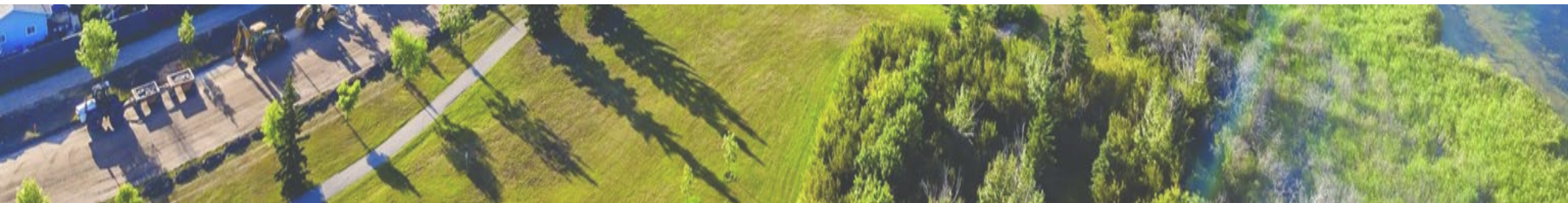




Efforts to End Homelessness in a Boom and Bust Economy



City of Grande Prairie – Demographic Snapshot

- ➔ Approx. 68,000 people
- ➔ Between 2000 and 2019, population of the city increased 92.1%
- ➔ Median age is 31.9 years old
- ➔ Average household income is over \$100,000.00
- ➔ Considered the “hub of the North” – provides services for a vast geographical area outside of northwestern Alberta, serving approx. 280,000 people

Boom & Bust – Employment and a Resource Based Economy

- ➔ The median income for ***individuals*** in Grande Prairie is higher than the provincial and national medians, at \$47,969.
- ➔ It has also increased over the 10 year period since 2005.
- ➔ The median total income of ***families*** was \$117,692 in 2015.
- ➔ In Grande Prairie, 53% of households have an annual income over \$100,000 compared to 47% for Alberta
- ➔ In Grande Prairie, 11% of households have an annual income over \$200,000.

Grande Prairie Economic Indicators

Hotel occupancy rate:



Overdimensional vehicle permits:

