

# INFORMATION NOTE

**Title:** Quarterly Housing Update

**Date Prepared:** April 20, 2023

**Report To:** Affordable Housing Working Group

**Councillor and Role:** Councillor Ophelia Ravencroft, Housing

**Ward:** N/A

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## Issue:

### Discussion – Background and Current Status:

As of March 31, 2023, the Housing Division had a 11.5% vacancy rate in the City's rental units. This is up from the 10% vacancy rate in the last quarter. This is partly due to the fact that people generally do not want to move in the winter months and housing staff were doing almost 300 rental renewals during this quarter.

The breakdown is as follows:

APARTYMENT TYPE	LEM	RGI	AFFORDABLE	TOTAL VACANCY
bachelor	0	0	0	0
1 bedroom	6	1	2	9
2 bedroom	26	2	0	28
3 bedroom	13	0	0	13
4 bedroom	5	0	0	5
TOTALS	50	3	2	55

We continue to have low vacancy in our Rent Geared to Income homes at the same time over 80% of our applications are for people needing Rent Geared to Income units. The Provincial government's rollout of the Federal Canada Housing Benefit (CHB) continues to help low income earners to with the means of affording the LEM units thereby reducing the number of people waiting for an RGI. In March we had 20 people subsidized by NLHC.

In this quarter, new 19 families/individuals were housed with the City and 9 families/individuals moved out.

# ST. JOHN'S

Applications received during this quarter for our LEMs

<b>Month</b>	<b>One bedroom</b>	<b>Two Bedroom</b>	<b>Three Bedroom</b>	<b>Four Bedroom</b>
January	0	0	0	0
February	1	2	0	0
March	2	0	0	2
<b>Total</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>2</b>

Total of LEM applications 7

Applications received during this quarter for our RGIs

<b>Month</b>	<b>One bedroom</b>	<b>Two Bedroom</b>	<b>Three Bedroom</b>	<b>Four Bedroom</b>
January	9	3	1	1
February	10	2	4	0
March	18	4	3	0
<b>Total</b>	<b>37</b>	<b>9</b>	<b>8</b>	<b>1</b>

Total of RGI applications 55

As of March 31, 2023 we have 52 applicants on the waitlist for a LEM unit and 211 for an RGI unit.

As of March 31, 2023, of the 55 vacant units (up from 52 last quarter), 5 will be ready soon. Selections continue to be made from the waitlist.

We continue to see an increase in the number of applicants that are at risk of homelessness or are homeless. Homelessness is a very complex issue and solving it is not an easy endeavor. It is certainly not one that can be done by a single level of government or organization. As a Municipality we continue to partner the organizations in the sector to help alleviate the pressure in this housing crisis. Utilizing existing resources including the city owned building at 77 Charter Ave, a partnership was secured between Newfoundland and Labrador Housing and Homelessness Network (NLHHN) and End Homelessness St John's (EHSJ) so EHSJ could provide some much-needed training to the housing and homeless sector at no cost. NLHHN runs out of 77 Charter and has a fabulous training center.

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**Key Considerations/Implications:**

1. Budget/Financial Implications:

Housing staff are continuing to meet with the province and partners to strategize funding and partnership opportunities that may help bring more affordable housing to our citizens.

This quarter, the City of St John's was selected for the Rapid Housing Initiative 3. An RFP went out, a partner was selected and currently we are waiting for CMHC to confirm. More details will come next quarter.

- The City of St John's has also been invited to apply for CMHC's Housing Accelerator Fund which is meant to accelerate housing stock and incentive various initiatives that would, in principle, accelerate housing development. More information will come to Council soon.

2. Partners or Other Stakeholders:

We have been working close with NLHC and EHSJ. But we are also exploring new partnership options with more community partners to help get people in appropriate and safe housing as soon as we can.

3. Alignment with Strategic Directions:

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.

Choose an item.

4. Alignment with Adopted Plans:

Affordable Housing Strategy  
Neighborhoods Build our City and Culture of Cooperation

5. Accessibility and Inclusion: N/A

6. Legal or Policy Implications: N/A

7. Privacy Implications: N/A

8. Engagement and Communications Considerations: N/A

9. Human Resource Implications:

10. We had a 4-5 week vacancy in the Administrative Clerk position, which delayed our application process. This position was filled March 27.

11. Procurement Implications: N/A

12. Information Technology Implications:

We are continue working with IT to roll out a management software program that will streamline the work of the housing team. This has been on-going for over 2 years and we have ramped up the training in March. We expect to see some real progress next quarter.

13. Other Implications: N/A

**Conclusion/Next Steps:**

The Housing Division will continue to provide affordable housing options to the residents of St. John's.

**Report Approval Details**

Document Title:	Quarterly Housing Update.docx
Attachments:	
Final Approval Date:	Apr 20, 2023

This report and all of its attachments were approved and signed as outlined below:

**Tanya Haywood - Apr 20, 2023 - 2:41 PM**