped answer the questions:

- What is the context for the Plan and how have initiatives of the last three years changed the number and quality of community assets available to tackle the challenges of homelessness and housing need?
- What are the priorities for future action?
- What are the gaps in the community infrastructure to deal with homelessness and housing need?
- How might stakeholders become engaged in taking action on the priorities established within the plan?

Saskatoon Community Profile – Setting the Plan in Context

This Community Plan Update is for the neighbourhoods included within the city limits of the City of Saskatoon. Saskatoon is the largest city in Saskatchewan with a population of 211,921 (June 2002 Saskatchewan Health Statistics).

Despite the fact Saskatoon has a growing population and economy, there are some persistent social challenges related directly to homelessness and housing need in the community.

For example, Saskatoon is experiencing a growth in utilization of emergency services.

- Food Bank Hunger Count up 4% to 12,225 people/month in the last year (March 2003).
- Saskatoon Crisis Intervention fielded 18,675 calls last year excluding “information only” contacts which are recorded separately (March 2003).
- YWCA, Salvation Army, Infinity House shelters are all operating at or near capacity.

There is also a continued and growing lack of appropriate affordable housing.

- The average rent in Saskatoon has climbed to \$567/month. Individuals and families with low incomes cannot afford more than between \$210 and \$310/month (if single) and \$365 and \$500/month (with dependents) based on funding available through the Saskatchewan Assistance Plan shelter allowances or minimum wage earnings.
- The average vacancy rate is climbing in the last five years -- from 0.7% to 3.7% while at the same time rental housing stock has been lost to condominium ownership. This is a clear indication that families with low incomes are being forced to double up to cope with the rising costs of living.

Other indicators creating concern include:

- More than 1000 school-aged children are absent from school each day in Saskatoon (Kids Not In School).
- Addictions and illegal drug use have risen in Saskatoon.

A statistical profile of Saskatoon is attached to this report at Appendix A. In the profile the following can be seen:

- Saskatoon is experiencing sustained population growth. Interestingly, neighbourhood profiling done by the City of Saskatoon shows there is equal population growth in the lowest income neighbourhood of the city as in the newest neighbourhood. This suggests increased need to pay attention to the issues of homelessness and housing need.
- Housing challenges as a result of income, employment, and household structure are geographically concentrated within the lowest income neighbourhoods of the inner city.
- Aboriginal communities within Saskatoon are growing and are characterized as a younger population in search of employment and education and training opportunities.
- The stock of social and affordable housing is not growing at the pace of community need.
- Food security is a growing problem. Housing costs are listed as a significant contributing factor to hunger as families are reporting paying 50% to 70% of their income on rent.
- There is a growing housing affordability gap.

Community Plan Development and Implementation

Saskatoon has an environment supportive of partnerships and collaboration. The development of a Community Plan to address issues of homelessness and housing need is viewed by many stakeholders as a natural progression to work already underway. Stakeholders have been developing an ever broader and deeper understanding of how to work together to meet the needs of those experiencing a lack of appropriate housing in Saskatoon.

The launch of the National Homelessness Initiative in Saskatoon was the second formal plan around the question of housing. The Social Housing Advisory Committee (which advises Saskatoon City Council) had developed its first strategic plan in 1996. Through the work of this Committee, a culture of open communication and inclusiveness of diverse interests developed so that by the time the first consultations for the Community Plan for Homelessness and Housing began in 1999, stakeholders were ready to formulate a comprehensive strategy for tackling the challenges created by a lack of appropriate, affordable, safe, and stable housing.

Consultation Process

The Saskatoon Housing Initiatives Partnership (SHIP) was asked to facilitate the 2003 Update to the Community Plan for Homelessness and Housing. SHIP is a non-profit organization formed by a group of individuals concerned about affordable housing from the private, public, and non-profit sectors. The City of Saskatoon engaged SHIP under a Memorandum of Understanding (MOU) to act as a housing intermediary in Saskatoon. Intermediaries are organizations that facilitate housing, act as development consultants to enhance public-private partnerships, and provide technical and financial resources to help community development agencies become strong and stable -- capable of carrying out a range of community revitalization activities, and developing projects that are both sustainable over time and well-integrated into the myriad service providers already working in the community. SHIP looks for opportunities to foster collaboration, provide professional development or capacity building opportunities, and develop a support network for those attempting to develop affordable housing.

To meet the planning objectives for the development of the Community Plan, much effort was put towards including stakeholders in the consultation process. Stakeholders were defined very broadly to include:

Federal Partners

National Homelessness Secretariat
Human Resources Development Canada
Canada Mortgage and Housing Corporation
Federal Council
Western Economic Diversification

Health Canada

Provincial Partners

Department of Community Resources and Employment
Saskatchewan Housing Corporation
Career and Employment
Income Security
Youth and Family Services
Saskatchewan Industry and Resources
Regional Intersectoral Committee on Human Services

Municipal/Regional Partners

City of Saskatoon
Community Services Department
Saskatoon Police
Fire and Protective Services
Saskatoon Regional Health
Mental Health and Addictions Services
Community Health
Saskatoon & Region Home Builders Association

Non-Profit Housing Providers (representing 75% of providers in Saskatoon)

Saskatoon Habitat for Humanity
QUINT Development Corporation
Central Urban Metis Federation Inc.
Cress Housing
Saskatoon Housing Authority
Saskatoon Housing Coalition
YWCA
Salvation Army
Capri Place
Jubilee Residences
Meewasinota
Mayfair Housing Co-operative
Saskatoon Independent Living Co-operative
Tamara's House
Big Brothers of Saskatoon

Support Service Providers

Saskatoon Food Bank
Saskatoon Communities for Children
Saskatoon Catholic Schools
Saskatoon Public School Board

North Saskatchewan Independent Living Centre
United Way of Saskatoon
Community First Development Fund
Rainbow Community Centre
Child Hunger and Education Program
Kids First
Indian and Metis Friendship Centre
Institute for the Prevention of Handicaps

Housing Industry Partners

Financial Institutions
Realtors
Property Managers
Architects

Over 190 organizations and businesses together with the public at large were invited to participate in a Community Forum entitled “Keeping the Plan Alive” designed to:

- provide a report card on progress made under the Community Plan to date
- celebrate achievement by profiling success stories
- identify tools for future initiative
- collect input on pressing needs and how best to meet those needs
- identify common themes
- establish action committees
- discuss how to monitor progress

Eighty-Eight (88) individuals accepted the invitation to provide feed-back at the event. (Please see Community Forum participants are listed in Appendix ‘B’)

Further input was gathered through a series of one-on-one interviews with individuals involved in projects funded under the Supporting Community Partnerships Initiative (SCPI) or Urban Aboriginal Strategy (UAS) in Phase I. Others were interviewed because of their involvement in housing, social issues, research, and the provision of services. To complete the interview process, as indicated in the section below entitled *Perspectives of Those in Need of Housing*, ten (10) homeless individuals were interviewed.

In this way, thirty-eight (38) individuals provided detailed information and perspective on the status of homelessness in Saskatoon, the impact funded projects have had in the community, and priorities for future action.

Perspectives of Those in Need of Housing

Youth and Aboriginal people are over-represented among the population of homeless and those at-risk of becoming homeless in Saskatoon. Hearing from those who find themselves homeless or in need of appropriate, affordable housing is a vitally important component of the community consultation process. Without input from “consumers” or those who find themselves homeless or in housing need, it is difficult to gauge the appropriateness and relevance of the initiatives undertaken as part of the Community Plan.

For this reason, engagement of “consumers” both at the community forum and through one-on-one interviews was important. At the community forum 12% of the participants were from this consumer group – meaning they currently find themselves in need of housing either due to relative homelessness or core housing need. One-on-one interviews were conducted with an additional ten (10) individuals presently experiencing absolute homelessness. Interviews were held in confidence with six (6) youth and four (4) adults. Of these, one (1) had a child and four (4) were of Aboriginal descent.

The perspectives provided by this population indicate how important it is to view housing in a holistic manner. More than the physical housing units themselves, the program attachments and facilitation of relationship-building and life skills development are of importance. Where housing and shelter providers can help their tenants feel like “someone cares”, there is a greater likelihood these tenants will seek to build self-sufficiency. All of the homeless people interviewed in the one-on-one interviews identified a significant disconnect with traditional family and peer groups. This lack of “someone who cares” contributed to the homeless condition and is therefore a necessary part of the solution.

Community Consultation During Implementation

Authority and responsibility for issuing proposal calls, receiving submissions, selection for funding, and administration of funds remains with the funder, the National Homelessness Secretariat.

