

# Housing NEEDS ASSESSMENT AND STRATEGY 2024

## Summary Report

*“Lloydminster is a community where everyone can find their home.”*

# Introduction

## **I. am. home.**

Three incredibly powerful words that hold meaning beyond simply a place to live. Having a home is vital to a sense of safety, security, family, community, and well-being. However, finding and maintaining that secure home can be a challenge for many individuals.

In 2023, the City of Lloydminster began a Housing Needs Assessment and Strategy development process to understand the current state of housing and homelessness in the city, as well as create solutions for the future. Lloydminster is a growing community. It also holds unique challenges straddling the border across Alberta and Saskatchewan.

The Housing Needs Assessment and Strategy is intended to help the city meet the needs of today while planning for the future of Lloydminster. This development process included a Point in Time (PIT) homelessness count, discussions with the community including a community housing conference, and deep data assessment to understand Lloydminster's specific situation and needs.

Through all community conversations, discussions with organizational leaders, elected officials, and feedback from the business community, a singular vision for housing for the community emerged:

***“Lloydminster is a community where everyone can find their home.”***

A home is a place to grow; to grow a family, to grow as an individual, and to grow as a community. Throughout this project, the community of Lloydminster openly shared that housing is indeed more than a building, it is a foundation for growth, community, and wellness. Ensuring everyone can access affordable, safe, secure, and appropriate housing is vital for the well-being of all who call Lloydminster home.

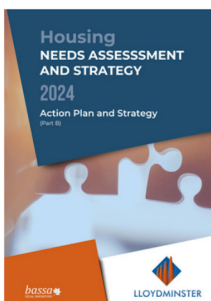


# Reading the *Housing Needs Assessment and Strategy*

The Lloydminster *Housing Needs Assessment and Strategy* is the culmination of hundreds of community voices, volunteer hours, municipal leadership, and the efforts of many. This document is a community document – one that provides a long-term strategy and vision to address housing and homelessness in a way that is shared between governments, city leadership, and the broader community. It provides a wide range of strategies that are available to Lloydminster, not all of which need to be followed to make a positive impact. It is a living document that may shift and change based on the needs of the community.

The following pages are designed to introduce key concepts to understanding housing, share data that reflects the current state of housing and homelessness in Lloydminster, discuss the experience of the community, and offer strategies to support the entire community in addressing key areas of housing needs, particularly Lloydminster’s most vulnerable community members.

The City of Lloydminster would like to thank all the community members, organizations, experts, and City staff that dedicated their time, knowledge, and enthusiasm to this project.



For specific actions and strategies, please refer to Part B of the *Housing Needs Assessment and Strategy*.



For a deeper analysis please refer to Part C of the *Housing Needs Assessment and Strategy*.



# The Canadian Mortgage and Housing Corporation's (CMHC) Housing Continuum



The housing continuum, which is widely used to frame community housing needs and strategies, breaks housing into seven housing options. It recognizes that not all housing needs are the same, and presents a range of options on a continuum, which are interconnected but not necessarily progressive.

## Homelessness

Homelessness describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It is often the result of what is known as systemic or societal barriers, including a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination.

## Emergency Shelter

Emergency Housing is defined as facilities providing temporary, short-term accommodation for homeless individuals and families. This may or may not include other services such as food, clothing, or counselling. Emergency housing is short-term accommodation for people who are homeless or in crisis.

## Transitional Housing

Transitional Housing is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge, and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years.

## Supportive Housing

Supportive housing is housing that provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping, and social and recreational activities, to maximize residents' independence, privacy, and dignity. Supportive housing is a long-term housing solution for those who require it.

## Community Housing

Community housing is an umbrella term that typically refers to either housing that is owned and operated by non-profit housing societies and housing co-operatives, or housing owned by provincial, territorial, or municipal governments. Community housing is provided to tenants at affordable rates based on their income levels to ensure long-term affordability.

## Affordable Housing

In Canada, housing is considered "affordable" if it costs less than 30% of a household's before-tax income. Many people think the term "affordable housing" refers only to rental housing that is subsidized by the government. It is a broad term that can include housing provided by the private, public, and non-profit sectors. It also includes all forms of housing tenure: rental, ownership, and co-operative ownership, as well as temporary and permanent housing.

## Market Housing

Market housing refers to residential properties that are bought, sold, or rented within the open market, where prices are determined by the forces of supply and demand. Unlike affordable housing or community housing, which may be subject to income restrictions or government assistance programs, market housing is typically available to anyone who can afford to purchase or rent a property at the prevailing market rates.

As we examine Lloydminster's current housing situation, needs, and future, we will refer to the CMHC Housing Continuum as a well-established framework that resonates well with Lloydminster's vision for housing.

