

House Sharing:

Exploring the Potential for St. John's



canadian
observatory on
homelessness

END HOMELESSNESS
ST. JOHN'S **#WECANENDIT**



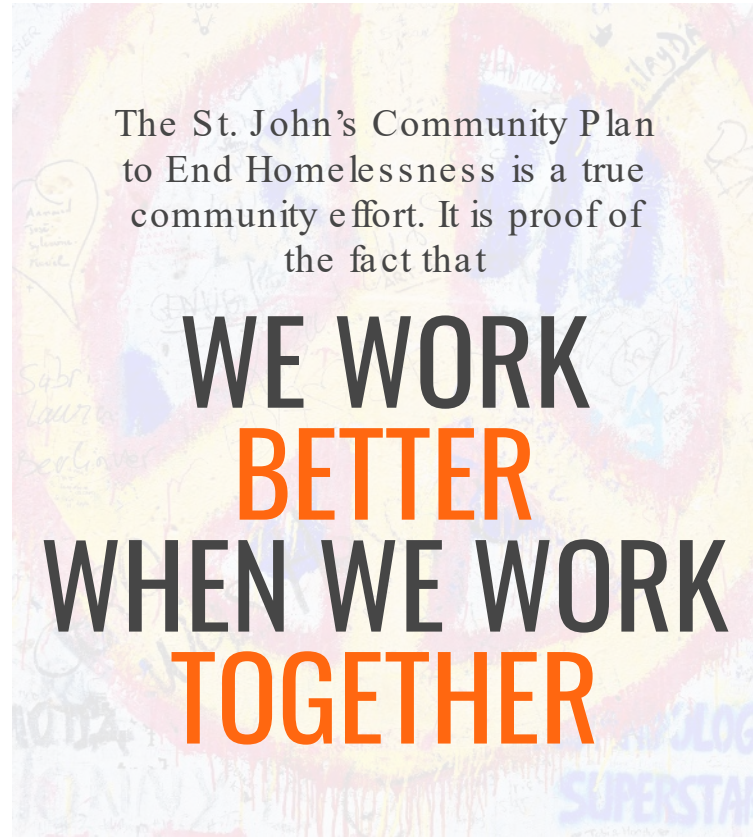
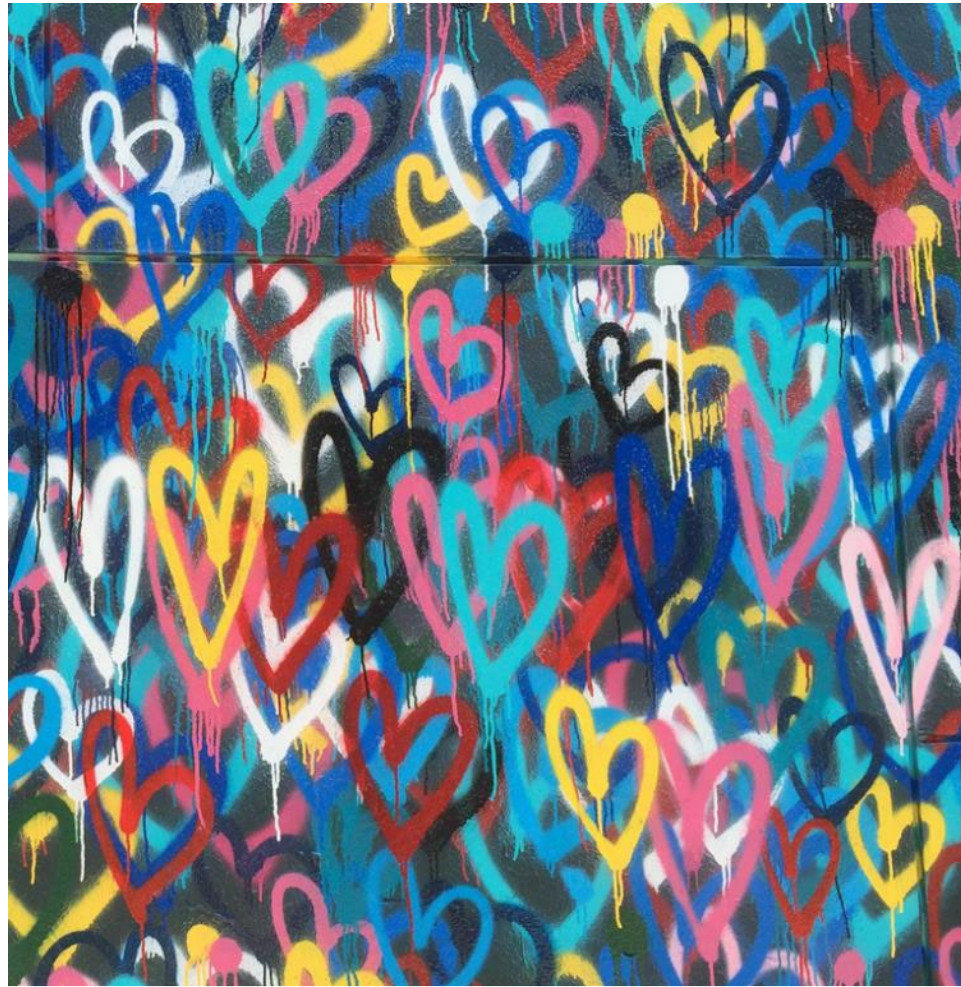
Photo by Derek Sutton

