



# STRATÉGIE DES PARTENARIATS DE LUTTE CONTRE L'ITINÉRANCE

# HOMELESSNESS PARTNERING STRATEGY

For the purpose of the CPI Pilot Project, these reports will remain draft and will be adapted in subsequent years.

## Community Progress Indicators Report – Brandon

Community Progress Indicator (CPI) Reports were developed to allow communities to better assess the progress of their collective efforts to reduce and prevent homelessness. Using a set of standard indicators, CPI reports will document the overall impact of these efforts over time. The approach was developed in 2011 in consultation with many communities, and provinces and territories, and is being piloted in six communities across the country. The Designated Community of Brandon was selected as one of the pilot communities.

This first CPI Report is a work in progress and is intended to establish a baseline of data for future reports. The CPI Report can be refined as more data becomes available. Given that multiple year data is limited it is difficult to see trends. The current report focuses on 4 key areas identified as representative of a community's progress in addressing homelessness: community **affordability**; community **responsiveness**; community **demonstration of results**; and community **progress**.

### Community Affordability

Indicators in this section provide contextual data on the economic and housing situation in the community. Data for these indicators were drawn from Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), and internal databases. When viewed as a whole, this data helps to assess the overall risk of homelessness for families and individuals living in that community.

Indicators	Current	Change (prev. 5 yrs.)	
Median household income (2006)	\$45,040	+15.6%	↑
Population growth <sup>1</sup> (2006-2011)	11%	N/A	
Population mobility (within past year, 2006)	18.7%	-0.2%	↔
Lone parent families (% of households, 2006)	15.8%	-1.3%	↓
Individuals with less than high school (15 and older, 2006)	25.2%	N/A	
Core housing need <sup>2</sup> (% of households, 2006)	8.4%	-3.5%	↓
		<b>Change (prev. year)</b>	
Households below the affordability standard <sup>3</sup> (2011)	17.2%	-2.6%	↓
Rental vacancy rates (2011) (minimum 3% is considered healthy)	1.3%	+1.1%	↑
Unemployment rate (2011)	1.4%	0.0%	↔
Severe housing need <sup>4</sup> (% of households, 2010)	N/A	N/A	

#### Data Sources

Statistics Canada

Canada Mortgage and Housing Corporation (CMHC)

Homeless Individuals and Families Information System (HIFIS)

Homelessness Electronic Reporting Information Network (HERIN)

#### Participating Brandon Shelters

CMHA Westman

YWCA Meredith Place

- ↑ increasing
- ↓ decreasing
- ↔ no change

- positive
- negative
- neutral

<sup>1</sup> Population in 2006: 41,511. Population in 2011: 46,061

<sup>2</sup> Core housing need is defined as households whose shelter costs 30% or more of their income, requires major repair, or lacks sufficient rooms (by National Occupancy Standards), and where alternative housing is below the affordability standard.

<sup>3</sup> Below affordability standard is defined as households that spend 30% or more of their income on shelter.

<sup>4</sup> Severe housing need is defined as households in core housing need that spend 50% or more of their income on shelter.

*Community Affordability continued...*

Many indicators showed positive trends for the City of Brandon. From 2006 to 2011, Brandon’s population grew by 11%, a growth rate nearly double that of Manitoba and Canada during the same period. The unemployment rate in Brandon remained at 1.4% between 2010 and 2011. This is quite low in comparison to the National average of 7.4%. The percentage of lone parent families in Brandon (15.8%) is close to the provincial average. About a quarter of individuals 15 years and older had less than a high school education (25.2%), which is higher than the national average (23.8%). Median household income increased by 15.6% since the previous census. During the same period, the percentage of households below the affordability standard (17.2%) decreased by 2.6 percentage points, which is defined as households that spend 30% or more of their income on shelter. The percentage of households in core housing need also decreased substantially, from 11.9% in 2001 to 8.4% in 2006. In 2011, Brandon’s rental vacancy rate was 1.3%, which is below the 3% vacancy rate CMHC considers the minimum for a healthy market, but is an improvement from near zero vacancy the previous year (2010). Extremely low rental vacancy rates create additional stresses on populations at risk of homelessness.