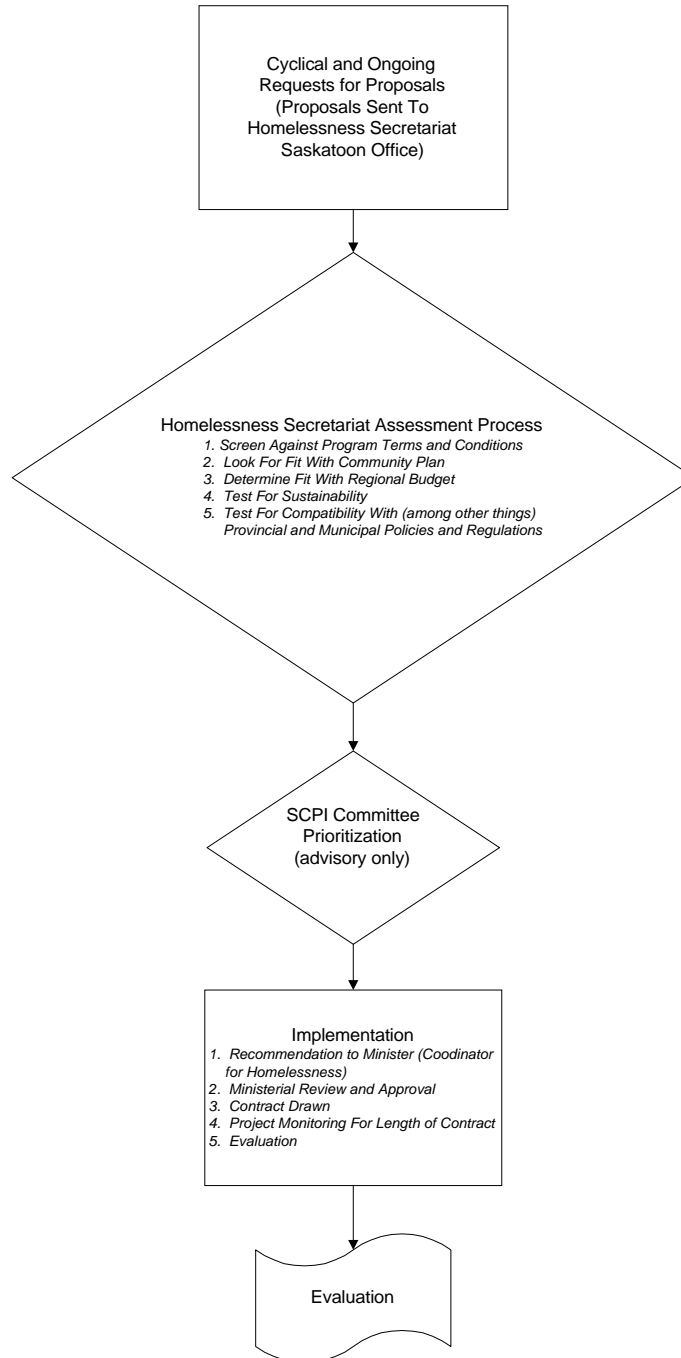
A Supporting Community Partnerships Initiative (SCPI) Steering Group was established in Phase I. This group is representative of the population of homeless and those in housing need. The Committee members are also reflective of the priorities established by the community and represent some of the leaders in the area of homelessness and affordable housing. The SCPI Steering Group will continue to work with the community by:

- Assisting with the development of project ideas in the community that fulfill the objectives of the Plan.
- Providing feedback to funding agencies (such as the Homelessness Secretariat) on submitted proposals, including offering suggestions for project funding, partnership opportunities, or other advice as needed.
- Planning annual forums for the purposes of reporting on the progress of initiatives undertaken under the Plan and “Keeping the Plan Alive” in the community.

The SCPI Steering Group consists of the following.

Name	Organization	Representing	Phone	Fax	Email
Jim Wasilenko	Saskatoon Housing Authority	Families and Seniors	668-2703	668-2701	jwasilenko@sasktel.net
Jo-Ann Coleman-Pidskalny	Saskatoon Housing Coalition	Mental Health	655-4977	655-4981	saskatoonhousingcoalition@sasktel.net
Roger Parent	Metis Nation of Saskatchewan	Metis	343-8285	343-0171	parent.cedo@sasktel.net
Barry Downs	Saskatoon Tribal Council	First Nation	244-7747	244-2444	bdowns@sktc.sk.ca
Kama Soles	no affiliation	Disabled	665-3176	244-2463	kama.soles@shaw.ca
Bill Thibodeau	Egadz	Youth	931-6644	665-1344	
Maj Wayne McDonough	Salvation Army	Homeless	244-6280	665-0708	
Robb Watts	Saskatchewan Housing Corp	Provincial Government	933-8413	933-6011	rwatts@dcre.gov.sk.ca
Lorne Sully	City of Saskatoon	Municipality	975-2686	975-7712	lorne.sully@city.saskatoon.sk.ca

The process by which project proposals will be considered is as follows.



Information about funding assistance through SCPI may be obtained by contacting:

John Dalzell, City Facilitator
Homelessness Operations
Saskatchewan Region

Officer Phone: 975-4001
Fax: 975-5919
Email: john.dalzell@hrdc-drhc.gc.ca

Human Resources Development Canada
101 - 22nd Street East Saskatoon, Saskatchewan
S7K 0E2

The Community Plan

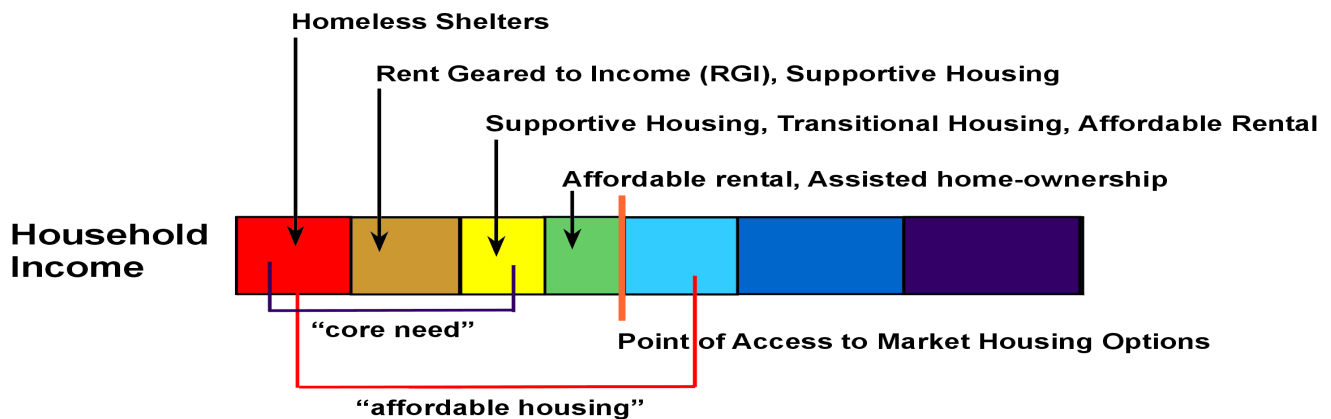
The Community Plan for Homelessness and Housing has been developed to guide the strategic efforts of stakeholders in Saskatoon. The following are the reasons a planning process was undertaken.

- To create a range of affordable and supportive housing options
- To co-ordinate and collaborate efforts focussed on the root causes of homelessness
- To find long-term solutions through sustainable initiatives
- To increase the awareness of the importance of housing
- To ensure adequate and affordable housing is recognized as a fundamental human right

Defining Homelessness and Housing Need in Saskatoon

Stakeholders and those concerned about homelessness and housing in Saskatoon agree there is a continuum of housing need.

HOUSING CONTINUUM



For the purposes of the Community Plan, the following definitions describe homelessness and housing need in Saskatoon.

Homelessness

Absolute Homeless are those who visibly lack shelter.

Relative Homeless:

- Those who are living in substandard housing, or living temporarily with friends, family, or in shelter housing because they have no permanent home (**hidden homeless**).
- Those **at risk** of becoming homeless, primarily due to poverty and inadequate housing conditions or crisis situations.

Risk factors for homelessness include issues of safety (violence in the home), addictions, mental and physical health, and poverty.

Housing Need

Core Need is a term used to describe the condition of those who are living in overcrowded, unsafe, insecure lodgings and those paying more than 50% of their income on rent.

Affordable Housing Need is a term used to describe the condition of those who require some financial assistance (varying in scope from grants to debt counselling) to access housing appropriate for their needs.

Housing models within the spectrum of affordable housing includes shelters, supportive housing, transitional housing, cohousing, cooperative housing, affordable rental housing, and assisted home-ownership.

Principals for Action

The following values were developed as part of the initial Community Plan for Homelessness and Housing and have guided actions initiated under the Plan in the previous three years.

Housing is a fundamental right

Housing is a fundamental right, and a fundamental necessity to the well-being of our community and our fellow citizens, and particularly for the well-being of children. The ultimate focus of the community's response must be to prevent homelessness by addressing the continuum of housing needs with long term solutions in mind.

Housing is a community issue

Housing is a community issue, and the whole community must be committed to taking responsibility for homelessness and actions to relieve homelessness, including sharing decision making with those most affected by homelessness; and supporting the sustainability of our resources; and supporting the ability of service providers to work together.