Land Acknowledgement



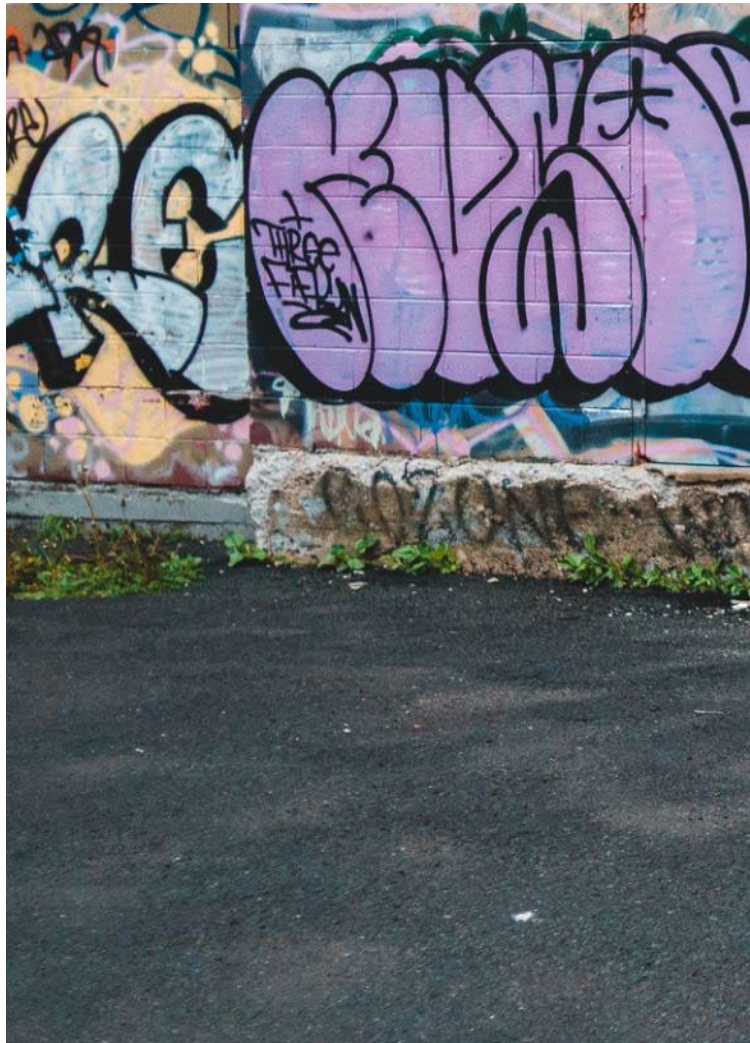
At EHSJ, we work toward a vision in which every resident of St. John's has

