

INFORMATION NOTE

Title: Non-Profit Housing Update

Date: February 10, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Sheilagh O’Leary, Council Lead, Non-Profit Housing

Ward: N/A

Issue: Annual Non-Profit Housing (NPH) Update to Council

Discussion – Background and Current Status:

Annual update provided for Council information.

1. As of December 31, 2019, the vacancy rate for NPH was 19%. According to CMHC St John’s CMA vacancy rate in October 2019 was 6.9%. Most of the vacant apartments reported by CMHC and NPH are 3-bedroom units.
2. In 2019, 43 units were vacated (11.7% of the housing portfolio). Most of these vacancies was the result of updated rental contracts due to End of Operating agreements. In 2019, 41 new households found homes within our NPH units.
3. At the end of 2019, NPH had 117 people on the waitlist. 84% of this waitlist qualified for a rent geared to Income unit or an affordable housing unit based on the reported family income. 48% of these were waitlisted for a one-bedroom unit.
4. NPH staff continue to make the changes with the Lower End of Market Housing units as the properties come out of their 35-year operational agreements. To date we have had 11 agreements that have expired. The only 2 project area that are left to come out of Operating agreements are Sebastian Court (29 Units) and Infill 1985 (15 units) They expire in 2021. In 2022 the RGI’s will start to come out of Operating agreements, further discussion about this will start with NLHC later this year.
5. 15 Convent Square (to be known as Nagle’s Manor) was open to our first tenants in 2019. This building was gifted to the City by the Presentation Convent for the purpose of converting it to affordable housing for seniors. Currently 75% of the units are filled. A grand opening of Nagle’s Manor will occur, date to be determined.
6. End Homelessness St John’s (EHSJ) continues to work with several community partners to reduce homelessness in St John’s. EHSJ is now an incorporated entity that is on target to move to their new home – Buckmasters Circle Recreation Center by March 31, 2020.

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Key Considerations/Implications:

1. Budget/Financial Implications:

We currently have a higher than normal vacancy rate. The “Opening the Right Door” Campaign was launched February 20, 2020 to target individuals and families who cannot afford or struggle to pay rent in private market and who would benefit from our lower end of market housing.

We are also currently exploring creative partnerships with the Community that will help offset the higher than usual vacancy rate.

2. Partners or Other Stakeholders:

NLHC, EHSJ and various community groups in the City of St. John's

3. Alignment with Strategic Directions/Adopted Plans:

Neighborhoods Build our City and Culture of Cooperation

4. Legal or Policy Implications: N/A

5. Engagement and Communications Considerations

Promotional campaign on lower end of market housing.

6. Human Resource Implications: N/A

7. Procurement Implications: N/A

8. Information Technology Implications: N/A

9. Other Implications: N/A

Conclusion/Next Steps: NPH Division will continue to provide affordable housing options to the residents of St. John's.

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Approved by/Date/Signature: Tanya Haywood, Deputy City Manager, Community Services