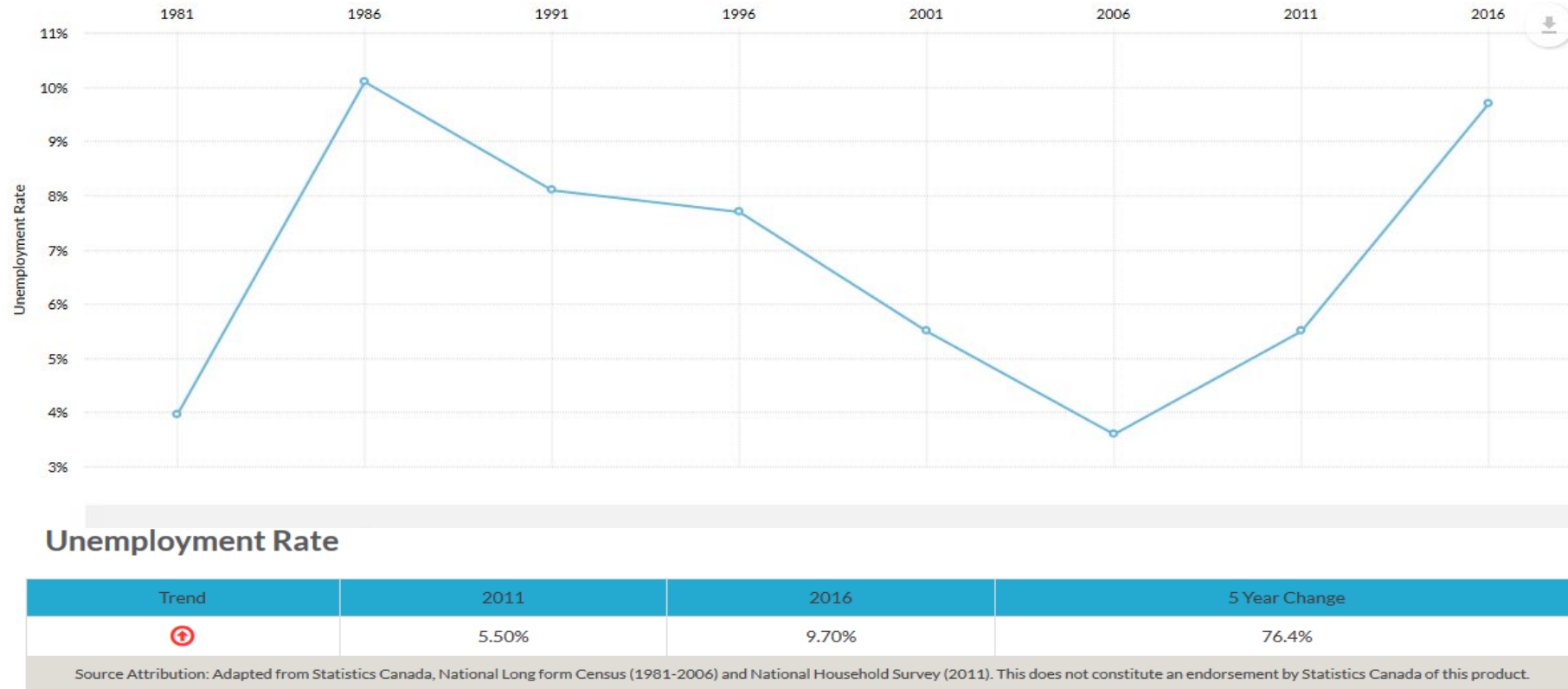


Unemployment rate* year average:



*for Banff-Jasper-Rocky Mountain House and Athabasca-Grande Prairie-Peace River region

Boom & Bust – Employment and a Resource Based Economy



- ➡️ Statistics Canada doesn't track unemployment rates for Grande Prairie, however in November 2018 of area that includes Grande Prairie and Peace River had an unemployment rate of just 4.6 per cent, down from 5.3 per cent in October of 2018.
- ➡️ Between 2000 and 2019, population of the city increased **92.1%**

Boom & Bust – Vacancy and Housing

- ➔ Vacancy rates in Grande Prairie are volatile and have fluctuated between a low of 0.5% and a high of 22% between 2008-2016
- ➔ Alongside volatility in unemployment and vacancy rates, the average rent in Grande Prairie has steadily increased at a rate of 3% per year
- ➔ Rents follow the local economic trends rising during 'boom' periods and declining during downturns.
- ➔ Rents are currently rising with the average rent for a bachelor apartment at \$806 and the cost for a 2 bedroom apartment at \$1,127 – but this is not an accurate picture of Grande Prairie's rental market