Initiatives should build capacity

Resources and actions should be applied to building capacity to strengthen individuals, families and communities and should encompass all aspects of well-being, including physical, mental, social, and emotional health.

Respect for privacy, dignity and independence

The privacy, dignity, and independence of all citizens must be respected, and a community response must be characterized by patience, understanding, respect, and tolerance.

Objectives

The objectives of the National Homelessness Initiative are:

1. To develop a comprehensive continuum of supports to help homeless Canadians move out of the cycle of homelessness and prevent those at-risk from falling into homelessness by providing communities with the tools to develop a range of interventions to stabilize the living arrangements of homeless individuals and families – encouraging self-sufficiency where possible – and prevent those at-risk from falling into homelessness.
2. To ensure sustainable capacity of communities to address homelessness by enhancing community leadership and broadening ownership, by the public, non-profit and private sectors, on the issue of homelessness in Canada.

Stakeholders participating in the 2003 update to the Saskatoon Community Plan for Homelessness and Housing believe these objectives will be met if the following is considered in the implementation of the Plan.

- A variety of stakeholders and interests are engaged in the development of a strategy that encourages partnership and collaboration while finding creative solutions to the provision of appropriate, affordable, safe and stable housing for those who are homeless or in need.
- Community capacity (a base of knowledge, expertise, and a spirit of willingness) is developed along with a better understanding of homelessness and housing need through good information shared among all concerned parties and the general public.
- The community uses a broad definition of housing to include broad service supports (ie. programs) that help keep people housed over the long term and focus on helping people move towards greater self-sufficiency and achievement of life goals.
- Stakeholder involvement from all five levels of government (Federal, Provincial, Municipal, First Nation, and Metis), the private sector (financial institutions, developers, builders, realtors, and other professions comprising the housing industry, financial and in-kind contributors), and the voluntary sector (including non-profit corporations, co-operatives, charities, and foundation) is encouraged to take action on the priorities identified in the plan with whatever resources they can offer and in an open and collaborative manner.
- Mechanisms are developed to monitor progress and communicate with stakeholders and the general public on an on-going basis.

Sustainability

Sustaining community support for initiatives under this Plan will require co-operation among stakeholders to ensure community awareness of the challenges of homelessness and affordable housing remains high and community ownership of the solutions strong. Partnerships and capacity building are tools the community of Saskatoon will use to ensure sustainability over the long-term.

There are several organizations active in Saskatoon focussed on supporting existing partnerships and facilitating new partnerships to promote development of housing and delivery of services appropriate for the homeless and low and moderate income families.

Supports for Partnerships Available in Saskatoon	Organizations Supporting Partnerships in the Area of Homelessness and Affordable Housing
<ul style="list-style-type: none"> * Referrals and Introductions * Networking Opportunities * Meeting Facilitation * Communication Mediums (web-sites and newsletters) * Information Guides * Collaborative Project Planning Assistance * Collaborative Research Funding Assistance * Capital Funding for Projects Resulting from Partnerships 	<ul style="list-style-type: none"> * Saskatoon Community Partnerships Committee (Five Levels of Government Table) * Saskatoon Housing Initiatives Partnership (SHIP) * City of Saskatoon * National Secretariat on Homelessness * Saskatchewan Housing Corporation * Canada Mortgage & Housing Corporation (CMHC) * Community-University Institute for Social Research (CUISR) * Saskatoon Regional Health * Western Economic Diversification * Saskatchewan Industry and Resources * Saskatoon & Region Home-Builders Association

Community capacity is the set of skills, knowledge, and abilities of community residents that enable it to sustain progress over time without losing what made the community special to begin with.

The capacity to solve the problems of homelessness and housing need is developed when:

- there is expansion and diversification of the people who participate in community decision making;
- new leadership is being built;
- skills are being strengthened;
- stakeholders are learning to agree to disagree while sharing common hopes for Saskatoon;
- activities are strategic (ie. based on the Community Plan);
- there is consistent progress toward the goals set as a community;
- community organizations and institutions are effective in their efforts; and
- existing resources are being used more efficiently and effectively.

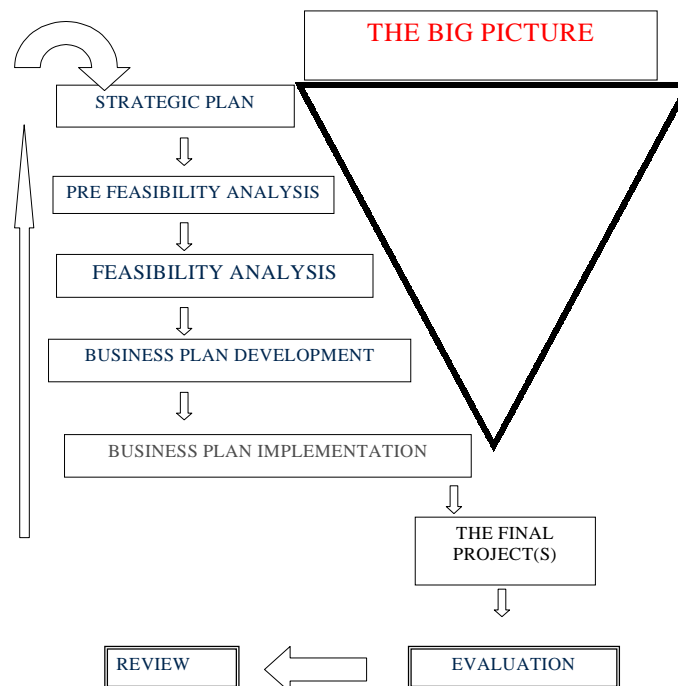
In Saskatoon, the strategy for developing community capacity includes:

- involving and educating community stakeholders and galvanizing commitment to act through annual strategic planning processes (“Keeping the Plan Alive”);
- skill development in the areas of governance, project development, business planning, and financing;
- research to better understand the number and nature of those individuals and families facing homelessness, at risk of becoming homeless, or in housing need;
- attracting resources to increase the scale of initiatives and initiate change in how problems are addressed and opportunities seized;
- consistent and regular communication among stakeholders to support partnership development, alignment of resources to support collaboration, and creation of a systematic approach to the actions initiated under the Community Plan;
- developing measurement and feedback systems to monitor outcomes and provide opportunities for objective evaluation; and
- celebrating and recognizing success, achievement, innovation, and good practices in serving the homeless and those in need of housing.

Project sustainability is built fundamentally in two ways – through solid planning, and through community support shown through active partnerships.

The City of Saskatoon has asked the Saskatoon Housing Initiatives Partnership (SHIP) to support project planning and active partnerships in the community. SHIP is committed to helping support project development as illustrated below. As a “partnership” initiative, SHIP encourages and helps build collaboration among project sponsors and other interested stakeholders. SHIP also works as a sponsor of professional development for stakeholders interested in developing affordable housing.

The Project Development Process



Communication Strategy

Keeping the Plan Alive

Communication of the Plan and initiatives undertaken under the Plan is an important component of implementation and vital to the building of coordination within the system of supports for those who are homeless or in housing need.

- The City of Saskatoon corporate web-site will be the host for the Community Plan for Homelessness and Housing and other related documents. The web-site URL is http://www.city.saskatoon.sk.ca/org/city_planning/Housing/index.asp.
- The Community Plan will also be made available within the Housing Library created at the offices of the Community-University Institute for Social Research (CUISR) in the John Mitchell Building on the University of Saskatchewan campus.
- The Saskatoon Housing Initiatives Partnership will further communicate with stakeholders through direct email, at events and symposiums hosted throughout the year, and through a newsletter posted to their corporate web-site at <http://www.shipweb.org>.
- The website <http://hrdc-drhc.gc.ca> containing information regarding the National Homelessness Initiative will be publicized.
- Awareness of the challenges homelessness and housing need pose in Saskatoon will be the focus of Affordable Housing Week, an annual media communications initiative sponsored by SHIP each October.
- Information on accessing funding supports will also be posted to the City of Saskatoon and SHIP web-sites.
- Projects funded by the National Homelessness Initiative will receive communications support from the Saskatchewan Regional Headquarters of Human Resources Development Canada.
- Other media relations and communications are subject to the approval and support of the Supporting Community Partnerships Initiative (SCPI) Steering Committee which guides the implementation of the Community Plan.
- The community will also be consulted once each year by continuing the “Keeping the Plan Alive” consultation. These consultations will be held in the Spring of each year and take the form of a public facilitated day-long forum followed by a written report which will be made public using the communications strategy discussed above.

Assets and Gaps

Spotlight on Success - Transitional and/or Supportive Interventions

Brief Detoxification Centre

Approximately 2500 arrests for public intoxication occur each year in Saskatoon. No where within the community infrastructure are there spaces for emergency or brief detoxification. Police jail-cells are inadequate and inappropriate for the needs of these people. Deaths have resulted from the lack of short-term detoxification facilities.