(CMHC, 2023, The National Housing Strategy Glossary of Common Terms, <https://www.cmhc-schl.gc.ca/nhs/guidepage-strategy/glossary>)

# The Challenges of Housing in Lloydminster

Lloydminster is an engaged and vibrant community where residents care for each other and are actively involved in their neighbourhoods. However, a Community Social Needs Assessment in 2022 identified housing affordability and homelessness as one of the top community concerns. As shared above, housing is more than a place to live for the residents of Lloydminster, it represents the heart of the community, it is a place to call home.

## In the 2022 Lloydminster Social Needs Assessment:

- 37% of people who responded said they are spending more than 30% of their monthly income on housing.
- 20% indicated they are spending more than 50% of their monthly income on housing.
- 3% felt their housing situation was unstable.

## As part of the 2023 Housing Needs Assessment the data demonstrated that:

- Waitlists for community housing, especially for families, exceeds supply by over 48%.
- 3.5% of homeowners and 20% of renters are considered in Core Housing Need.
- At least 193 people were experiencing homelessness on the night of October 18, 2023.



To better understand the current status of housing in the community, including the community's specific challenges, and highlight key strategic opportunities for action, we will look at four examples of fictional residents of Lloydminster.

Meet Amara, Leo, Mia, and Alex. Their stories are influenced by a collection of community stories and are not representative of any single person. The names have been selected at random, any similarity to any residents of Lloydminster is unintentional.

### Meet Amara

Amara, a new immigrant, steps off the bus with a mix of excitement and apprehension. However, the reality of finding a place in Lloydminster to call home in an affordable rental market quickly becomes her first challenge.

Spending days visiting apartment complexes, Amara is disheartened by the state of some units and the competitive nature of securing the more desirable ones. She realizes that finding affordable housing that is also in good condition is no small feat. The listings she finds within her budget are either too far from essential services, as she does not drive, or in less than desirable condition.

Amara also learns that Alberta and Saskatchewan offer different benefits and support systems, including rent subsidies. Each province's program has its own eligibility criteria, application process, and benefits. Amara finds herself in the middle of a maze, trying to decipher which province's program would be more beneficial for her situation. She worries about making the wrong choice, aware that the decision could significantly impact her financial stability and quality of life.



- The Average Gross Rent in Lloydminster in 2021 was \$1127 in Alberta and \$1169 in Saskatchewan. Since 2006, rent has increased 56% throughout the community, slightly outpacing mortgage costs for homeowners.
- The total number of rental units has increased only 27% since 2006. There are currently 2326 units in the community, a slight contraction since reaching a high point of 2506 units in 2007.
- Current vacancy rates are below 9% across Alberta and Saskatchewan and have been declining annually since 2016.
- 29% of tenant households in Lloydminster are spending more than 30% of their income on shelter costs.
- Nearly 20% of tenant households are considered to be in core housing need.



## Meet Leo

Leo finds himself at a critical juncture in his life. After years of struggling with substance addiction, he's reached a positive point where the desire for change overshadows the pull of past habits. He has recently completed a recovery program with a local service provider and is now looking for more permanent housing. However, Leo knows all too well that recovery is a multifaceted journey and that one of the most important supports is an environment that nurtures both physical wellness and emotional and psychological resilience.

Working to find the best scenario for his recovery, Leo encounters the complex challenge of finding supportive housing in Lloydminster. With no dedicated supportive housing options, Leo feels responsible for finding and securing his own supports including counselling services, community support groups, and a safe and stable living environment.

To complicate matters, each province has its own programs and services, with varying eligibility criteria and application processes. And Leo—having previously lived as an addict—finds it difficult to secure housing in what is a competitive rental environment with limited community housing options for single individuals.

For someone in Leo's position, trying to piece together this puzzle of services and housing while also focusing on recovery can feel insurmountable. Housing is more than bricks and mortar, for Leo, his ability to find and retain a home requires more support than simply a roof over his head to stay housed. If he is lucky, he will find a place to live that fits his needs along with the support he requires, but for others, the challenges of re-entering the housing market can make them feel that there is nowhere to go except back into old habits.



### **Of those experiencing homelessness in Lloydminster during the 2023 Point-in-Time count:**

- 74% indicate they are living with substance use issues
- 48% indicate they are living with mental health or illness issues
- 37% indicate they have illnesses or medical conditions
- 25% indicate they have physical limitations





## Meet Mia

Mia, a single parent, wants to provide a safe and stable environment for her young daughter, Lily. However, as a low-income earner, she struggles to make ends meet. She is currently on waitlists for community family housing and is a participant in the rent subsidy program, but her cost of living still far exceeds her means. She finds herself moving Lily between a series of temporary homes trying to make things work.

With each move, Mia is looking for a stable place to live that is also affordable. Differing supports in Alberta and Saskatchewan provide an enticing draw to move provinces, but each move (whether interprovincial or within the same province) incurs costs that Mia hadn't anticipated—application fees, moving costs, and the price of setting up a new home time and again. This drains their resources and emotional energy, cementing them in the cycle of poverty where every extra cost means more debt.