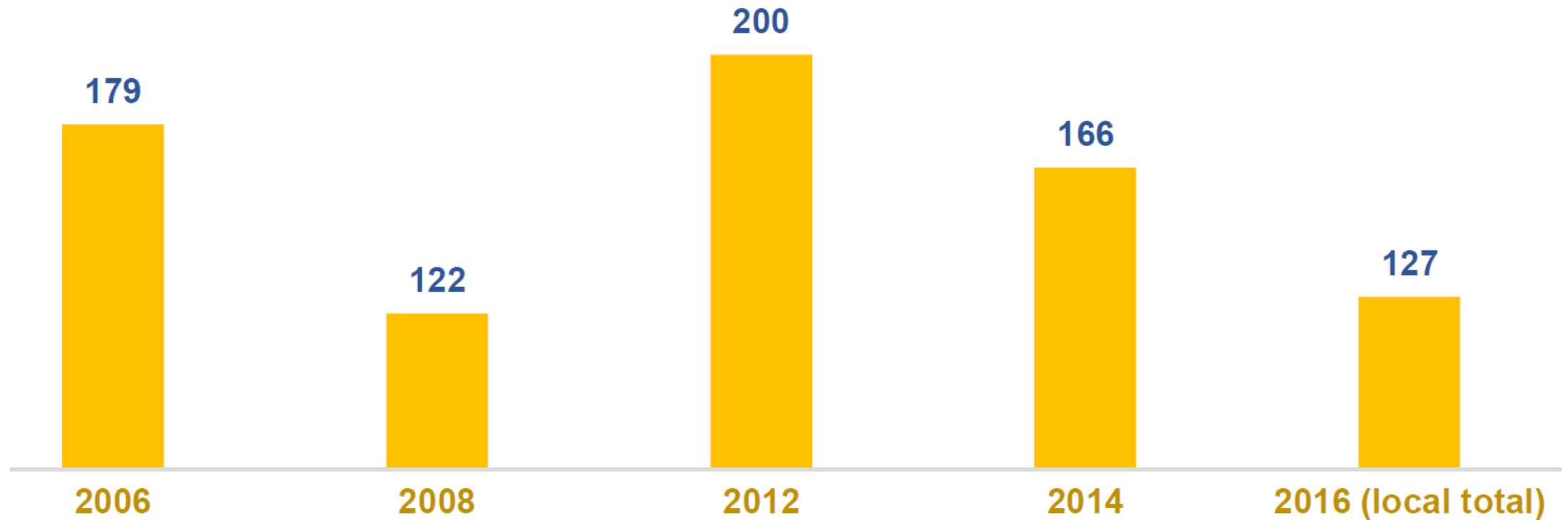
Housing and Homelessness Some PiT Count Comparisons

Housing Situation	2006		2008		2014		Increase or Decrease from 2008 Count
	# of Persons Enumerated	% of Total Enumerated	# of Persons Enumerated	% of Total Enumerated	# of Persons Enumerated	% of Total Enumerated	%
Absolute	59	15	7	6	55	33	^ 27
Sheltered*	120	30	99	81	56	34	v 37
Temporary	226	56	16	13	55	33	^ 20
Total without Permanent	405		122		166		

* The number of persons sheltered includes those who were surveyed and stated they would be staying in emergency shelter accommodations that evening, as well as the occupancy statistics obtained from each shelter. There may be a slight overlap, but it cannot accurately be determined due to the anonymity of those surveyed. There is no way of knowing whether those who stated they would stay in emergency shelter accommodations actually did. Furthermore, in 2006 and 2008, enumerators captured those individuals who were approached but stated that they had a permanent place of their own to stay on the night of the count. Those individuals have been excluded from this analysis.