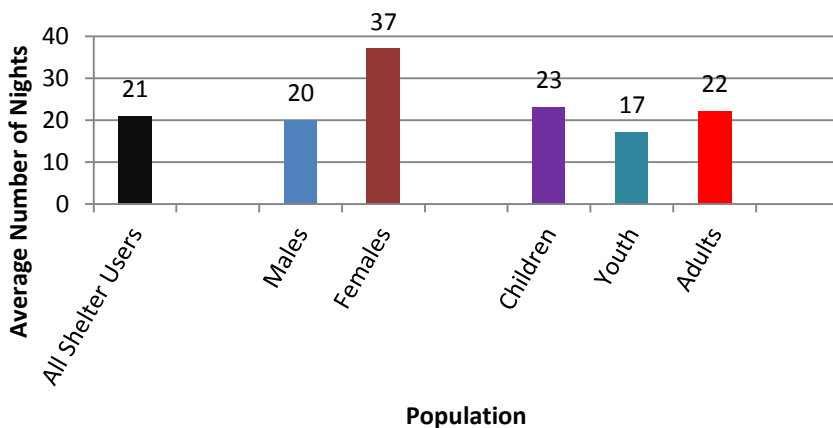
*Portrait of Emergency Shelter Use in Brandon*

In addition to contextual economic, employment and housing data, the extent to which a community is affordable and thriving may also be measured, in part, by emergency shelter use.

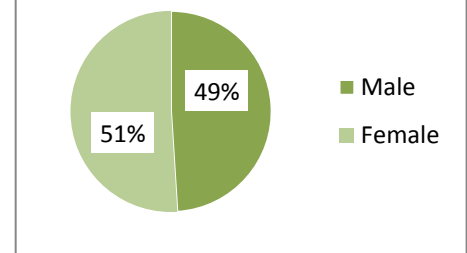
**Indicators**

Number of unique individuals who accessed emergency shelters in 2010 <sup>5</sup>	<b>2010</b> 160
Percentage of those unique individuals who accessed family shelters in 2010 <sup>6</sup>	63.1%
Average length of single stay (number of nights)	21
Percentage of shelter users with more than one shelter stay	3%

**Average Length of a Single Shelter Stay (2010)**



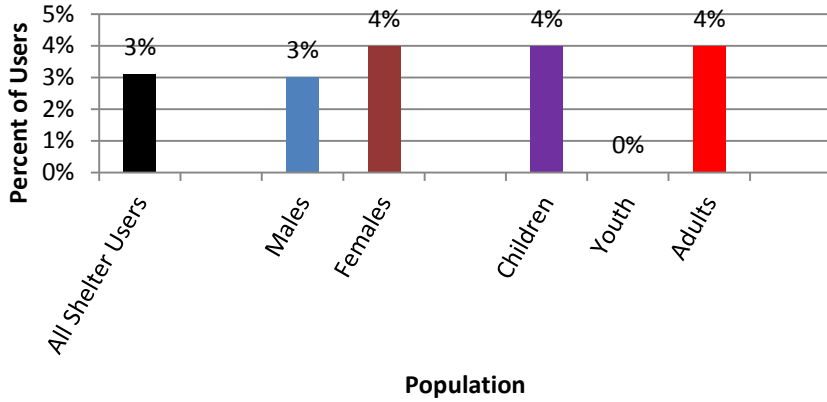
**Percentage of Shelter Users by Gender (2010)**



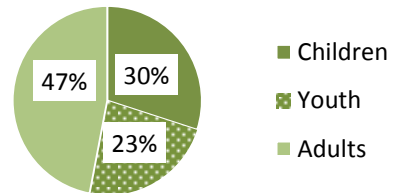
<sup>5</sup> Emergency Shelters are defined as facilities providing temporary and short-term accommodation for homeless individuals and families, which may include essential services such as food, clothing and counseling.

<sup>6</sup> Family shelters are defined as facilities providing shelter services to families and adults with dependents; however, some may also accept single adult women.