In 2003, a brief Detoxification Centre was announced and will be developed as an addition to Larson Intervention House (an existing social detoxification facility). This 12 bed facility fills a void in the community infrastructure, but is unlikely to completely fill the demand for this type of facility based on the incidence of substance abuse evident in the community.

Emerging Food Strategy

The Saskatoon Food Bank 2003 Hunger Count revealed some interesting statistics that support the anecdotal experience of many housing and service providers in Saskatoon.

- 12,225 people use the Food Bank each month
 - 38% of these return twice each month (up from 24% last year)
 - 78% receive Saskatchewan Assistance Plan (up from 40% last year)
 - 11.8% more children use the Food Bank over last year
- Food Bank users report spending between 50% and 70% of their income on shelter

Demand for food services at the Salvation Army and Friendship Inn are also on the rise.

The community is responding to the issue of food security in the following ways:

- Housing Providers like the YWCA are pilot-testing food security programs to stabilize the residents of the shelter.
- QUINT Development Corporation is partnering with the Child Hunger and Education Program (CHEP) to attract or develop a grocery store within a west-side inner-city neighbourhood.

Capacity Building Initiatives - Grassroots Learning Centre (Food Bank)

The Saskatoon Food Bank is attempting to help build the capacity of their clients to become self-sufficient through the development of the Grassroots Learning Centre. The Centre currently hosts programs for youth with children, a Grandma's group (for Grandmothers looking after their

Grandkids), READ Saskatoon programs, free University Extension Division programs, Can-Sask employment training, and job-coaching for labour-intensive industries like greenhouses.

Employment Attachment - Crocus Co-op

Many people facing mental health challenges have significant capacity to participate in the workforce. The Crocus Co-op is a membership organization acting as an employment matching agency for work teams who do yard maintenance, snow clearing, residential moving, and hauling. Crocus co-op also manufactures pin-on promotional buttons and stamps bulk mail. Crocus employs 120 people a year, generating earnings of \$84,000 for the operations of the Coop and generating over 14000 person-hours of employment experience for members.

Integrated Housing Models - Infinity House and QUINT Young Mens Hostel

Infinity House developed by the Central Urban Metis Federation Inc (CUMFI) provides twelve (12) transitional housing units, three (3) emergency accommodation units, and a service office for single women and their children. CUMFI's approach to their clientele provides a highly supportive environment for building self-sufficiency. A case management plan is developed for each client and referrals to a complex variety of programs and service providers helps these women stabilize their lives.

QUINT Young Mens Hostel provides housing for ten (10) youth between sixteen (16) and twenty-two (22). The young men benefit from a stable place to stay for three (3) months while developing employment readiness and a plan for dealing with other challenges the youth may face (including food security, justice issues, addictions, etc.)

Wrap-Around Services - ROOTS project

Restoring Options: Off the Street (ROOTS) is a project of the Saskatoon Crisis Intervention Service with three main goals:

- to collect enriched, client-centered data from persons who, at the time of contact were experiencing a crisis involving homelessness;
- to use these contacts to provide crisis intervention, prevention, and follow-up; and
- to develop the provision of enhanced follow-up to crisis calls.

While this project had a life-span of only fifteen months, it contributed greatly to community understanding of the needs of the homeless population. The project also helped support the development of a stronger referral network of service providers. The challenge for the community remains in finding long-term sustainable funding for initiatives like ROOTS.

ASSETS: Current Community Infrastructure to Deal With Homelessness and Housing Need

	Sheltering Facilities	Support Services	Partnership & Capacity Building	Public Awareness and Communications	Research	Information Management
Supports and Services for Homeless People	<p>Shelters:</p> <ul style="list-style-type: none"> * Salvation Army * YWCA * Interval House * Patricia Hotel * King George Hotel * Barry Hotel * Crisis Nursery <p>Transitional Housing:</p> <ul style="list-style-type: none"> * Tamara's House * Infinity House * Bethany Home * Carmel House * Adele House * Pleasant Hill Place * QUINT Young Mens Hostel * Meewasinota <p>Supportive Housing:</p> <ul style="list-style-type: none"> * Cheshire Homes * Family Healing Circle Lodge * Capri Place * Extendicare Special Care Home * Parkridge Centre * Oliver Lodge * 203 private personal care homes and group homes <p>Affordable Rental:</p> <ul style="list-style-type: none"> * Abbeyfield Homes * Circle Drive Place * St. Ann's Home * Jubilee Residences * Cress Housing * SaskNative Rentals * Camponi Trust * Berryridge * Elmwood Residences * Rainbow Housing Co-operative * Saskatoon Housing Authority * Saskatoon Housing Coalition * Veteran's Village * Lutheran Sunset Homes * approximately 27,000 private rental units <p>Assisted Home-ownership:</p> <ul style="list-style-type: none"> * QUINT Development Corporation * Affordable New Home Development Foundation * Lodgement Co-operative pour les Metis * Mayfair Housing Co-op * Cornerstone Co-op * Saskatoon Habitat for Humanity 	<ul style="list-style-type: none"> * Life added to core community infrastructure including Food Bank, YWCA, and crisis service providers * Improved physical accessibility to all crisis shelters * Improvement in age appropriateness of some support services 	<p>Organizations Supporting Partnerships:</p> <ul style="list-style-type: none"> * Saskatoon Community Partnerships Committee (Five Levels of Government Table) * SCPI Steering Committee * Saskatoon Housing Initiatives Partnership (SHIP) * City of Saskatoon * Homelessness Secretariat * Saskatchewan Housing Corporation * Canada Mortgage & Housing Corporation (CMHC) * Community-University Institute for Social Research * Saskatoon Regional Health * Western Economic Diversification * Saskatchewan Industry and Resources * Saskatoon & Region Home-Builders Association <p>Supports for Partnerships:</p> <ul style="list-style-type: none"> * Referrals and Introductions * Networking Opportunities * Meeting Facilitation * Communication Mediums (web-sites and newsletters) * Information Guides * Collaborative Project Planning Assistance * Collaborative Research Funding Assistance * Capital Funding for Projects Resulting from Partnerships <p>Capacity Building:</p> <ul style="list-style-type: none"> * Strong level of involvement by community stakeholders and galvanized commitment to act through annual strategic planning processes ("Keeping the Plan Alive") 	<ul style="list-style-type: none"> * Affordable Housing Week * Cameco sponsorship of media messages RE: affordable housing * QUINT/Affordable New Home Development Foundation workshops * Increased public capital funding for housing * Signed Declaration on the Right to Adequate Housing 		<ul style="list-style-type: none"> * City of Saskatoon Housing Indicators Project

GAPS - Community Infrastructure Not Yet Created in Saskatoon

	Sheltering Facilities	Support Services	Partnership & Capacity Building	Public Awareness and Communications	Research	Information Management
	<ul style="list-style-type: none"> * Housing for single adults in a variety of forms * Student Housing * Further exploration of the shared equity model of affordable life-lease type housing * Focus on developing affordable rental accommodation for families * A greater mix of housing types and affordability in all neighbourhoods * Support for improving older neighbourhoods * Identifying and addressing systemic barriers to affordable housing development * Creation of new community-directed financing mechanisms for affordable housing development * Expand municipal tools to support affordable housing development * More permanent, affordable, supportive units * Transitional housing for the mentally ill * Supportive housing for "hard to house" (multi-challenged) * Basic barrier-free guidelines for new housing 	<ul style="list-style-type: none"> * Helping people stay in their housing through "wrap-around" service initiatives and linking support services to housing * Support for Friendship Inn services into the evening * Age appropriate services for youth and seniors 	<ul style="list-style-type: none"> * Increase ability of Saskatchewan Assistance Plan recipients to become home-owners * Increase shelter allowances based on performance standards for housing stock * Including First Nations Bands in affordable housing solutions in Saskatoon * Intersectoral policies to deal with crisis * Capacity building within Aboriginal organizations * Cultural responsiveness * Interagency committee for support service continuum * Sustainability of initiatives * Aboriginal housing strategy * Greater collaboration and partnership on housing projects * Special consideration of shelter allowances paid to those with mental illness and/or physical disability 	<ul style="list-style-type: none"> * Human Services Directory * Housing Help Centre * Advocacy for greater funding support for programming and support services for the homeless and those in housing need from all levels of government * More regular communications among stakeholders 	<ul style="list-style-type: none"> * Cost of homelessness to community * Licensing of rental housing * Gap analysis for the homeless * Size and demographic composition of population in need of housing and support services 	<ul style="list-style-type: none"> * Collecting information about housing stock and conditions * Monitor use of hotels to supplement shelter housing * Installation of the Homeless Individuals and Families Information System (HIFIS) in all shelters in Saskatoon.

About the Assets and Gaps

The Shelter System

Approximately 180 shelter beds are available on an emergency basis in Saskatoon. More than half of these are located in private rooms and the majority (80%) have on-site security. Financial sustainability within the shelter system has been improved somewhat over the last three years and upgrades to the quality of half of the units has also occurred. Costs for shelter range from \$8 to \$45 per night.