Mia applies to programs on both sides of the border in hopes of finding a suitable and stable living situation. However, the differences in eligibility criteria, wait times, and the availability of units have only compounded the uncertainty and instability in their lives.

### From the housing data:

- Total number of community family housing units = 288 units
  - 170 units for families with children only with 2 or more bedrooms
  - 120 units for families with children and single or couple adults under 65
  - 7 one-bedroom or bachelor units
- Current waitlists for all units exceed capacity by over 48%
- Average vacancy rate of 2% with 11% annual turnover







## Meet Alex

Alex, a teenager grappling with safety challenges at home, finds themselves in dire need of a safe haven. Alex has been sleeping on friends' couches, however after a few weeks, they are starting to wear out their welcome.

Seeking a safe place to stay, Alex has approached multiple service providers. Some programs in the city can provide after school programs and meals, but opportunities for youth emergency sheltering are extremely limited.

With nowhere to go, Alex faces a difficult situation: Spend a night on the streets, attempt to find better services in a different community and leave behind their city and friends, or pursue a lengthy and costly legal process to become a legal adult so that they can access more services.

### From the data:

Of those experiencing homelessness in Lloydminster during the 2023 PiT Count:

- 10% were under the age of 25
- 20% were under the age of 30
- 12% of youth who participated in the 2022 Community Social Needs Assessment identified access to housing and shelter as their top priority.
- 0 emergency housing options for youth in the community

While the above examples are fictional, they represent very real challenges faced by residents of Lloydminster, as shared through interviews, focus groups, community design labs, and a community conference.

In the next sections, we will look deeper at the current data, trends, and projections for the future.



# Lloydminster: A growing community

Lloydminster is a growing community across all income demographics. To discuss current data, trends, and projections, we will divide housing categories into three broad sections. The first, market housing and affordable housing, represents the housing product of choice for most of Lloydminster's residents today and into the future, including home ownership and rental units.

The second, community and supportive housing, encompasses housing options that are long-term or permanent in nature which meet the needs of low income and vulnerable populations.

Third, transitional housing and emergency sheltering, offers housing products that are medium and short term options for those in need of shelter and housing.

By looking at current data and trends, we can identify key strategic opportunities for Lloydminster to achieve its housing goals where everyone has a place to call home.



# Market and Affordable Housing

Lloydminster is a growing community across all income demographics indicating an increasing need for all types of housing.



This section is focused on market housing—all housing options that are bought, sold, and rented on the open market. This includes a wide range of housing products that meet the needs of high- middle- and lower-income individuals including lower cost rental and ownership options.

The chart below highlights the current breakdown of income levels for households in Lloydminster (as of 2021 census data) and projected levels into the future. The numbers are separated into Alberta and Saskatchewan statistics to provide additional context and support more specific strategies.

Area	Lloydminster (CSD, AL)	Lloydminster (CSD, AL)	Lloydminster (CSD, AL)	Lloydminster (CSD, SK)	Lloydminster (CSD, SK)	Lloydminster (CSD, SK)
Income Category	% of Total Households	Annual Household Income	Affordable Shelter Cost (2020 CAD\$)	% of Total Households	Annual Household Income	Affordable Shelter Cost
Area Median Household Income (AMHI)		\$98,000	\$2,450		\$86,000	\$2,150
Very Low Income (20% or under of AMHI)	1.67%	<= \$19,600	<= \$490	1.95%	<= \$17,200	<= \$430
Low Income (21% to 50% of AMHI)	18.96%	\$19,600 - \$49,000	\$490 - \$1,225	14.37%	\$17,200 - \$43,000	\$430 - \$1,075
Moderate Income (51% to 80% of AMHI)	18.29%	\$49,000 - \$78,400	\$1,225 - \$1,960	21.26%	\$43,000 - \$68,800	\$1,075 - \$1,720
Median Income (81% to 120% of AMHI)	20.23%	\$78,400 - \$117,600	\$1,960 - \$2,940	22.53%	\$68,800 - \$103,200	\$1,720 - \$2,580
High Income (121% and more of AMHI)	40.86%	>= \$117,601	>= \$2,941	39.89%	>= \$103,201	>= \$2,581

All these brackets are expected to grow, necessitating an increase in all types of housing.



## Market and Affordable Housing

The charts below provide the projected housing needs across the income brackets identified on the previous page, and separated to represent both sides of the community by province.

<b>Alberta</b>	2021	+/-	2031
Very Low Income	125	21	146
Low Income	1415	163	1578
Moderate Income	1365	347	1712
Median Income	1510	113	1623
High Income	3050	529	3579
<b>TOTAL</b>	<b>7465</b>	<b>1173</b>	<b>8638</b>

<b>Saskatchewan</b>	2021	+/-	2031
Very Low Income	85	94	179
Low Income	625	36	661
Moderate Income	925	263	1188
Median Income	980	309	1289
High Income	1735	427	2162
<b>TOTAL</b>	<b>4350</b>	<b>1129</b>	<b>5479</b>

Based on current housing and demographic data, along with growth projections, Lloydminster will require **2302 new housing units by 2031**. This includes all types of housing, including single family dwellings, multi-family dwellings (eg. Duplexes), and high-density dwellings (eg. Apartments).

