

## Moving from a shelter to a home!



### Background

In the past decades, Hamilton Ontario has been a major hub of homelessness. Economic challenges, an array of proactive social services and a sense of NIMBYISM in surrounding areas led many men, women and families to the city. Shelters are full to overflowing most nights, and the prevalence of tent encampments throughout the past pandemic year has been a visible sign of the desperate need for housing.

How did we get here? Perhaps we can dive into that important question in a future article, but one immediate answer can be found in a CMHC statistic: 250,000 purpose-built rental units were constructed in Toronto over the years, but since 1980, fewer than 20,000 new units have been built. Similar ratios exist throughout every community in Canada, resulting in a lack of rental housing stock and rapidly accelerating prices to purchase or rent an apartment or home across our nation. While the National Housing Strategy has recently announced incentives for developers to get back into the rental housing market, there is an immediate need for affordable rental housing stock.

This challenge therefore provides an opportunity for private investors!

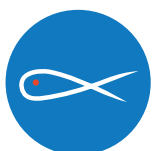
### A Solution: Changing Lives... One Home at a Time!

Collaborate with a parish or other organization to connect with those in need. In this case, De Mazenod Door Outreach, a division of St. Patrick's Catholic Church in downtown Hamilton that serves over 400 meals to individuals every day of the year, guided the investor to assess the best path forward. After thorough discussion with the board and getting the advice of other agencies, such as Good Shepherd, the investor purchased an existing single-family home in the heart of Hamilton and converted it into a six-room lodging for six men from the nearby shelters. Each resident pays \$500 per month for his room and access to the shared kitchen, living room and bathrooms (\$300 per month less than the market rent for a decent room in Hamilton).

The men now live in a safe, secure, dignified and very affordable home, which allows them to move forward in their lives. Agencies provide outreach supports (language, job skills and education) for the men based on their individual needs.

### Making the Numbers Work While Investing in the Future of Men, Women and Families

The monthly rental income covers the investment and renovation costs to make the housing sustainable. Find out more about this and other private-investor opportunities by contacting us at [sj-nac@ssvp.ca](mailto:sj-nac@ssvp.ca).



O God, as we recall the life and virtues of Blessed Frédéric and Blessed Rosalie, grant that we may continue their work of bringing good news to the poor. We ask this in Jesus' name. Amen.

