

Workshop / Atelier

1) Ask Questions:

What to ask:

Why do some people choose to live on the streets rather than in shelters?

What housing would appeal/be suitable for those without a home?

What housing/shelter options currently exist?

What new housing is required? What new housing is planned?

What supports do these individuals, couples and families need?

What are the barriers to entry?

How much is the rental/accommodation portion for people/families on assistance (e.g. ODSP or OW)?

Are rent subsidies available for individuals and families who do not earn enough to afford housing? What are the parameters?

Do local governments have incentives for more affordable housing to be built?

How can members of our church be part of the solution? Eg. invest, volunteer, donate household items and furniture or cash.

What are by-laws around rooming/lodging homes, secondary suites?

Are there any financial incentives to build secondary suites?

2) With the answers to these questions DETERMINE THE NEED(S) and also your structure:

NEEDS:

- Congregate (shared): Single Family; rooming/lodging homes (Know local allowances)

- Secondary suites: Autonomous (private)

- Other models: staffed / supervised 24/7 or less

Are people willing to share space? Are they suited for that type of lifestyle (Survey/EOI)

How many unrelated people can live together under one roof before you move to a rooming house licence?

How large does a secondary suite have to be? Can you create a 1,2 or 3 bedroom suite in your basement, or as an addition or as a detached dwelling?

What are the accessibility needs of those you serve? Other special needs?

If staffing is required, what government regulations take effect? What reporting is required?

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Your structure:

- Will you do this personally? Pros and cons
- Will you do this within the articles of incorporation your SSVP conference or PC already has? Can you operate as a registered charity? Seek the necessary legal advice.
- Could a land trust/coop be established?
- Could this entity serve one conference or one PC or perhaps be established for an entire province or even nationally?

3) Find and create / build solutions:

- MLS: <https://www.realtor.ca/> find a broker you trust! Run various searches at the same time.
- Single family, multi-unit, Rooming/lodging houses; Residential Care Facilities (RCF's)
- Vacant property with or without building(s) – potential of land severance!
- Motels/Hotels
- Retail space (malls. Strip malls BUILD UP!)
- Commercial /Industrial/Office
- Diocese properties – underutilized or redundant churches, schools, rectories, seminaries, convents vacant lands
- Homeowners! Do you/they have underutilized space in your/their home(s) or property(ies)
- Investors! Individually or collectively purchase properties with a focus on increasing affordable housing supply.

4) Selecting, placing and supporting residents:

Determine the model of the home if congregate (abstinence-based or harm reduction or other) and what the rental amount(s) will be.

Determine how you and your team will integrate with the residents and other agencies to support the residents.

Determine who will you work with in the selection process: Shelter staff, housing agencies, government staff, church staff, volunteers, others.

Create an Expression of Interest* form for candidates to complete and supply to you through their caseworker.

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Will the agency(ies) selected provide ongoing support for the residents as they move into their new home? Over what period of time? What will their support include?

Will there be regular house meetings. Room/apartment inspections?

How and where will the selection process take place?

What are the parameters for entry into the home? House Guidelines*

Will residents sign a lease? Use government-approved version.

Will cable, internet and home phone be provided?

Who supplies toilet paper, hygiene products, cleaning supplies, etc.?

How are rooms allocated? Is a lead resident chosen or is everyone equal?

Garden/lawn maintenance, snow clearing, regular inspection of mechanical:

-furnace, AC, washer/dryer, stove, plumbing, smoke and Co detectors

Policy regarding vehicles, storage, visitors, curfew (external and internal)

What are your levels of tolerance? What are the levels of tolerance of the agency(ies)?

Most important, **what are the levels of tolerance of the other residents** if one resident is not following guidelines?

* Contact housing-logement@ssvp.ca for examples

How do you celebrate the successes?

What happens when things don't go as planned? DOCUMENT EVERYTHING!

Resident doesn't pay on time or doesn't pay at all? *

Resident behaviours require intense support or eviction. *

*Who will handle Landlord Tenant Board (LTB) process?

Resident's needs change and they move on.

How do you fill vacancies and how fast?

Changes to the agency's support (could be strengthened or weakened)

Bed bugs or other pest issues.

Renovations and painting. Who does them and how often?

Repairs required to structural or mechanical aspects of the home.

Future investments in the building and/or property