The majority of projected need is found in housing for median and high-income earners; a total of **1378 units**. Although median and high income housing is largely market driven, housing options are necessary across the continuum to increase choice and availability for all. This stratum most typically looks for and occupies market housing developments—both rentals and home ownership—particularly single family dwellings.

There is a projected need for **924 units** suitable for moderate, low, and very low-income households. With lower incomes, this stratum is often in need of affordable housing—including lower cost ownership options and rental options. Examples of this include townhouses, condos, or moveable dwellings.

From 2016 to 2021, there were a total of 555 dwellings constructed in Lloydminster; to meet the projected demand, Lloydminster will require nearly a 100% increase in housing construction over the coming years shared between single family, multi-family, and higher density housing options.



## Market and Affordable Housing

As an alternative to lower cost housing, Lloydminster's rental assistance benefit is available to residents of both Alberta and Saskatchewan and can provide rental payment assistance to qualified residents. This benefit supports housing affordability for those who can access it.

Currently there are 221 households accessing the rental assistance benefit in Lloydminster - 36 administered by the Lloydminster Housing Authority (SK) and 185 administered by the Lloydminster Region Housing Group (AB). However, the program historically reaches its funding capacity every year in both provinces and therefore maintains a waitlist.

For both Market and Affordable housing, the data suggests a two-fold approach, both increasing the number of housing units, and enhancing the use of buyer and renter supports.

Additional strategies are outlined below. For a detailed overview of strategies and actions, please refer to the action plan (part B) or the technical report (part C).



# Strategies for development of Market and Affordable Housing

## Housing Options

### Increase market and affordable housing supply:

- Implement inclusionary zoning.
- Increase availability of municipally owned lands.
- Increase process efficiency for permitting and development approvals.
- Review fees, charges, and use of waivers to position the City of Lloydminster as a co-investor in development projects.
- Design and implement guidelines or pre-approved building plans for specific accessory dwelling unit types.

## Housing Supports

### Promote access to housing affordability supports including buyer and renter supports such as:

- The Home Buyers Plan
- Saskatchewan First Time Home Buyer's Tax Credit
- Alberta and Saskatchewan Rent Subsidy
- GST/HST new housing rebate

## Governance and Leadership

- Establish and support a strong housing governance and leadership model within the Social Policy Framework (SPF).
- Set effective housing policies in place to help guide future decisions and actions.

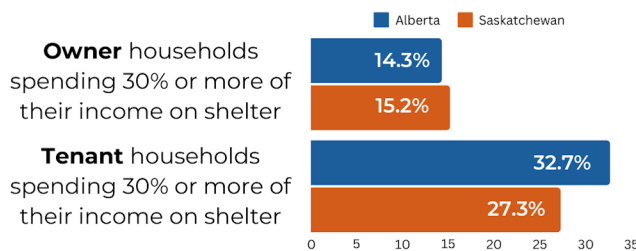


# Community and Supportive Housing



A primary indicator of need for community and supportive housing is **housing affordability** and **core housing need**.

**Housing affordability** is a calculation that compares housing costs with income, if a household is spending more than 30% of their income on housing costs it is considered as above affordability thresholds. Core housing need refers to situations where people live in homes that are either too expensive, too small for their family size, or in poor condition, and they cannot afford to move to adequate housing in their local area.



Core Housing Need	Alberta	Saskatchewan
Owner households in core housing need	3.6%	3.5%
Tenant households in core housing need	22.4%	16.9%

In Lloydminster, an average of 3.5% of owner households are considered in **core housing need**, and 1 in 5 (20%) tenant households are considered in core housing need.



Community and supportive housing exist as long-term housing options for those needing greater housing affordability and for those requiring supportive housing environments.



## Community Housing

Community housing is an umbrella term that typically refers to either housing that is owned and operated by non-profit housing societies and housing co-operatives, or housing owned by provincial, territorial, or municipal governments. Community housing is provided to tenants at affordable rates based on their income levels to ensure long-term affordability.

In Lloydminster, there are a variety of community housing options available between both Alberta and Saskatchewan. Some are available primarily for seniors, while other units are available for single individuals and families who qualify.

Currently, Lloydminster has 603 known community housing units (not including seniors supported living) shared between five main providers:



Of these units:

- 244 (40%) are for seniors
- 120 (20%) units are available for individual or couple adults under 65
- 288 (48%) units are available for families with children

Shared between these units is a waitlist of seniors, individuals or families requiring housing<sup>[1]</sup> equal to 48% of the total number of units. However, due to the dual jurisdictional nature of Lloydminster, there may be individuals on multiple waitlists.