There have been improvements to the emergency services infrastructure in the community over the last three years. However, there are still significant gaps as there is close to zero vacancy within the shelter system. Some people are being turned away from shelters on a seasonal basis. Also of note by shelter operators are the increased demand for food services. This suggests other gaps in the community infrastructure may also exist.

Affordable Housing Stock

In the three years since the adoption of the Community Plan for Homelessness and Housing, approximately 100 units of affordable housing stock has been added to the community. It is estimated that 15,600 households are in core need of housing in Saskatoon (estimate provided by Saskatchewan Housing Corporation). Aging and deteriorating quality of a significant portion of the stock also suggests there is significant need for rehabilitation and new construction. Supply is not keeping up with demand in the area of affordable housing development.

Support Services

Support services and programs around food security, addictions counselling, employment readiness, and education and training are considered important to creating an environment that keeps people in their housing and/or helps people transition out of shelters into longer-term, more stable housing situations. In Saskatoon stakeholders participating in the community consultation process agreed that programs and initiatives in the support service arena must be linked to housing to be effective and efficient in delivery and outcomes.

Priorities

Priorities for Action – Then and Now

Planning Process	Social Housing Advisory Committee	2000 Community Plan for Homelessness and Housing	2002 Keeping the Plan Alive	2003 Community Plan Update
Priorities	<ol style="list-style-type: none"> 1. Inner city or center city housing redevelopment 2. family housing is the greatest priority, especially for single-parent families, and particularly those headed by young mothers 3. Adequate housing for First Nations communities 4. Preservation, maintenance, and enhancement of existing assets through: accessory suites, maintenance by-law, evolution of social housing, and awareness and education 5. Broadening of housing choice through: affordable ownership, affordable appropriate, and sustainable developments, and legislation and regulation changes 6. Enabling new housing models 	<ol style="list-style-type: none"> 1. Implementation and support of Community Plan 2. Housing Help Centre 3. Shelter Information Sharing 4. Extension of Services at Friendship Inn 5. Support for YWCA Core Services 6. Support for Saskatoon Food Bank 7. “My Home” Youth Housing 8. Development of short stay options including detox facilities and safe overnight housing 9. Support for Aboriginal organizations in addressing housing issues 10. Better support for existing shelters and related services 	<ol style="list-style-type: none"> 1. Develop, provide, and support the provision of long term affordable housing by seeking improved access to funding and financing 2. Improve understanding of housing issues with better monitoring of needs, supply, impacts, and outcomes 3. Better support for shelter and related services via stable, long-term funding and integration of policies, programs, and services. 4. Undertake capacity building to support business planning, strategic planning, and active partnerships, 5. Renewal of the Renters Rights organization to assist tenants and landlords to work together. 	<ol style="list-style-type: none"> 1. Coordinated Supports/Resource Centre 2. Community Infrastructure/Core Revitalization 3. Co-Housing for Youth 4. Culturally-supportive Aboriginal Housing 5. Long-Term Supportive Housing for special needs populations (FAS/Mental Health) 6. Affordable Family Rental 7. SRO 8. Supportive Housing for Physically Disabled 9. Balanced Affordability across Neighbourhoods 10. Housing Standards 11. Rent-Geared-to-Income Seniors Housing 12. Sustain Existing Housing/Programs
Level of Community Engagement	16 member committee	70 participants	40 participants	88 participants + 38 individual interviews

Implementing the Plan

In determining which priorities were of significance for the next year, participants of the community consultation were asked to cast five votes among the various ideas brought forward in the break-out groups for the day. Of the 440 votes cast on that day, the following priorities were identified for implementation under the 2003 version of the Community Plan for Homelessness and Housing.

1. **Coordinated Supports/Resource Centre** (13.9% of the votes)

The community strongly believes in the power of communication, collaboration, and coordination within a network of housing and service providers to ensure resources are used effectively and gaps within the system of supports are filled.

A strong and functional network of supports is only half of the equation, however. The community also seeks to create a “single-window” for individuals and families to interface with housing and service providers. Development of a Resource Centre to facilitate referrals is supported along with the development of a web-based registry.

2. **Community Infrastructure for Core Revitalization** (8.6% of the votes)

The population of those who find themselves homeless or in need of appropriate, affordable housing tend to be geographically clustered within the west-side inner city neighbourhoods of Saskatoon. The community seeks to strengthen the community infrastructure within these neighbourhoods to allow re-investment and a rebalancing of the demographic profile (in terms of income) of the population living there.

There are opportunities for redevelopment of sites, infill projects, and acquisition and renovation of existing distressed properties. The community believes these opportunities will not be realized without first investing in community infrastructure to support this development. A grocery store, green-space, and recreation space were notable gaps in the existing community infrastructure yet to be developed.

3. **Co-Housing for Youth** (8.0% of the votes)

Youth are over-represented among the population of homeless in Saskatoon. Youth are also over-represented among the population at-risk of becoming homeless. Successful programs and project undertaken in the community support youth in group settings rather than purely independent living. The community seeks opportunities for peers to support each other in housing projects for youth.

4. Culturally-supportive Aboriginal Housing (7.8% of the votes)

First Nation and Metis people are over-represented among the population of homeless and those at risk of becoming homeless. Many individuals and families of Aboriginal ancestry face multiple barriers to self-sufficiency.

Projects initiated under the Community Plan in the previous three years have helped build and strengthen the capacity for Aboriginal organizations to serve First Nation and Metis people who are homeless or in need of appropriate, affordable housing. The community feels initiatives must continue to show patience, understanding, respect, and tolerance to “consumers” of the services provided. For Aboriginal “consumers”, respect and tolerance includes support for awareness, appreciation, and participation in cultural activities – activities that require Aboriginal participation and leadership.

5. Long-Term Supportive Housing for special needs populations (7.0% of the votes)

Building on a recent Saskatoon conference focussing on the issues people with Fetal Alcohol Syndrome/Fetal Alcohol Effect face, many within the community agree special consideration should be given to the way in which this population is housed. It was also recognized there are other groups of people within the community requiring long-term housing with strong program and service supports -- one of these groups is the population with mental health challenges, another being those having addictions issues. The provision of shelter alone is not a sufficient, efficient, or effective intervention. Programming to stabilize, heal, encourage, and support these populations is an essential ingredient to keeping people housed appropriately over the long-term.

6. Affordable Family Rental (6.1% of the votes)

The lack of appropriate, affordable rental housing for families has lead to a substantial shift in population density in some neighborhoods. In three core neighborhoods, the number of residents grew by 1750 between 1993 and 2000. During this same period, there was an overall decrease of 17 rental housing units. This supports reports of overcrowding and homelessness in the inner city reported by agencies like the Saskatoon Regional Health Authority. Often families live together to share limited income or, sometimes, due to the lack of affordable housing, they need to share what’s available.

City of Saskatoon Rental Housing Data

	1991	1996	2000	2002
Rental Units	29845	31650	30967	29960
Vacancy Rate	6.1%	0.7%	1.7%	3.7%

The supply of affordable rental units in Saskatoon is decreasing. The reasons for this are:

- A number of rental units have been converted to condominiums.

- A large number of rental units have been purchased by a large company and after improvements, have had significant rental rate increases.
- Until 2003, the rental market has had virtually no new construction for the past 12 years.

Stakeholders participating in the development of the Community Plan feel there is both a need for more housing units to mitigate the increased crowding that is occurring, and a need to improve the quality of the housing stock affordable to low and moderate income families.

7. Single Room Occupancy Residence (5.7% of the votes)

While recognizing there are times when people require housing based on referrals, the community also feels there are many people who will not (and may never) find housing based on an identified special need. The ideal is thought to be a single room occupancy residence that provides a variety of housing options (both in terms of length of stay, amenities provided, and rent charged).

Indicators showing need for a single room occupancy residence include:

- In Saskatoon, 16.1% of households fall within an income demographic equal to the Low Income Cut Off for single persons. These households are likely not able to house themselves without assistance.
- The Social Assistance Caseload for 2000 included 19,977 singles who accounted for 59.6% of all cases.
- The Food Bank served over 58,000 adults in 2000.
- The Salvation Army Men's Hostel estimate they are turning away an average of 150 men on a daily basis. The trend among their clients is for longer term stays.
- Capri Place, an existing SRO in Saskatoon, has long waiting lists and cannot offer rents that are affordable at Shelter Allowance Rates.

8. Supportive Housing for Physically Disabled (5.0% of the votes)

In Saskatoon there is a lack of affordable housing options for those with physical disabilities who are under 50 years of age. People with disabilities comprise nearly 20% of the population of Saskatchewan, yet housing that is both wheelchair accessible and affordable are at a premium. In Saskatoon, there is a 2 ½ year waiting period for wheelchair accessible rental units through the Saskatoon Housing Authority (SHA). Much of the accessible housing that is available is located in housing developments that are focussed on people aged 55 and older. These locations are not at all appropriate for younger adults with disabilities who wish to live independently.