Housing and Homelessness Some PiT Count Comparisons

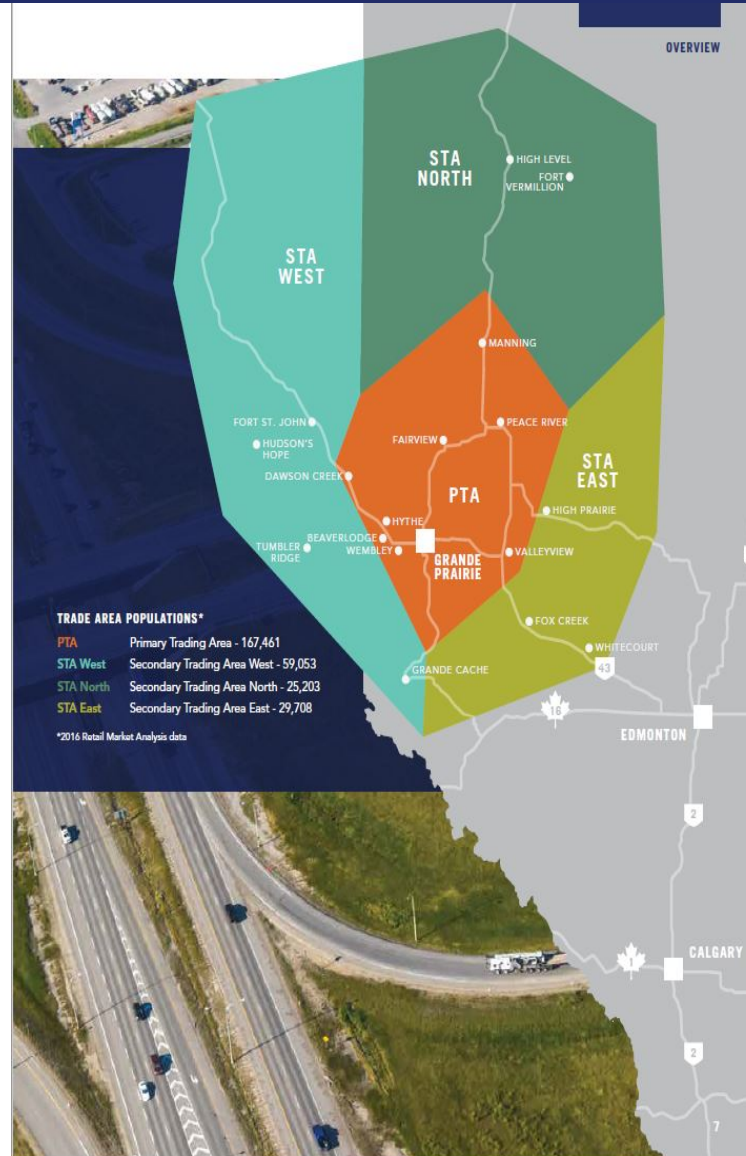
Chart 1: Individuals Counted in Grande Prairie: 2006-2016



Housing and Homelessness - 2018

HOUSING:

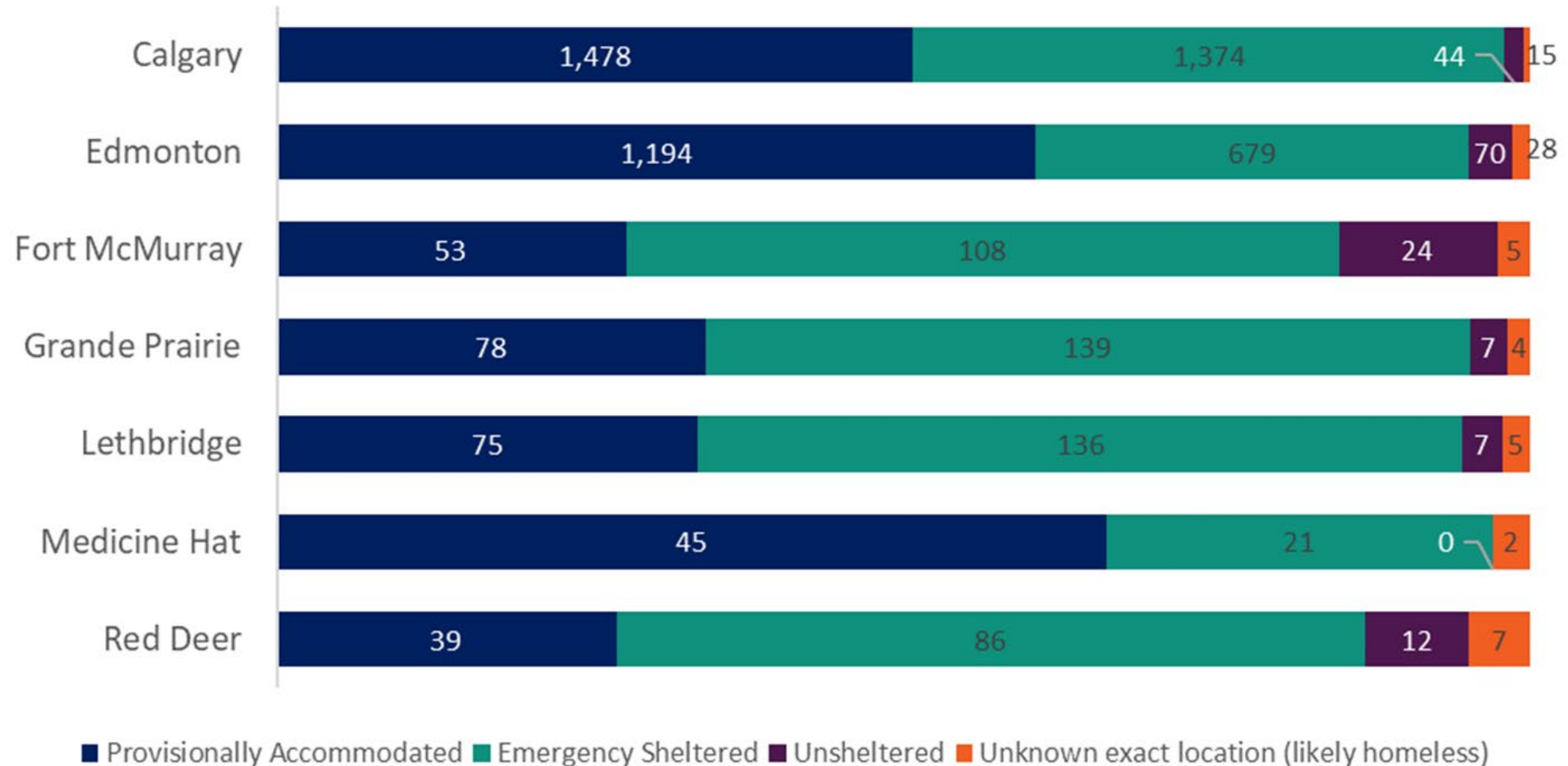
- ➔ 11% population in CHN (2,475 households)
- ➔ At most, 31% in CHN can access affordable housing
- ➔ Approx 680 households on AH waitlists
- ➔ Swings in availability and cost