Based on future projections, Lloydminster will require at least **314** total new units by 2031 to meet the needs of those in the low and very low income brackets requiring community housing assuming preservation of existing community housing stock. This projection is based on anticipated population growth across all income levels using Statistics Canada data and the 2021 census of the population.

[1] Waitlist data was only made available from 2 of the 5 providers, therefore comparative assumptions were made to create a percentage.





## Supportive and Supported Housing

Supportive housing is a form of long-term subsidized housing that provides additional supports as needed. Supports can include tenant support programs, addiction support programs, and training programs. Supports can also include health and life enhancing services such as nursing, social activity programs, and other enrichment programs. There can be several different housing options within supportive and supported housing including:

### Permanent Supportive Housing

Permanent supportive housing is a housing type specific for those with complex needs that create hard to house situations. This type of housing often does not have regulations on substance or alcohol use or pet ownership for example (as long as it does not interfere with other tenants). Additionally, those requiring permanent supportive housing will also receive a wide range of supports including counselling, health interventions, or any other support available that can ensure a successful tenancy and support long-term health.

### Supported Living

Supported living housing options are most often for seniors and are often a lodge-type living that provides specialized health and well-being services to support healthy living and active socialization.

### Specialized Housing

Specialized housing is a housing option often provided to individuals living with a disability but can otherwise do things on their own. This type of living will have fewer shared restrictions (such as pet ownership) but provide necessary supports or infrastructure to ensure the long-term ability for a resident to live on their own (such as mobility supports).



## Supportive and Supported Housing

Currently in Lloydminster there are a range of supportive living units for seniors including:



Points West  
Lloydminster  
60 Units

Pioneer Lodge  
Lloydminster  
132 Units

Pioneer  
House  
44 Units

however; there are limited supportive living units for families or individuals who require specialized supports, such as addiction recovery, tenant supports, and therapeutic counselling, among others.

Lloydminster is experiencing a deficit in this type of housing product currently, a situation that will only become more prevalent with time as the population continues to grow. By 2031 Lloydminster will require:

- 25-50 units of **Permanent Supportive Housing** (assuming 10% turnover)
- **Intensive Case Management** for 40-60 Indigenous and non-Indigenous individuals (18 month terms)
- **Rapid Rehousing** capacity for 40-65 individuals (6-12 month terms)
- **Youth Programming** specific to youth homelessness for 20-25 individuals annually
- **Homelessness Prevention and Diversion** programming for 45-60 individuals (6 month terms)



# Transitional Housing and Shelters



Individuals who are experiencing homelessness or housing crisis will often seek emergency shelters to find safe, short-term places to stay. After sheltering, individuals will often try to find second-stage or transitional housing to begin rebuilding their lives. These housing units are both temporary in nature and are highly complementary to each other.

## Transitional Housing

**Transitional Housing** is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge, and opportunities for social and skill development to become more independent.

It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years.

In Lloydminster there are currently 52 transitional housing units available including:

	Number of Units	Stated Purpose
<b>Residents in Recovery</b>	<b>32</b>	Addictions Recovery
<b>Libbie Young Centre Inc.</b>	<b>20</b>	Mental Illness Recovery and Transition Support
<b>Dol-Mar Manor</b>	<b>5</b>	Women and Children Second Stage Housing

Looking forward, Lloydminster will require 10 to 20 additional units of Transitional housing by 2031 to meet the needs of their growing community. These spaces should be shared between active recovery spaces and second stage housing for women and children.



### Emergency Shelters

For those experiencing homelessness, an emergency shelter can provide a warm bed and safe place to stay overnight. Emergency Housing is defined as facilities providing temporary, short-term accommodation for homeless individuals and families. This may or may not include other services such as food, clothing, or counselling. It is a short-term accommodation for people who are homeless or in crisis.

Lloydminster currently has 84 available beds for those needing emergency sheltering.



#### Lloydminster Men's Shelter

Dry shelter for men experiencing homelessness

26 beds



#### Interval Home Women's Shelter

Shelter for up to 12 women and their children (12 units)

33 beds



#### Jordan's Principle

Women and children

25 beds

Currently, Lloydminster has limited shelter capacity for individuals who are using substances or alcohol (MAT program), as well as zero shelter capacity specific for youth under the age of 18.

As Lloydminster continues to grow it is anticipated that by 2031 an additional:

- 20 – 30 emergency/winter shelter beds will be required to meet the growing demand for these services among **adult men**
- 5-10 more emergency spaces for **women and families**
- 20-30 more transitional units (second stage housing) for **women and families** (up to 18 months)
- youth focused facility with **10-15 beds** that combines emergency sheltering with supports such as registered social workers and youth counselling is recommended to meet current and future demands.



# Experiencing Homelessness in Lloydminster

On the night of October 18, 2023, the City of Lloydminster partnered with a wide range of organizations and volunteers to complete a **Point in Time (PiT) Homeless Count** using national standards. The results shed light on the experience of homelessness within Lloydminster.

