

A Progress Report on  
A Social Housing Plan  
for Newfoundland and Labrador

**SECURE FOUNDATIONS**



## MESSAGE FROM THE MINISTER

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As lead Minister for the Social Housing Plan for Newfoundland and Labrador – *Secure Foundations*, I am pleased to present the first progress report on our work to strengthen the social housing system and ensure that it is responsive to the needs of lower-income households.

The Plan was released in 2009 following extensive input from stakeholders. Many of the stakeholder groups who provided input during the plan’s development also deliver housing and support services that contribute to housing stability and prevent homelessness. I want to express my appreciation to all of our partners for their commitment to improving the housing circumstances of Newfoundland and Labrador households.



The goals and strategic action priorities outlined in the Plan indicate the Provincial Government’s commitment to improving housing affordability and adequacy for individuals and families. These are the priority areas that stakeholders emphasized in their comments and ideas for shaping the Plan. Since 2006, over \$130 million has been committed to address the housing needs of lower-income renters and homeowners. This investment includes a broad range of initiatives that support the goals of the Plan and the broader strategic directions of the Provincial Government.

Housing security significantly influences individual well-being and enables participation in the social and economic life of the community. We look forward to building on these initiatives in future years, and working with our many partners to contribute to a better quality of life for clients who require housing assistance.

A handwritten signature in black ink that reads "Darin T. King". The signature is written in a cursive, slightly slanted style.

**DARIN T. KING, PhD**  
Minister Responsible for  
Newfoundland and Labrador  
Housing Corporation



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## SOCIAL HOUSING PLAN GOALS

**Increased emphasis on individual well-being and strengthened communities** through integration of housing and support services, increasing the supply of accessible housing and initiatives that support personal development and community participation.

**Strengthened partnerships and management practices** including enhanced coordination with government partners, strengthening the capacity of community-sector housing delivery partners and enhanced planning and information systems.

**Improved housing assistance for those most in need** by expanding rental options (includes development of new affordable housing), improving the quality of the public affordable housing stock, increasing repair assistance for privately owned housing, increased housing assistance for Off-Reserve Aboriginal households, and promoting energy efficiency improvements.

## STRATEGIC ACTION PRIORITIES

- Preserving privately owned homes by assisting with the cost of essential repairs;
- Providing quality, affordable rental accommodation through direct delivery programs and partnerships with non-profit and private sector housing providers;
- Promoting the development of new affordable housing;
- Supporting home modifications to address the accessibility needs of seniors and persons with disabilities;
- Promoting renovations by lower-income homeowners to improve energy efficiency and conservation;
- Preserving NL Housing homes to ensure they meet current and future needs while improving overall energy efficiency during renovations; and
- Working with government and community partners in the development of housing options that integrate housing and support services and contribute to housing stability and homelessness prevention.

**SOCIAL HOUSING PLAN - *SECURE FOUNDATIONS*  
SIGNIFICANT ACHIEVEMENTS TO MARCH 31, 2011**

**GOAL - Increased emphasis on individual well-being and strengthened communities**

FOCUS	INITIATIVES
Accessible Housing Supply	<ul style="list-style-type: none"> <li>• Developed 25 accessible public affordable housing units.</li> <li>• Provided grant funding for accessibility modifications to more than 1300 low-income homeowners (since 2007).</li> <li>• Committed capital funding for 109 fully accessible new Affordable Housing rental units (since 2009).</li> </ul>
Supporting Personal Development and Community Participation	<ul style="list-style-type: none"> <li>• Doubled operating funding for NL Housing Community Centres.</li> <li>• Introduced an Education Incentive to encourage NL Housing tenants and their children to continue their education. Almost 1400 individuals received the \$50/month incentive each year in the period 2009-11. Attendance increased from 48 percent to 68 percent.</li> </ul>
Integration of Housing and Support Services	<ul style="list-style-type: none"> <li>• Introduction of the Supportive Living Community Partnership Program (SLCPP) overseen by an Interdepartmental Advisory Committee. Program funding for the period 2009-11 totaled \$3.6 million. Grants are approved for operational funding for provision of support to individuals who have complex service needs and for community capacity building initiatives that are aimed at preventing and addressing homelessness. This initiative is led by the Department of Human Resources, Labour and Employment.</li> </ul>

**SOCIAL HOUSING PLAN - *SECURE FOUNDATIONS*  
SIGNIFICANT ACHIEVEMENTS TO MARCH 31, 2011**

**GOAL - Strengthened partnerships and management practices**

FOCUS	INITIATIVES
Capacity of Community Partners	<ul style="list-style-type: none"> <li>• Provided two technical positions to support non-profit housing organizations plan and manage retrofit and/or development projects.</li> <li>• Committed funding for retrofit of 82 community-based housing projects that serve more than 1400 households.</li> <li>• Supported Aboriginal organizations in developing a home repair program and training staff.</li> <li>• Committed capital funding under the Provincial Homelessness Fund for development of support services space by 15 community organizations.</li> <li>• Established a position to coordinate with supportive living community partners in delivering housing assistance to persons with complex service needs.</li> </ul>
Strategic Social Policy Alignment	<ul style="list-style-type: none"> <li>• Adjusted the rent-geared-to-income scale from 30 percent to a flat 25 percent of income for public affordable housing tenants. This aligns with the strategic direction of the Poverty Reduction Strategy by reducing the depth of poverty experienced by low-income households.</li> </ul>
Service Excellence	<ul style="list-style-type: none"> <li>• Developed a new software system to improve delivery of renovation and housing development grants to low-income households and housing delivery partners.</li> </ul>