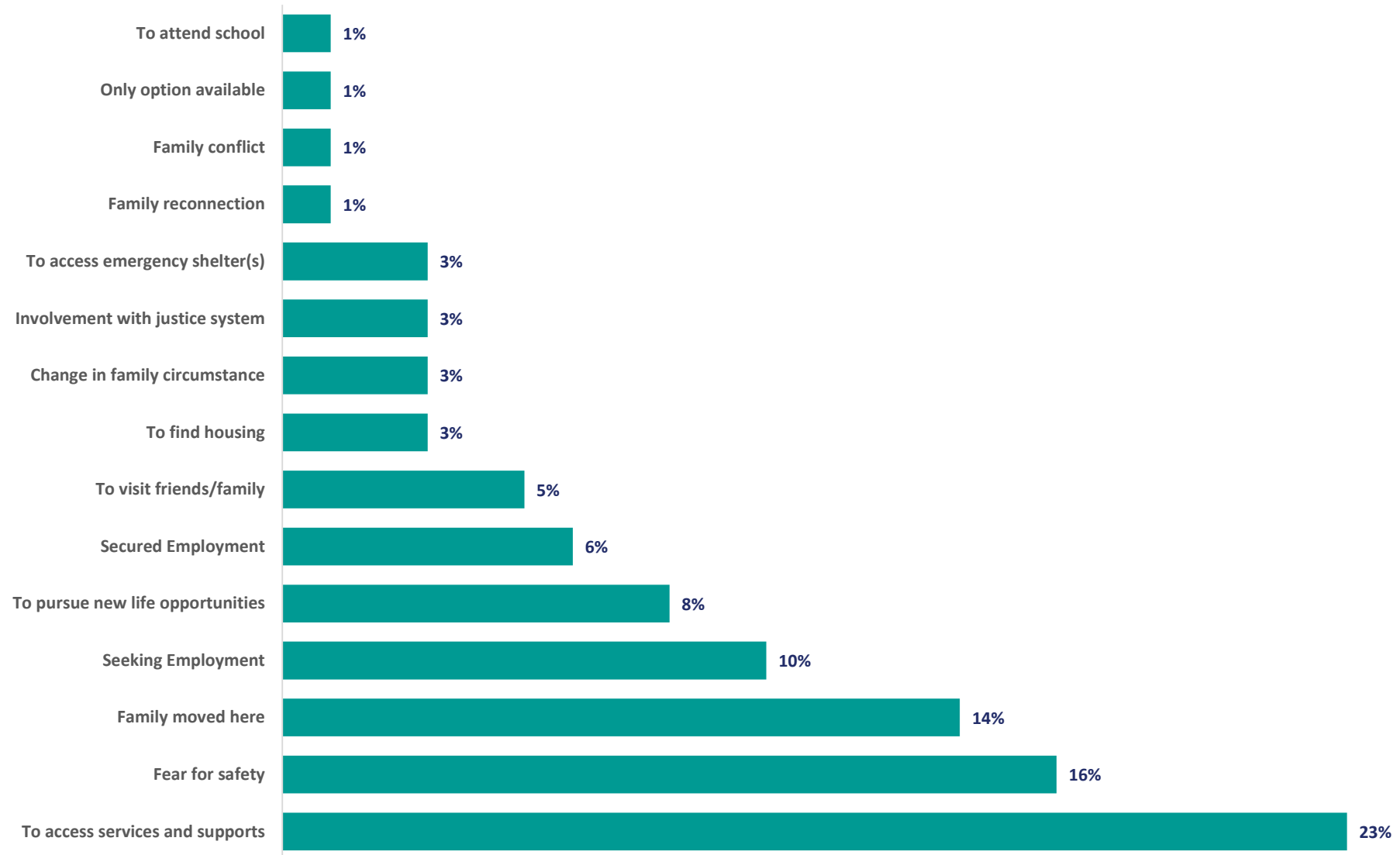
HOMELESSNESS:

- ➔ **228** people in 2018 PiT
- ➔ Over **310 people currently active** on the By Name List
- ➔ Temporary Transition Site (Camp) accommodated over **90** people as shelter overflow in September 2019
- ➔ Takes **6-8 weeks** for the average Housing First participant to find stable housing, from time of referral to a housing team

2018 PiT Count Results



Reasons for coming to Grande Prairie



Odyssey House, an emergency shelter for women and children, has seen a large influx of people trying to access its shelter and participate in its community support program.

The increase is likely caused by many factors, but executive director Ebony Rempel said oil industry job losses come up often in conversations with women.