9. Balanced Affordability across Neighbourhoods (4.5% of the votes)

The community feels Saskatoon neighbourhoods could and should be more balanced in providing opportunities for low and moderate income families to access appropriate, affordable housing. According to the City of Saskatoon Neighbourhood Profiles generated based on the 1996 Census, 47% of neighbourhoods have a housing affordability factor better than one. This means house prices are relatively more affordable for a family earning the annual average household income. This index does not measure affordability based on the actual neighbourhood-level annual average household income calculation and therefore may not reflect true affordability to households.

There is a geographic concentration of housing that is affordable to those with low and moderate incomes. Stakeholders worry that concentration can lead to “ghetto-ization” if attention is not paid to balanced affordability across the city.

10. Housing Standards (3.4% of the votes)

While stakeholders participating in the development of the Community Plan agree affordable housing can be modest, it should meet an established quality standard for construction and maintenance. The City of Saskatoon has established a Property Maintenance Bylaw. However, the community believes both legislation and incentives are required to encourage good housing standards. Incentives may include paying higher shelter allowance rates to landlords meeting established quality standards.

11. Rent-Geared-to-Income Seniors Housing (3.2% of the votes)

While there are a number of organizations providing good quality housing for seniors, there is still a need for housing choices affordable to those on a fixed income. Approximately 20% of Saskatoon’s population (39,260 people) are over the age of 55, and more than 30% of the Old Age Security payments made to Saskatchewan residents are in Saskatoon. Saskatoon is an attractive location for retirees – both with and without the means to purchase quality housing.

12. Sustain Existing Housing/Programs (2.3% of the votes)

There are a lot of gaps in the community infrastructure to deal with the challenges of homelessness and affordable housing. However, there are also a lot of very important and valuable existing assets. The community feels it is imperative these existing housing units and programs continue to operate in a sustainable manner into the future.

26.1% of the votes cast during the community consultation were spread among a host of ideas that could not collect more than 2% of the total votes and are therefore not listed in the priorities at this time.

Community Contribution

Financial Commitment to the Plan

Community financial contributions in Phase One of the National Homelessness Initiative were on a project by project basis whereby the community contributed approximately \$1.50 for each \$1.00 of Supporting Community Partnership Initiative (SCPI) funds disbursed in Saskatoon. It is highly likely, given the level of enthusiasm for the work undertaken to date and the priorities established for future action, this level of commitment will continue.

The residents of Saskatoon and Saskatchewan have historically demonstrated a tradition of making significant financial and in-kind contributions towards resolving socio-economic issues. This tradition is deeply rooted and can be traced to the “pioneer spirit” forged by necessity in the agrarian roots of the population when helping one’s neighbour was key to survival. There is no reason to suspect this demonstration of the existence of solid social capital will not continue.

Action Committees

Stakeholders in Saskatoon are ready to take action on the ideas identified through the consultation portion of this Community Plan. Working Committees have been established to advance collaborative effort in the following areas.

- Development of a One Stop Resource Centre
- Coordination and Promotion of Core Neighbourhood Redevelopment
- Urban Aboriginal Housing Strategy
- Initiatives to House Youth
- Coordinating Support Services for Housing Projects
- Construction of a Single Room Occupancy Residence
- Promotion of Expanded Housing Choices for Families in Need
- Addressing Mental Health Needs
- Special Housing Needs of an FAS/FAE Population
- Seniors Housing
- Housing for People with Physical Disabilities

These Working Committees will be supported administratively by the Saskatoon Housing Initiatives Partnership (SHIP). Significant effort will go into building on the work of other stakeholders on these issues so far. The planning exercise recognized a need for better communication around the good work that is going on in the community and increased opportunities for collaborative effort on initiatives.

The Supporting Community Partnerships Initiative (SCPI) Steering Committee is the steering group that guides the implementation of the Community Plan for Homelessness and Housing. Implementation of the Plan through specific projects will be at the advice of the Committee and staff of Homelessness Operations, Saskatchewan Region, Human Resources Development Canada on behalf of the National Secretariat on Homelessness.

Evaluation Strategy

The City of Saskatoon will complete its first Housing Indicators Project later in 2003. This information system will help stakeholders identify supply options for the purposes of referrals, gaps in the provision of housing based on demographic profiles, and opportunities to plan for the future based on information provided about unmet demand.

Initiatives like the Housing Indicators Project are important to help:

- Catalogue what is going on
- Recognize good work requiring our support (for reasons of sustainability)
- Promote opportunities for partnership
- Eliminate duplication of effort
- Gain perspective on what must be done to meet the needs of the community in relation to homelessness and housing need and their root causes

The project also considers the Homeless Individuals and Families Information System (HIFIS) which collects a variety of information points at the time of in-take.

Stakeholders are in the process of committing themselves to the ongoing maintenance of the Indicators database through the provision of supply and demand information on an annual basis. By monitoring these elements, the community will have a better understanding of the outcomes of initiatives undertaken under the Community Plan.

APPENDIX ‘A’

Statistical Profile for

City of Saskatoon

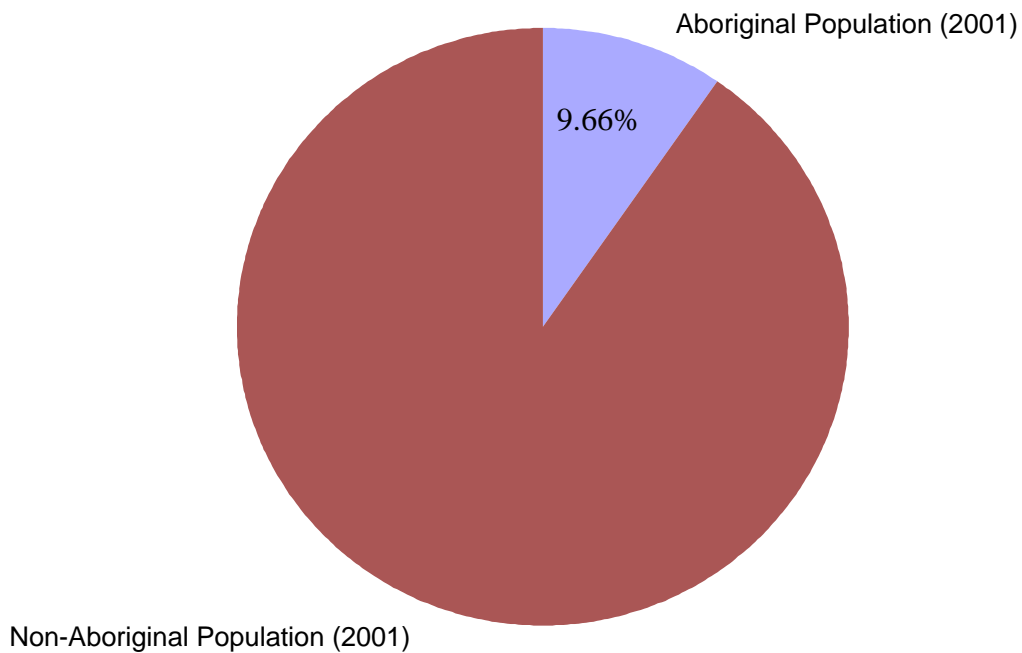
The City of Saskatoon has a population of 211,921 (Saskatoon CMA 225,927 in 2001 Census) and continues to experience in-migration (largely from rural areas).

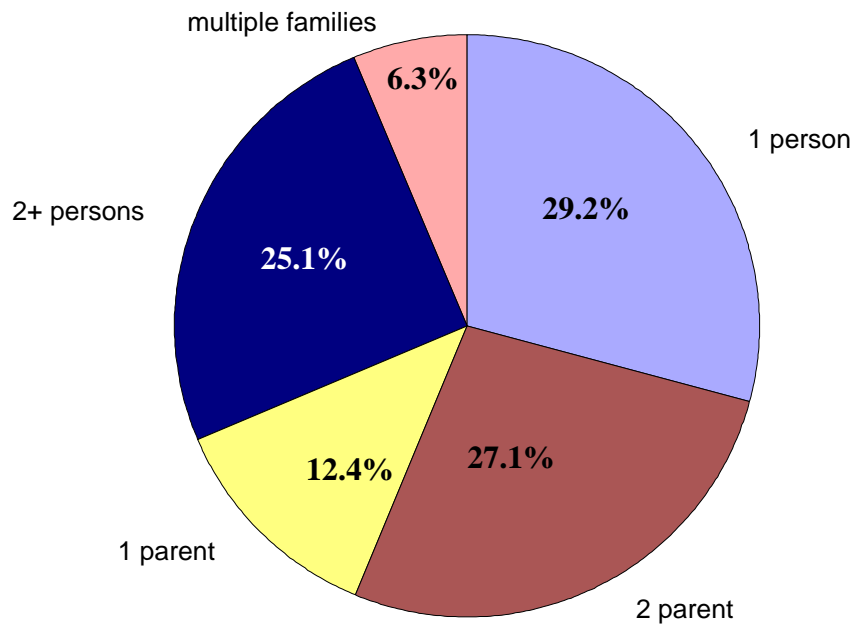
Population

	City		
	population	% change	# households
1986	177640		68323
1991	186058	4.7	74423
1996	191215	2.7	76484
2001	196811	7.4	79285
2002*	211921	7.1	85372
2006**	224476	5.6	89790

* June 2002 Saskatchewan Health Registration statistics

** estimate projected in 2000 based on Saskatchewan Health Registration statistics for Saskatoon and assuming an 8% growth factor from that date.