On that night, 193 people in Lloydminster were experiencing homelessness. This number was tabulated by combining data from emergency shelter and transitional housing partners, along with volunteers providing surveys to those who are unsheltered throughout the city. In total, 113 individuals participated in the survey.

	<b>Unsheltered</b>	<b>49</b>	On the night of October 18, 2023, at least 193 people were experiencing homelessness in Lloydminster.
	<b>Emergency Shelters</b>	<b>64</b>	
	<b>Couch Surfing</b>	<b>10</b>	
	<b>Public Systems</b>	<b>3</b>	
	<b>Transitional Housing</b>	<b><u>67</u></b>	
		<b>193</b>	

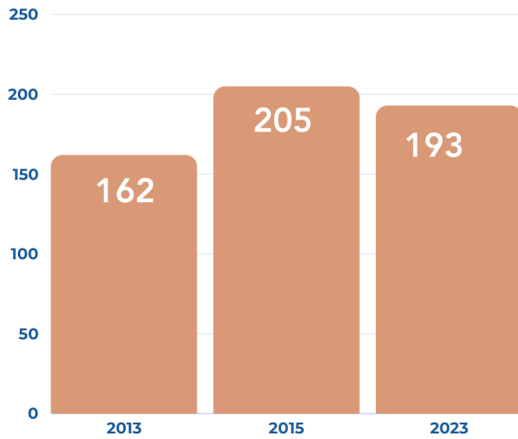
#### Notes:

- There are 15 observed people in the unsheltered population.
- The total number of people counted to be couch surfing is an undercount as it solely relies on the survey outreach methodology. There are likely many couch-surfing individuals not accessing services we did not know about the PiT Count.
- 115 individuals participated in the homeless needs survey, representing over half of those enumerated.

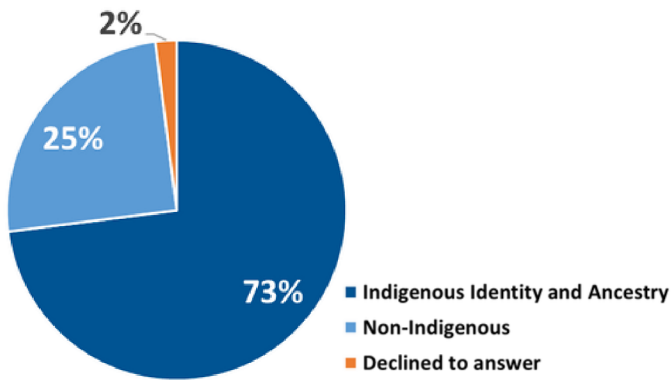
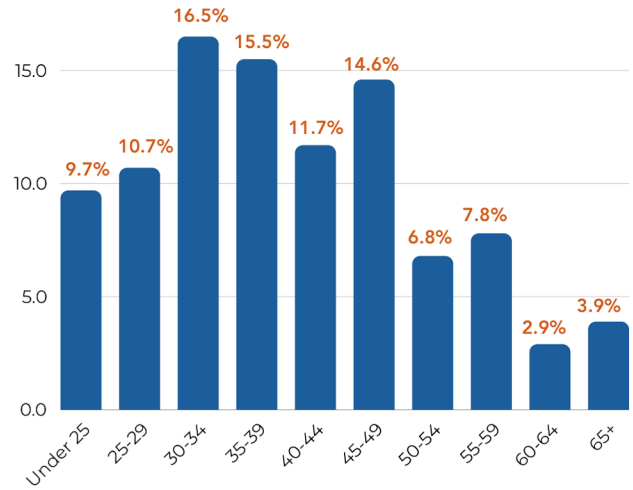


# Experiencing Homelessness in Lloydminster

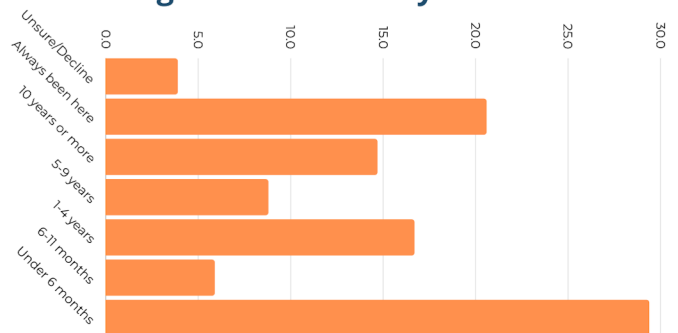
## COMPARED TO PREVIOUS COUNTS



## AGE DISTRIBUTION OF POPULATION SURVEYED



## Length of time in Lloydminster



## PATTERNS OF HOMELESSNESS

### Chronic Homelessness

74.5%

Chronic homelessness refers to individuals who are currently experiencing homelessness AND who meet at least one of the following criteria:

- they have a total of at least six months (180 days) of homelessness over the past year
- they have recurrent experiences of homelessness over the past three years, with a cumulative duration of at least 18 months (546 days)

### Episodic Homelessness

18.4%

Episodic homelessness refers to individuals, who are currently homeless, have been homeless for less than a year and have experienced fewer than four episodes of homelessness in the past year.