A PLACE TO CALL HOME



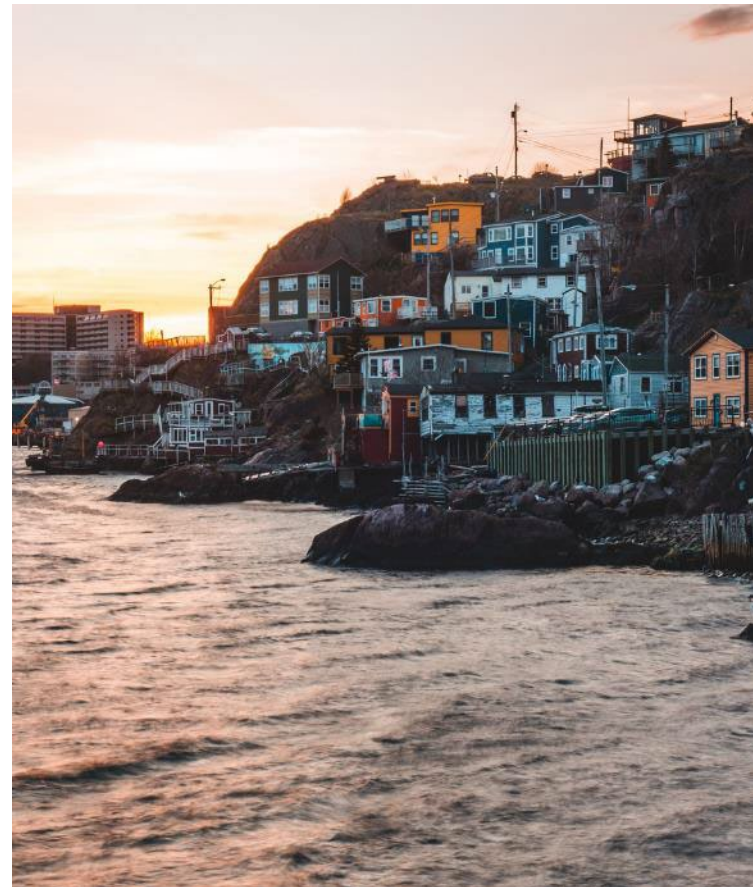
The St. John's Community Plan to End Homelessness is a true community effort. It is proof of the fact that

WE WORK BETTER WHEN WE WORK TOGETHER



The idea of ending homelessness seems daunting at times, but we appreciate a challenge. We chose the tagline #wecanendit because we believe we can. We love the idea of systems change to ensure better outcomes for all our neighbours – even if it means working ourselves out of a job.