**SOCIAL HOUSING PLAN - *SECURE FOUNDATIONS***  
**SIGNIFICANT ACHIEVEMENTS TO MARCH 31, 2011**

**GOAL - Improved housing assistance for low to moderate income households**

FOCUS	INITIATIVES
Rental Options	<ul style="list-style-type: none"> <li>• Committed Phase 3 capital funding for 52 Affordable Housing projects (a total of 448 rental units). Twenty-nine projects (246 units) were completed at March 31, 2011.</li> <li>• Made significant investments to increase the public affordable housing stock. In 2010-11, completed 10 new units and committed capital funding for another 18. Also, reconfigured four family size units into seven single units in response to changing housing need.</li> <li>• Expanded funding under the Rent Supplement Program by 50 percent to assist an additional 386 low-income renters.</li> </ul>
Home Repair Assistance	<ul style="list-style-type: none"> <li>• Doubled Provincial share of funding for the Provincial Home Repair Program (PHRP).</li> <li>• Increased by 43 percent the number of households served annually under PHRP (since 2007). Applications on wait list have declined by 68 percent since March 2008.</li> </ul>
Assistance for Off-Reserve Aboriginal Households	<ul style="list-style-type: none"> <li>• Facilitated \$8.2 million fund with four Aboriginal organizations for major home repairs and new home construction (Northern Coastal Labrador). 746 households have been assisted.</li> <li>• Committed funding for four new public affordable housing units in Nain, Labrador (Construction to commence June 2011).</li> </ul>

**SOCIAL HOUSING PLAN - *SECURE FOUNDATIONS***  
**SIGNIFICANT ACHIEVEMENTS TO MARCH 31, 2011**

FOCUS	INITIATIVES
Quality of Public Affordable Housing	<ul style="list-style-type: none"> <li>• Tripled annual funding commitment for exterior and interior retrofit to \$12 million. More than 1100 units had major retrofits in the period 2007-09.</li> <li>• Increased the annual retrofit budget to an average of \$28.2 million (two-year Economic Stimulus Plan 2009-11). Units upgraded under Plan 2009-11 are just under 2,700.</li> <li>• Continued renewal of three high density neighborhoods. Four new units were constructed and four underwent major retrofit. Improvements were made to recreation and parking space. Preparatory work has been done for retrofit of another 52 units.</li> </ul>
Energy Efficiency Improvements	<ul style="list-style-type: none"> <li>• Made energy efficiency improvements to 767 public affordable housing units.</li> <li>• Introduced new Residential Energy Efficiency Program and approved grants to 2350 low-income homeowners. Average heating cost savings for households is \$775/year (35 percent).</li> <li>• Partnered with Choices for Youth on youth employment for the Training for Trades initiatives.</li> </ul>
Home Heating Assistance	<ul style="list-style-type: none"> <li>• Increased annual Heating Allowance funding by \$1.2 million (14 percent) to assist low-income NL Housing rental clients.</li> </ul>

**SOCIAL HOUSING PLAN - FUNDING COMMITMENTS**  
**2006-07 TO 2010-11**

INITIATIVES <sup>1</sup>	FUNDING
Provincial Home Repair Program	\$24M
New Affordable Housing	\$26M
Provincial Homelessness Fund	\$1M
Residential Energy Efficiency Program	\$3.9M
Improved Quality of Community Based Housing	\$14.7M
Improved Quality of Public Affordable Housing	\$48.6M
New Public Affordable Housing	\$2.2M
Reduced Rent-Geared-To-Income	\$1.8M
Heating Allowance Increase	\$1.2M
Education Incentive	\$500,000
Community Centres	\$692,000
Rent Supplement Program	\$2M
Supportive Living Community Partnership Program	\$3.6M
Total	\$130.2M

<sup>1</sup> NL Housing is the lead agency for all initiatives except the Supportive Living Community Partnership Program which is delivered by the Department of Human Resources, Labour and Employment.

## PARTNERS

The involvement of many partners is essential to success in achieving better housing outcomes for people and communities. Partner organizations contribute financial and other resources, build capacity, develop housing options, manage projects through the development phase and deliver housing options to clients.

Our primary partners are:

- Canada Mortgage and Housing Corporation
- Provincial Departments of Health and Community Services, Human Resources, Labour and Employment and Justice
- Private-sector landlords and housing developers
- Community-based housing and support service providers
- Municipalities
- Housing advocates and researchers.



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Published under the authority of:

**The Honourable Darin T. King**

Minister Responsible for Newfoundland and Labrador Housing Corporation

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