**Percentage of Shelter Users with More Than One Shelter Stay in a Year (2010)**



**Percentage of Shelter Users by Age Group (2010)**



### Community Responsiveness

Indicators in this section provide data on the community’s ability to address and respond to homelessness in two ways: through the availability of housing and through examples of community governance or decision-making processes. Data sources include Statistics Canada, CMHC, and internal databases. Governance indicators were assessed through a survey.

#### Indicators<sup>7</sup>

Number of emergency shelter beds in community <sup>8</sup> <small>*emergency shelter in Brandon consists of self-contained units</small>	12*	2011
Occupancy Rate at Emergency Shelters <sup>9</sup>	76%	2010
Number of transitional housing beds in community	37	2011
Number of households on social housing waiting lists <small>* social housing in Brandon is allocated based upon priority rather than amount of time waiting</small>	N/A*	N/A
Number of HPS community plan priorities addressed by HPS funded projects <small>*the one Community Plan priority which was not addressed was daycare. It was deemed that daycare was primarily a provincial responsibility and no expressions of interest for daycare projects were received.</small>	5 of 6	2010

### Community Governance

All six CPI pilot sites (St. John’s, Halifax, Ottawa, Peterborough, Brandon, and Regina) completed a survey on Community Advisory Board (CAB) governance focusing on representation, accountability, process, and exchange with other CABs. The CAB sets direction in addressing homelessness in the community, encourages partnership building, and aligns efforts to prevent and reduce homelessness throughout the community. It identifies priorities through a planning process, determines which projects should be implemented to address those priorities, and reports back to the larger community on the efforts made

<sup>7</sup> The HP Secretariat is expanding the number of fields exported by HIFIS software with the launch of HIFIS 3.8. This will include the Reason for Service and Reason for Discharge fields. It is expected that future CPI reports could include these pieces of information.

<sup>8</sup> Shelter bed counts and shelter occupancy rates are calculated using permanent emergency shelter beds only.

<sup>9</sup> Occupancy Rate is defined as the average percentage of emergency beds used on any given day during the year.

*Community Governance continued...*

and results achieved. The survey was intended as a self-assessment tool for CABs to identify strengths and areas for improvement. The Brandon CAB indicated that it has a number of promising governance practices in place, including a wide range of demonstrations of accountability and a large number of written policies and procedures.

The CAB, which has a sub-committee of 6 people who have experienced homelessness, examined the composition of other CABs in order to make itself more representative. As a result, three new individuals representing new sectors were added this past year: health, Aboriginal community, and business sector. The CAB noted it would be beneficial to enhance communication between CABs for the purpose of sharing such promising practices as well as discussing experiences on issues and common challenges, especially on transition to the Community Entity model.

***Community Demonstration of Results***

Indicators in this section provide data on the results demonstrated by the community in preventing and reducing homelessness. Data is specific to HPS-funded projects only, based on outcomes reported by project sponsors through the HRSDC Homelessness Electronic Reporting Information Network (HERIN).

<b><i>Indicators</i></b> <sup>10</sup>	<b>2009 - 2011</b>
Number of people placed in longer-term housing	N/A
Number of people that secured part-time or full-time employment	8*
*As part of its sustainability goals, the Brandon Community Advisory Board made the decision to recommend that HPS resources be almost exclusively invested in capital projects rather than duplicate existing job training programs.	
Number of people that started an education or job training program	N/A

***The Community Corner***

This section highlights each community's response to the Community Report. The goal is to facilitate conversation on the progress indicators for each community by providing qualitative feedback that contextualizes the quantitative data presented here. In addition, this space allows the story to be told on the progress of homelessness in each community and elaborate on any other data of importance.

Brandon is a regional service centre for Southwestern Manitoba with a growing population and an expanding economy. According to Manitoba Health Statistics, Brandon's population grew from 41,511 in 2006 to 46,061 in 2011 (11% increase). A significant portion of the community's population growth is attributed to the Provincial Nominee Program and the Foreign Temporary Workers Program, which attracts international recruits for Brandon's manufacturing sector. The expanding manufacturing sector has been a catalyst for growth in other areas of Brandon's economy. Brandon's extremely low unemployment rate of 1.4% is indicative of a robust local economy.