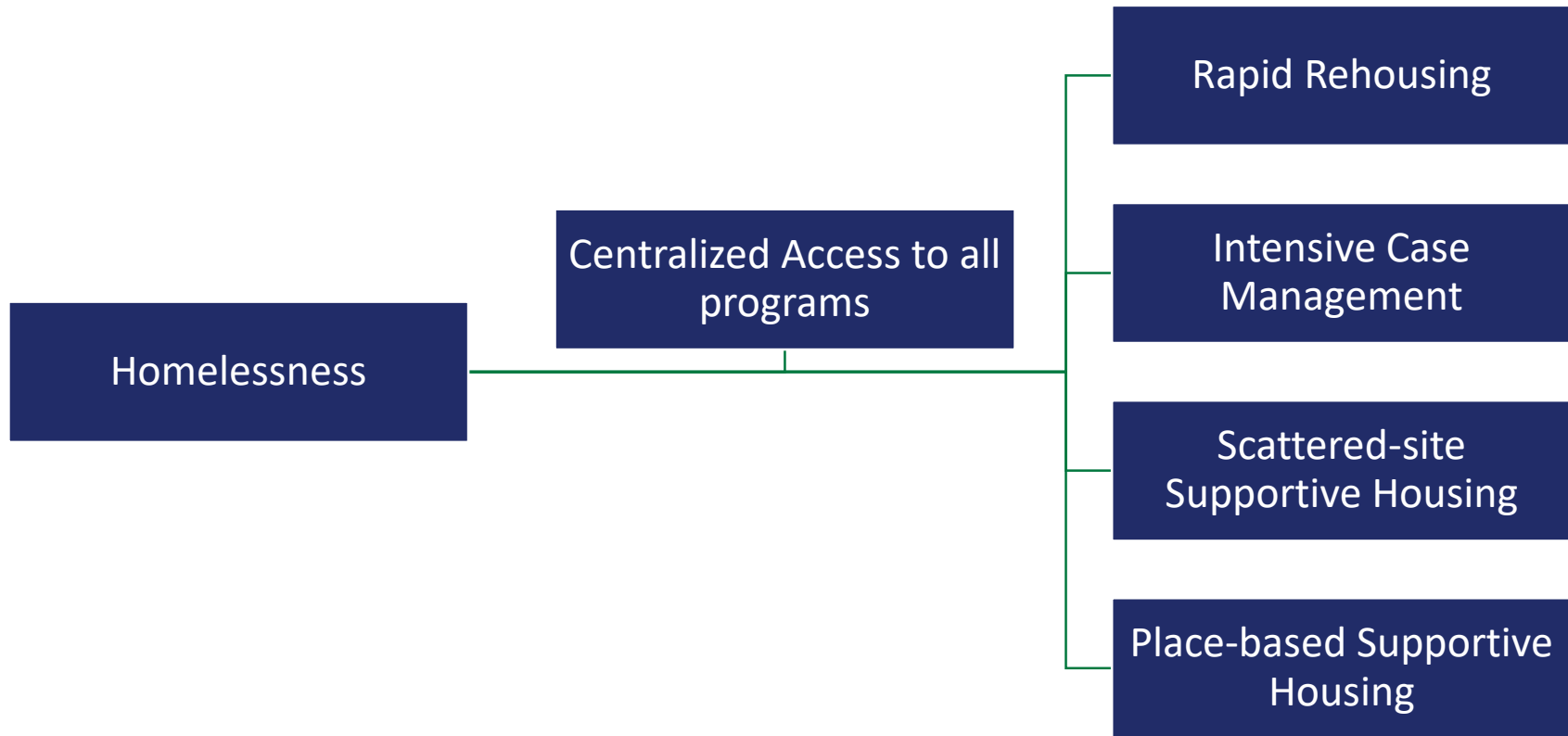
"Anecdotally, they're talking about their husbands losing their job and what that looks like, and the strain that puts on their family life," Rempel said.