Comparative Neighbourhood Statistics

(all statistics contained in this chart are based on 1996 census except City wide data)

	City	Lowest Income Neighbourhood	Median Income Neighbourhood	Highest Income Neighbourhood
Average Household Income	\$41,991	\$21,928	\$46,948	\$128,715
% City Average	100.0%	52.2%	111.8%	306.5%
% Rental Housing	37.8%	76.1%	19.8%	0%
% Single Parents	12.4%	21.1%	6.7%	3.4%
% Aboriginal	9.7%	36.2%	3.6%	1.9%

Housing Profile

	1991	1996	2001
Rental Apartments	29845	31650	29960
Vacancy Rate	6.1%	0.7%	3.7%
Rent-Geared-to-Income Units	4441	4441	4441
Affordable Rental Social Housing	529	529	529
Rent Supplement		173	TBD
TOTAL	34988	36793	35,103*

* no updated rent supplement information available at time of publication

Food Security

Agency	Food Requests Per Month Counted in 2000	Food Requests Per Month Counted in 2003
Saskatoon Food Bank	9060	12225
Friendship Inn	10000	15000
Salvation Army	-	7800

Social Assistance

	Social Assistance	Minimum Wage	Low Income Cut-Off	Shelter Allowance (private rent)	Typical Market Rent	Affordability Gap
Singles	\$405	\$1040	\$1300	\$210 - \$320	\$339	\$129
Family of 2	\$1150	\$2080	\$2446	\$365 - \$385	\$435	\$70
Family of 3		\$2080		\$410	\$529	\$119
Family of 4+		\$2080		\$440 - \$500	\$596	\$156

APPENDIX ‘B’

**LIST OF
COMMUNITY
FORUM
PARTICIPANTS**

The following represent those participants who signed in with a facilitator.

Participant	Organizational Affiliation	Population Represented
Lorne Sully	City of Saskatoon	municipality
Terry Hellquist	FAS Support Network	FAS/FAE
Kim Fast	FAS Support Network	FAS/FAE
Patrick Wolfe	landlord and developer	private sector
Len Usiskin	QUINT Development Corporation	non-profit sector
Jim Wasilenko	Saskatoon Housing Authority	families, seniors
Katherine McGovern	Social Research Consultant	private sector
Bill Holden	City of Saskatoon	municipality
Jo-Ann Coleman-Pidskalny	Saskatoon Housing Coalition	mental health
Elisabeth Miller	City of Saskatoon	municipality
Ian MacLennan	Habitat for Humanity	families
Victoria Standinger		homeless
Jo-Ann Jones	Saskatoon Food Bank	support service
Lucille Kosokowsky		not stated
Sue Lutz	Northern Saskatchewan Independent Living Centre	disabled
Trent Emigh	Saskatoon Police Service	police service
Marji Triol		not stated
Harvey Dahl	Crocus Co-operative	mental health
Vi Hawkins	Salvation Army	single men, families
Pat Sawatzky	St. Ann's Seniors Residence	seniors
Kathryn Manley	QUINT Development Corporation	youth
Jim Clarke	QUINT Development Corporation	youth
Jerome Nichol	City of Saskatoon	municipality
Gary Moore	Saskatchewan Housing Corp	provincial gov't
Lori Pulai	Pleasant Hill Neighbourhood Assoc	nghd residents

Beth Burk	Mayfair Housing Co-operative	home-owners
Lana Phillips	Saskatchewan Housing Corp	provincial gov't
Dieter Semmler	HRDC/Homelessness Secretariat	federal gov't
Terry Gibson	Saskatoon Regional Health Authority	region
Dwayne Dkjowich	Saskatoon Regional Health Authority	region
Paul Gauthier	City of Saskatoon	municipality
Mike Keeling	QUINT Development Corporation	families
Christopher Doll	SK Industry and Resources	provincial gov't
Darlene Lanceley	SK Indian Institute of Technology	Aboriginal
Peter Krebs	Community-University Institute for Social Research	academia
Mike Velonas	City of Saskatoon	municipality
Brandon Little	Saskatoon Regional Health Authority - Mental Health Services	mental health
Sheri Benson	United Way of Saskatoon	non-profit sector
Rita Field	Saskatoon Crisis Intervention	homeless
Karly Scott-Rosowsky	HRDC	federal gov't
Chris Broten	Department of Community Resources and Employment	provincial gov't
Julie Mackenzie	Capri Place	singles, at risk
Tracy Sarginson	Voyageur Club	singles, at risk, youth
Daniel Reeves	AODBT Architects	private sector
Trevor Sydlowski	Capri Place	singles, at risk, youth
Don Windells	Capri Place	singles, at risk
Corrine McKay	HRDC	federal gov't, youth
Joniha Male	FAS Support Network	FAS/FAE
Dionne Miazdyck	Saskatchewan Association of Community Living	youth, disabled

Doris Colson	Department of Community Resources and Employment	provincial gov't, youth
Tyson McShane	City of Saskatoon	municipality
Robb Watts	Saskatchewan Housing Corp	provincial gov't, families
Karen Archibald	Child Hunger and Education Program	families
Kent Macaulay	Community First Development Fund	non-profit sector
Barb Henderson	Community First Development Fund	non-profit sector
Claudette Halpin	Kids First Program	youth
Laurie McKenny	Community Clinic	youth, families
Deanna Neufeld	Meewasinota	Aboriginal
Albert Brown	Salvation Army	single men, families
Wayne McDonough	Salvation Army	single men, families
Judy Regamey	Salvation Army	single men, families
Goldie Wheaton	Salvation Army	single men, families
Wayne Wiens	Big Brothers	youth
Livia Kellett	City of Saskatoon	municipality
Sue Delanoy	Saskatoon Communities for Children	youth
Kathie Cram	Saskatoon Community Clinic	families
Ash Jones	Saskatoon Tribal Council	Aboriginal
Kelly Pruden	Central Urban Metis Federation Inc	Aboriginal
Al Macza	Jubilee Residences	seniors
Lyn Gray	HRDC/Homelessness Secretariat	federal gov't
Marlene Klassen	HRDS/Homelessness Secretariat	federal gov't
Heather Bumphy	Kids First Awasis	youth
PhyllisPey	Kids First Program	youth

Terry Alm	Realty Executives	private sector
Lee Ann Bird	SEYSO	youth
Linda Bell	Saskatoon Communities for Children	youth
John Waddington	Municipal Planning Commission	municipality/private sector

APPENDIX ‘C’

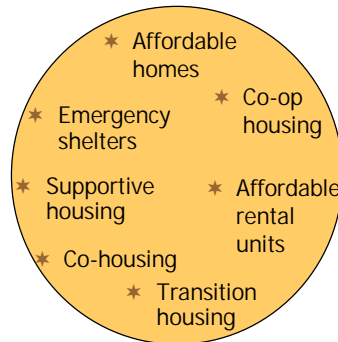
**REPORT CARD
ON PHASE I OF
COMMUNITY
PLAN**

Recommendations

The original Community Plan for Homelessness and Housing identified nine (9) populations requiring special consideration:

- Youth
- Single Adults
- Urban Aboriginals
- Families
- Seniors
- Physical Disabilities
- Women & Children Fleeing Violence
- People with Mental Health Challenges
- People Suffering Addictions

The Plan identified 56 recommendations to tackle the challenges posed by these populations. Since the drafting of the Plan, stakeholder effort to take action has resulted in some significant accomplishments. The following section highlights some of the initiatives relevant to the priorities established by the original Community Plan for Housing and Homelessness. A brief review of the recommendations provide some insight into the assets and gaps that exist in the community infrastructure to deal with these issues. Likewise, the review illustrates areas where there is unfinished business.



Stakeholders participating in the provision of housing and services to the homeless and individuals with housing needs understand there are a number of ways to add choice to the housing continuum. The community believes a healthy balance of housing types and tenures provides the greatest opportunity for success in dealing with the challenges evident in the community. The continuum to the left illustrates the type of housing models referred to within the recommendations.