#WECANENDIT

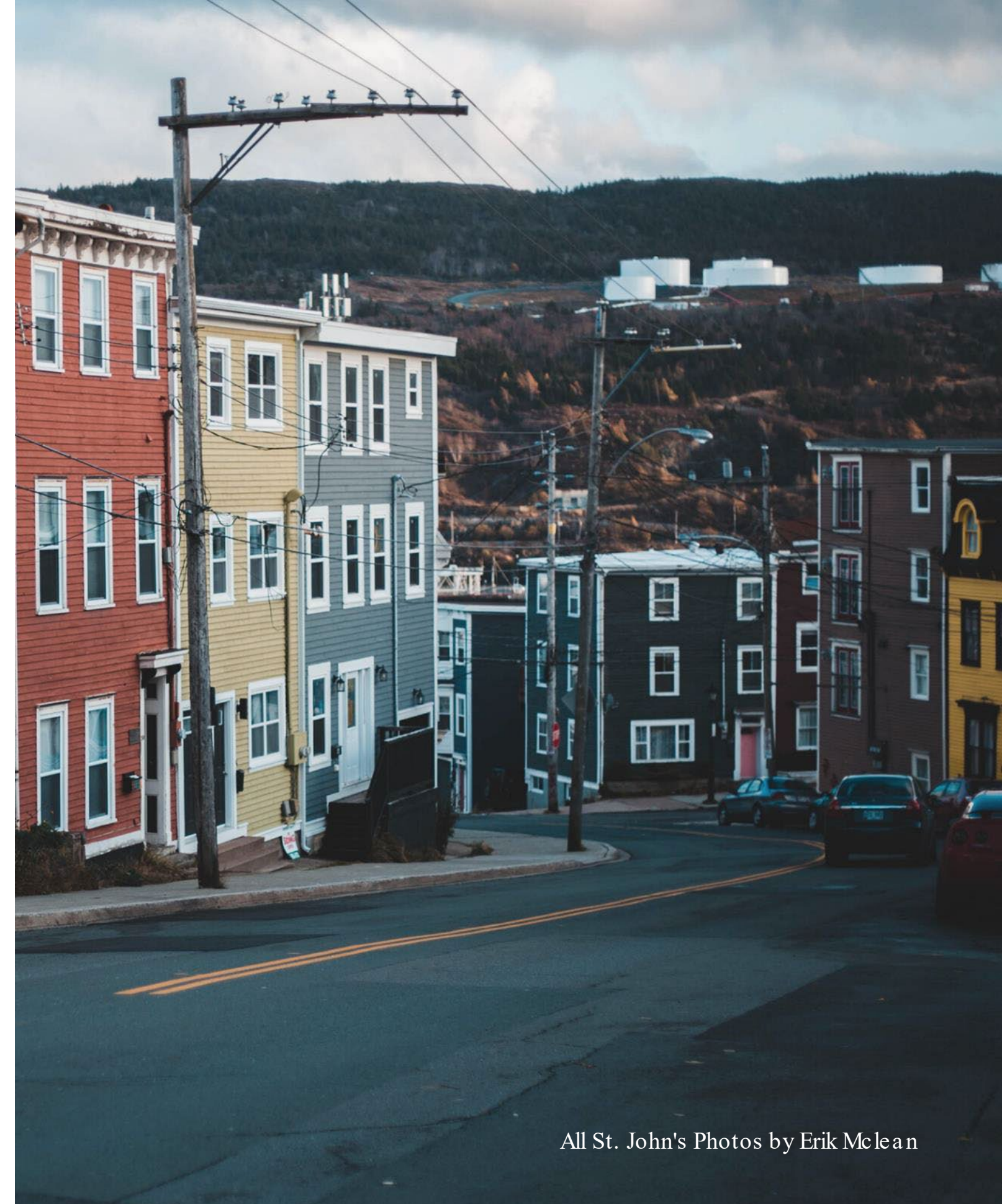


Together, we will ensure that

ST. JOHN'S IS THE NEXT COMMUNITY IN CANADA TO END HOMELESSNESS

Community Context

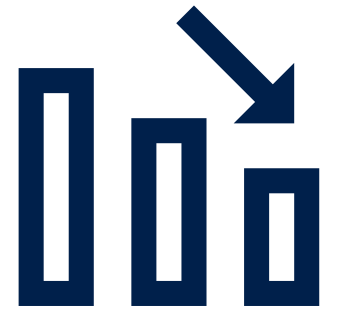
- Total Households: 47,625
- Housing stock is ownership heavy 61.4% Own vs 38.6% Rent
- Approximately 1 in 4 experience housing affordability challenge





Housing Stock

- Historically high vacancy rate for large rental units (3 and 4 bdr)
- Historically high vacancy in social housing for large units (3 and 4 bdr)
- Majority of clients we serve, and social housing applicants, are seeking 1-2 bedrooms





The current housing stock is not matching the needs of our community.

There is a need for new housing solutions that are affordable, diverse and includes models appropriate for vulnerable populations.

The house-sharing model is a specific program design that provides people experiencing homelessness or those with low incomes with affordable housing.

This housing model promotes social relationships, prevents social isolation, reduces costs incurred by health care systems, and can protect long-term housing stock (Bodkin & Saxena, 2017; Legge, 2014; Ministry of Finance, 2018).





Research Aim

Assess three innovative house-sharing models:

- Community agencies in partnership with social housing providers
- Community agencies using their own housing stock
- Community agencies in partnership with the private rental market

Methodology

1. Literature review



2. Model scan



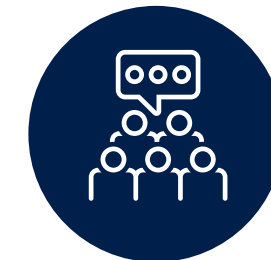
3. Data review



4. Interviews



5. Focus group discussions



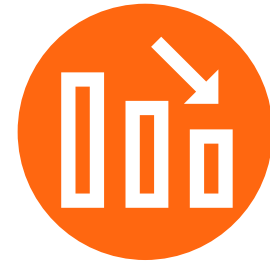
6. Model recommendation
& framework development