OdysseyHouse

Equality and Empowerment

Housing First and the Local Initiative



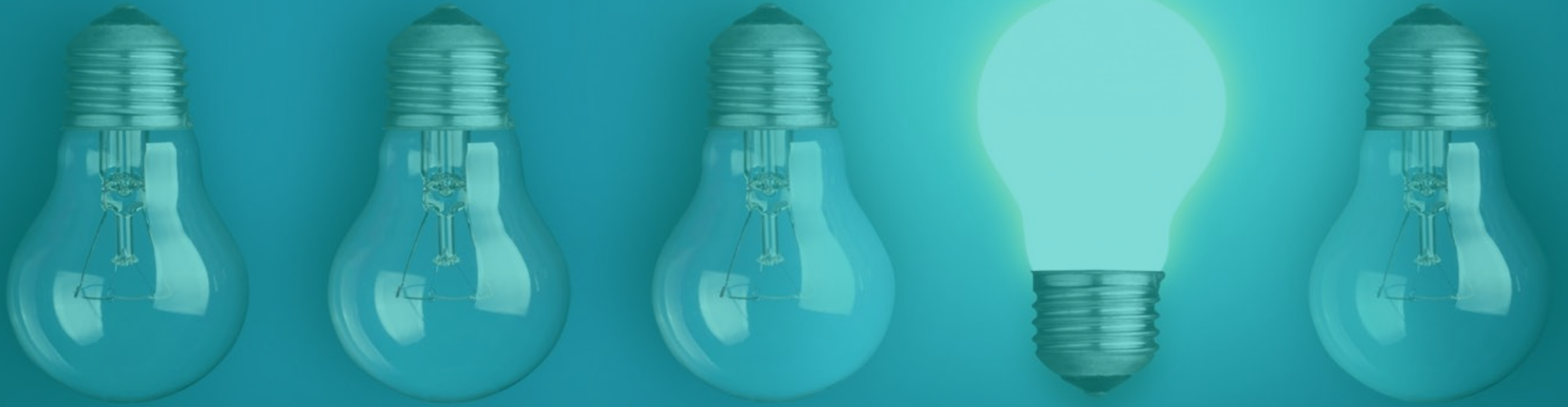
(The Parkside Pilot: 2018)

A snapshot of Housing First in Grande Prairie

Since 2009, the City of Grande Prairie's Housing First program has:

- ➡ Supported **1290** individuals to maintain stable housing
- ➡ Graduated **326** individuals from the Housing First program
- ➡ Maintained a **79%** retention rate

Innovative Strategies





Designated Units

Designated Units are market or affordable housing units set aside for Housing First participants via holding agreements between the City, Landlords and service providers. The City also pays for liability insurance.





What is the purpose of Designated Units?

The primary goals of the DU program are to:

1. Facilitate access to housing for target groups
2. Reduce costs to the City related to move-outs





How do Designated Units work?

Designated Units works much like any other market or affordable housing unit – tenants sign a regular lease with and pay rent directly to their Landlord. The primary differences between a designated and non-designated unit are:

1. Housing First participants compete only with other participants for the unit, rather than with the general population.
2. The program pays a holding fee (rent) during vacancies between tenants.





Transitional Housing

TRANSITIONAL HOUSING PROGRAM

2nd and 3rd floor Rotary House (shelter) provides in house supports through a partnership with Alberta Health, Northreach Society City of Grande Prairie and CMHA to stabilize highly complex individuals before transitioning them to Housing First.





Transitional Housing Breakdown

- ➔ 12 short term supported suites in Rotary House become transitional housing units through community led partnerships
- ➔ This project has had a high level of success, however there is a need for more units to support an ageing homeless population with mental health and addiction challenges





Youth Navigator and Youth House

➔ The City of Grande Prairie funds a Youth Navigator position based out of Sunrise House that is directly involved with supporting youth in the transition house to remain stable and work towards goals.





Youth Navigator and Youth House

- ➔ The City's first Youth Transition House for ages 15-18.5 years of age is a reality through a partnership between a property management company, Sunrise House (youth shelter) and the City of Grande Prairie.
- ➔ Youth live with a supportive roommate in house who model and help stabilize/gain income, life skills and will ultimately help youth transitioning into market with a positive rental reference.





Damages Coverage

- ➔ Currently, our Landlord/Tenant Advisor works with the portfolio of Housing First landlords to negotiate damage coverage if landlords experience damages from Housing First clients.
- ➔ The CBO sees this relationship as imperative to maintaining landlord relations in a volatile housing market.





Parkside 24/7 Congregate Site



36 unit motel converted into a congregate PSH project



Houses highly complex needs individuals, and is a pilot project until October 2020



Evaluations are taking place to identify if the site is viable long term, and the program meets the outcomes as intended



Challenges



Housing Waitlists



Reduced Subsidies and Budgets



Opioid Crisis



Limited Landlord Partnerships



Community Buy-In

Up and Coming Projects



Potential new PSH Build



Coordinated Access Implementation



Re-vamp of Housing First flows and systems

QUESTIONS?