RECOMMENDATIONS		WHAT HAS BEEN ACCOMPLISHED WHAT IS YET TO BE ACCOMPLISHED
<p>Sixteen (16) recommendations communicated a need for a full range of affordable and supportive housing options. The goal was not to predetermine the type of housing best suited to a group of people, but rather explore creative solutions to unique housing challenges.</p>	A greater mix of housing types and affordability in all neighbourhoods.	<p>✓ Home-builders in Saskatoon have worked to offer an entry-level home for \$85,000 to \$90,000 (down from \$120,000 only two-and-a-half years ago).</p> <p>✓ While Saskatoon’s Development Plan doesn’t set a ratio or target for affordable housing in neighbourhoods, the City is measuring housing affordability through an index.</p>
	Support for improving older neighbourhoods	<p>✓ Introduction of the Enterprise Zone initiative and Downtown Housing incentives by the City of Saskatoon encourage investment in neighbourhoods not experiencing construction activity in the private market.</p> <p>✓ The Centenary Affordable Housing Program supports non-profit acquisition and renovation of poor quality housing and construction of new affordable units.</p>
	Housing for single adults in a variety of forms	<p>✓ Operations at the YWCA have been stabilized and the Salvation Army renovated, but no new housing has been added to the community.</p>
	Further exploration of the shared equity model of affordable life-lease type housing	<p>✓ Arbour Green life-lease project was developed by the Saskatoon Housing Authority, but no other progress has been made to date.</p>
	Identifying and addressing systemic barriers to affordable housing development	<p>✓ SHIP, Saskatoon Home-builders, and even the Chamber of Commerce have become active in working to improve the environment in which affordable housing development takes place through education, advocacy, and fundraising.</p>
	Empowering the community to set spending priorities	<p>✓ The National Housing Initiative is the first (and to date only) funding tool providing a mechanism for community input on spending.</p>

Creative Solutions	Focus on developing affordable rental accommodation for families	✓ While appropriate financing is difficult to source, with the introduction of the Centenary Affordable Housing Program and SHIP's efforts to build a Housing Investment Fund, there is hope for progress in this regard.
A range of affordable housing options.	Student housing	✓ No progress to date.
	Helping people stay in their housing through "wrap-around" service initiatives and linking support services to housing	✓ These initiatives rely on public-sector funding support as there is not usually enough operating revenue to cover these type of expenses within the revenue generated by affordable housing.
	Monitoring of housing conditions	<ul style="list-style-type: none"> ✓ City of Saskatoon will launch its Housing Indicators project in the fall of 2003. ✓ Homeless Individuals and Families Information System (HIFIS) may help provide a better understanding of the homeless through a computerized in-take registry. ✓ Fire and Protective Services have shown a willingness to work with community in inspection initiatives.
	Expand municipal tools to support affordable housing development	<ul style="list-style-type: none"> ✓ The new Cities Act may empower municipalities to be more pro-active with tax-title properties. ✓ Property Maintenance Bylaw enforcement can drive increased inspections and orders.
	Creation of new community-directed financing mechanisms for affordable housing development	✓ SHIP is working to build a Housing Investment Fund with tax-receipted and tax-credited investment dollars – an initiative in its infancy but gathering strength.
A range of affordable housing options.	Increase ability of Saskatchewan Assistance Plan recipients to become home-owners	✓ To date, more than 200 homes have been purchased across Saskatchewan under the Neighbourhood Home Ownership Program, helping to rejuvenate inner-city neighbourhoods in Regina, Saskatoon, Moose Jaw and Prince Albert.

	Increase shelter allowances based on performance standards for housing stock	✓	No progress.
	Including First Nations Bands in affordable housing solutions in Saskatoon	✓	No communicated progress at this time. Initiatives undertaken by First Nations Bands have not been well linked to other community initiatives to date, but operate as stand-alone projects.
Eight (8) suggestions for improving the coordination and collaboration of efforts to deal with root causes of homelessness.	Collecting information	✓	Information gathering will be strengthened through the City of Saskatoon Housing Indicators Project.
	Intersectoral policies to deal with crisis	✓	Pilot projects in the potential of intersectoral policies dealing with crisis exist. The ROOTS project and Saskatoon Housing Coalition's wrap-around project provided valuable learnings, but there are obvious gaps yet to fill as neither project has led to a sustainable outcome.
	Saskatoon Community Partnerships Committee (5 levels of government)	✓	The 5 levels of government operating in Saskatoon are breaking ground in their level of communication and collaboration.
	National Homelessness Initiative Steering Committee	✓	The steering committee concept is a good one. There is work to do on communicating more broadly with rest of the community on the initiatives undertaken under the Plan.
	City of Saskatoon and Saskatoon Housing Initiatives Partnership	✓	SHIP/City of Saskatoon have signed a Memorandum of Understanding to continue a leadership role to facilitate partnership development, project development, and broader communications on affordable housing.
Coordination and collaboration	Capacity building within Aboriginal organizations	✓	Aboriginal organizations continue to be stretched. There is a need to move toward doing <u>with</u> the Aboriginals rather than doing for.
	Cultural responsiveness	✓	The level of partnerships and collaboration between funded agencies has led to greater understanding among those parties and will hopefully lead to greater cultural responsiveness.

	Interagency committee for support service continuum	<ul style="list-style-type: none"> ✓ The community is waiting for leadership to emerge from support service sector to identify a continuum of care system supports that lead to independence. Initiatives of importance coming out of this includes a directory of human services
Twenty-one (21) in support of sustaining long-term solutions	Life added to core community infrastructure	<ul style="list-style-type: none"> ✓ Core community infrastructure supported by the National Homelessness Initiative to date include the Food Bank, YWCA, Salvation Army. ✓ Recommendations successfully accomplished: <ul style="list-style-type: none"> - Support for the Food Bank - Support for the YWCA - Support for Crisis service providers to undertake long-range planning/co-ordination with other services (short-term project success only) ✓ Recommendations yet to accomplish: <ul style="list-style-type: none"> - More permanent, affordable supported living units - Transitional housing for mentally ill - Special consideration of shelter allowances paid to those with mental illness and/or physical disability - Implement Salvation Army transitional housing unit for men with mental illness - Support for Friendship Inn services into the evening

Sustaining long-term solutions	Age and ability appropriateness	<ul style="list-style-type: none"> ✓ Recommendations successfully accomplished: <ul style="list-style-type: none"> - Housing for youth (especially males up to 18). Projects undertaken by QUINT and Save the Children are some examples of work in this area, but demographics suggest much more is to be done in our community. - Funding support for physical accessibility in all crisis shelters. Accessibility has been incorporated into renovations/construction at Salvation Army, YWCA, and Tamara’s House, but if it is true that 20% of the population requires barrier-free housing, there is much to be done in this area. ✓ Recommendations yet to accomplish: <ul style="list-style-type: none"> - Age appropriate services for youth and seniors - Supportive housing for “hard to house” (multiple challenges) - Implement “My Home” initiative. - Wrap-Around support system - Basic barrier-free guidelines for new housing
	Sustainable initiatives for identified groups of people	<ul style="list-style-type: none"> ✓ Sustainable initiatives are not numerous in the community – some level of vulnerability – number of good ideas generated in original planning process (and in the keeping the plan alive forum last year) are still on back-burners waiting for champions. ✓ Recommendations yet to accomplish: <ul style="list-style-type: none"> - Increase supply of housing for singles - Housing Help Centre - Provincial Rental Insurance program - Stable funding to include core funding for staff/counselling services - Improved ways of dealing with addictions
Sustaining long-term solutions	Significant improvements in co-operation, collaboration, and communication of the planning process and document	<ul style="list-style-type: none"> ✓ Recommendations yet to accomplish: <ul style="list-style-type: none"> - Human Services Directory - Housing Help Centre

Six (6) dealing with improving public understanding of the importance of housing	Systemic monitoring of housing conditions.	✓	Many reporting and communication initiatives were put on the back-burner to now be ramped up as the City launches its Housing Indicators project
		✓	Initiatives like Affordable Housing Week, Cameco's sponsorship of media messages on affordable housing initiatives, SHIP's efforts to speak to service clubs and corporations, and workshops held by QUINT and the Affordable New Home Development Foundation all help build awareness and break-down assumptions about housing issues in Saskatoon. There are two basic assumptions the community must be able to move beyond in order to start making a difference. They are: that there is no housing problem in Saskatoon because there aren't any people sleeping in cardboard boxes in the street; and that by paying taxes all housing and other human needs are met adequately in Saskatchewan.
	Implement Community Plan	✓	Ongoing success.
	Monitor use of hotels to supplement shelter housing	✓	No report generated to date.
Improving public understanding	Cost of homelessness to community	✓	No progress to date.
	Licensing of rental housing	✓	No progress to date.
	Gap analysis for the homeless	✓	No progress to date.
Four (4) acknowledging that adequate and affordable housing is a fundamental human right	Aboriginal housing strategy	✓	Aboriginal housing strategies emerging

	Advocacy for greater funding support for housing from all levels of government	✓ Public and private sector funding and investment has increased over the last three years.
	Partnership and collaboration under the housing agenda	✓ Partnerships and collaboration being fostered through the Community Plan process and the work of the Saskatoon Housing Initiatives Partnership.
	Declaration on the Right to Adequate Housing	✓ Declaration crafted and signed