(Note: episodes are defined as periods when a person would be in a shelter or place not fit for human habitation, and after at least 30 days, would be back in the shelter or inhabitable location)

### Transitional Homelessness

7.1%

Those who are experiencing transitional homelessness are without housing short-term, usually less than a month, and not on a recurring basis as with episodic.

Infrastructure Canada - Reaching Home: Canada's Homelessness Strategy Directives. (2022).

Addressing Chronic Homelessness | The Homeless Hub. (2014).



## Experiencing Homelessness in Lloydminster

During community engagement sessions and interviews, many of those experiencing homelessness reported feeling as if there are limited resources available to them, especially if they are a youth, actively using substances or alcohol, or have safety related challenges within existing support systems. Those who shared their stories often spoke of difficulty finding and maintaining housing, especially while living on income support and needing support services.

Addressing, alleviating, and preventing homelessness requires a coordinated approach to providing housing and support across the spectrum. The following sections will explore the current housing stock and future projections for community housing, supportive housing, transitional housing, and emergency sheltering.

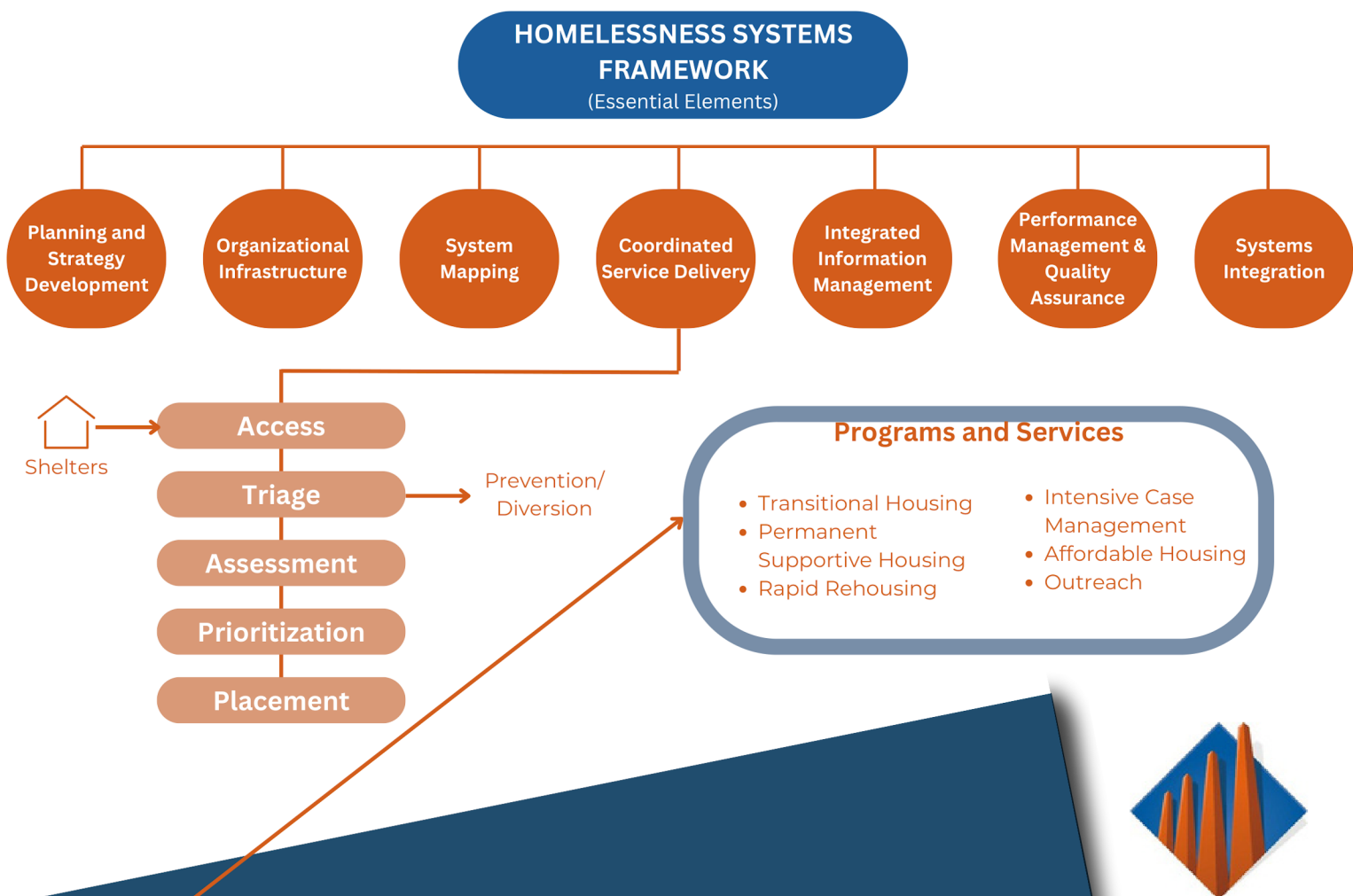


# A Systems Framework for Housing and Homelessness

A central focus of this Housing Needs Assessment has been ensuring that every resident of Lloydminster has a suitable place to call home. For those experiencing homelessness, the journey from having nowhere to go to stable, long-term residence can be long and complex.