Benefits for home sharers



Increased affordability



Reduced pressure on the housing market



Housing stability



Promotes companionship



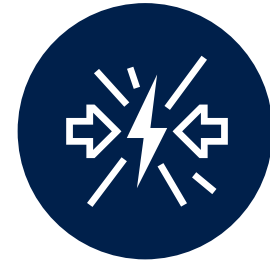
Reduced social isolation and loneliness



Challenges for home sharers



Incompatibility



Interpersonal conflict



Impact of trauma



Safety



Liability



The Models at a Glance



Community agencies in partnership with social housing providers



Benefit

- Low start up cost
- Leverages existing resources
- Affordable
- Saves cost



Opportunity

- Existing social housing initiatives
- Willingness of social housing providers to collaborate



Weakness

- Limited availability of social housing
- Limited/ uncertain revenue for community agency



Considerations

- Leverage existing partnerships
- Form new partnerships
- Continued coordination



Community agencies in partnership with the private rental market



Benefit

- Low start-up costs
- Possibility to scale up



Opportunity

- Higher private apartment vacancy rate in NL
- Willingness by landlords to collaborate



Weakness

- CA may need to subsidize rent
- No revenue generation
- Continuous availability of units not guaranteed
- Over-reliance on external funding



Considerations

- Master lease



Community agencies using their own housing stock



Benefit

- Less complicated for clients
- Reduced possibility of eviction
- Guaranteed units over time



Opportunity

- Learning lessons from existing (current and defunct) programs



Weakness

- Requires substantial start-up investment
- Property management & service provision role conflict
- Revenue must be supported by external funding

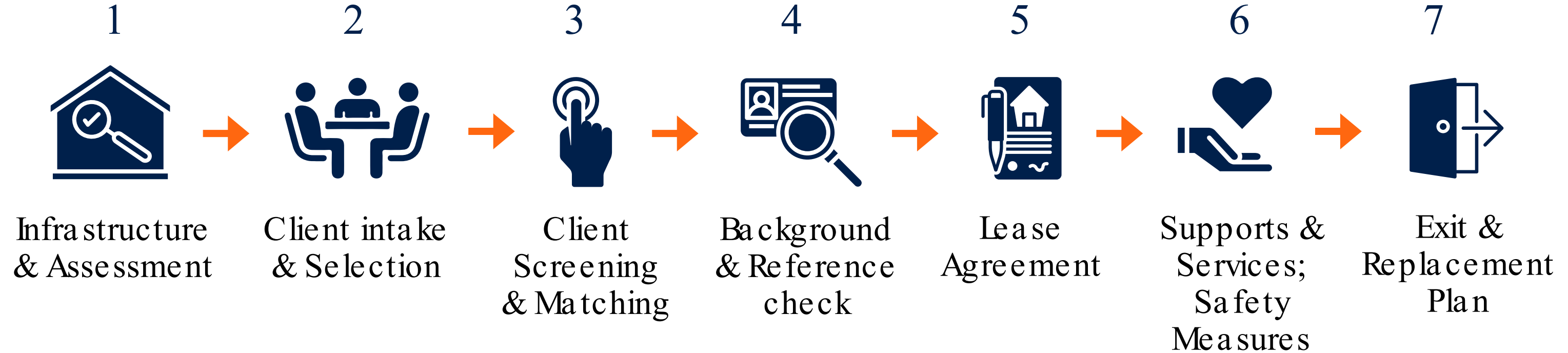


Considerations

- Separate property management from service provision



Framework



Picking a model for St. John's

Community agencies in partnership with social housing providers?

- Feasible in a resourcelimited setting ✓
- Affordable for low-income individuals ✓
- Requires low startup cost ✓
- Requires low operational cost ✓
- Less requirement for external funding ✓
- Leveraging on existing resources ✓
- Appealing to partners ✓
- Continuous availability of units ✓



Next Steps

- Circulate research widely
- Master lease feasibility study for End Homelessness St. John's program
- Consult with community on how home sharing best practices can be applied to current housing arrangements



References

- Bodkin, H., & Saxena, P. (2017). Exploring Home Sharing for Elders. *Journal of Housing For the Elderly*, 31(1), 47–56.
<https://doi.org/10.1080/02763893.2016.1268558>
- Legge, R. J. (2014). A Qualitative Evaluation of the Home Share St. John's Pilot Program. Memorial University of Newfoundland.
- Ministry of Finance. (2018). *The Home-Sharing Guide for Ontario Municipalities* (p. 43).



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Affordable Housing
ST. JOHN'S



Community Housing
Transformation Centre
Centre de transformation
du logement communautaire

Acknowledgements

Q&A

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