<sup>10</sup> The Homelessness Electronic Reporting Information Network (HERIN) data covers the fiscal years 2009/2010 to 2010/2011. In some cases, communities may have few or no current HPS-funded projects, yet may be conducting other projects not reflected in this report/section.

*The Community Corner continued...*

Unfortunately, this rapid pace of growth has the drawback of contributing to inflation in the housing market. Although the Community Progress Indicators Report indicates that the number of people living in core housing need has decreased 3.5% between 2001 and 2006, many frontline service providers testify to a palpable deterioration in affordability. Between 2006 and 2011, average housing prices rose in Brandon from \$119,915 to \$194,833 (62% increase), effectively pricing many middle income earners out of the housing market and exacerbating the demand for rental accommodation. Every year since 2001, vacancy rates in rental accommodation have ranged between near zero and 1.5%, which is significantly below the 3% vacancy rate CMHC considers the minimum for a healthy market.

In December 2009, a provincial government study indicated that 72% of social assistance recipients were paying a greater amount for rent than their shelter allocation. The high cost of rent in Brandon has reduced the amount of money available to low income earners for other necessities, including food. The local food bank provided 8,549 hampers in 2007 and 12,083 in 2010 (41% increase).

In the past year, the most significant change with respect to homelessness was the condemnation of a single room occupancy hotel, which provided housing for 27 people at-risk of becoming homeless. The loss of housing for a significant number of people on a single occasion prompted social service organizations to partner with assisting tenants to secure alternative arrangements. The difficulties encountered by social agencies in finding suitable rental options for the hotel's former tenants attests to one of the community's biggest challenges: lack of affordable housing.

Brandon's availability of housing is simply inadequate to accommodate the rising housing need. Although this equation of supply and demand for housing is critical, it would be inaccurate to suggest that the cause of homelessness can be reduced to a single equation. A plethora of complex social issues ranging from early life stresses to mental health issues and addictions contribute to the prevalence of homelessness. These multi-faceted issues are common to all Canadian cities, but Brandon's low vacancy rate of 1.4% is significantly below the average vacancy rate of 2.7% for Canadian cities over 10,000.

On a more positive note, the closure of the single room occupancy hotel also shed light on the biggest asset in our community: solid partnerships. Brandon as a small city is the ideal size to foster strong working networks between different social service agencies. These networks enable community players to successfully refer clients between agencies, and ensure the most effective usage of resources in preventing homelessness. It is hoped that these effective partnerships will lead to the development of more services to meet the urgent housing needs of our community.

*Community Progress*

<i>Indicators</i>	<b>Current (2010)</b>	<b>Change (from 2009)</b>
Change in the number of individuals who accessed emergency shelters annually	160	-6 ↔
Change in the percentage of those individuals who accessed family shelters annually	63.1%	5.9% ↔
Change in the average length of stay in shelters (number of nights)	21	-3 ↓
Change in the percentage of shelter users with more than one shelter stay	3%	-4% ↓
Change in the percentage of shelter users by age group and by gender		
• Male/female	49%/51%	-5%/+5%
• Children	30%	+1% ↔
• Youth	23%	+2% ↔
• Adult	48%	-1% ↔
• Seniors	0%	-1% ↔
Change in shelter occupancy rate <sup>11</sup>	76%	+1% ↔

In 2010, 160 unique individuals stayed at an emergency shelter in Brandon. This number changed very little from 2009, when 166 individuals used a shelter. There were no major changes in the age composition of shelter users. Approximately 30% of shelter users in Brandon are children under 16, and just over 20% are youths aged 16 to 24. The gender composition did change slightly, with the proportion of female shelter users increasing by 5 percentage points from 2009 to 2010. The average length of a shelter stay decreased by three nights between 2009 and 2010, from 24 nights to 21. The largest decrease in average stay length was seen among youths, whose average stay dropped from 27 nights in 2009 to 17 nights in 2010. No youths were reported to have multiple shelter stays in 2010, which contributed to a decrease in the percentage of shelter users with more than one stay from 7% in 2009 to 3% in 2010. Both the number of individuals accessing family shelters, as well as shelter occupancy rate, showed little change from 2009 to 2010.

<sup>11</sup> Shelter bed counts and shelter occupancy rates are calculated using permanent emergency shelter beds only.