Lloydminster has a range of housing products and supportive services to assist those at risk of homelessness and for those experiencing homelessness. Those providing services and housing are working tirelessly to support as many individuals as possible, however with multiple organizations across multiple jurisdictions, it can be a challenge to coordinate the supports that such an individual will need.

To enhance current services, improve rehousing speed, and create new efficiencies, a systems framework for housing and homelessness can ensure coordinated and effective support for each individual in the system.





## A Systems Framework for Housing and Homelessness

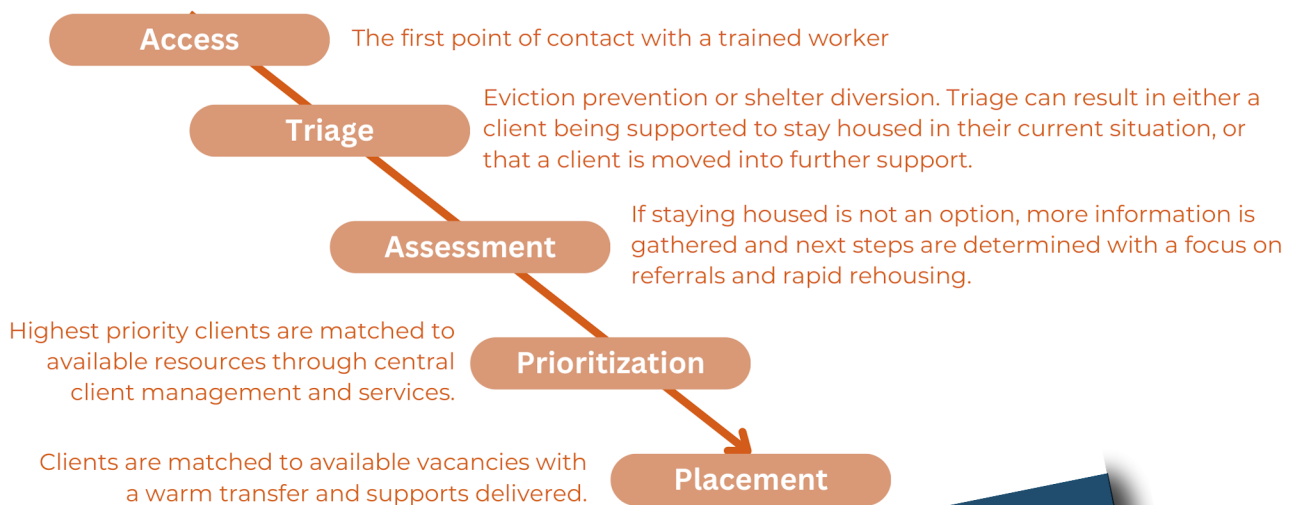
The recommended framework has been informed by nationally accepted best practices and has been designed to recognize the unique intricacies of Lloydminster's dual jurisdictional nature. Implementing a systems framework does not need to be done all at once and can be done in parts as any improvements made will result in better outcomes for those experiencing homelessness.

A systems framework for housing and homelessness combines 7 interdependent principles that are shared between municipal and community leadership including:

1. Planning and Strategy Development
2. Organizational Infrastructure
3. Systems Mapping
4. Coordinated Service Delivery
5. Integrated Information Management
6. Performance Management & Quality Assurance
7. Systems Integration

These seven principles help shape an approach to homelessness that includes all community stakeholders in the prevention and alleviation of homelessness, consistent with the community vision.

Paramount to a systems framework is the implementation of coordinated service delivery which is comprised of:



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In a coordinated approach to housing service delivery, clients remain at the centre of the service and are supported through the entire process from emergency intake until long term housing is secured.

Implementing a systems framework for homelessness has a shared level of responsibility between the municipality and the community. The City of Lloydminster can provide leadership to the community in several ways as defined in the Social Policy Framework, including planning, facilitation, policies and regulations, and navigation among partners and organizations.

The strategies outlined on the next page are a high level overview - detailed recommendations can be found in the **Action Plan and Strategy (part B)** and the **Technical Report (part C)**.

The City of Lloydminster, in partnership with the community, can collectively redefine how it provides housing supports and services to the most vulnerable individuals and those in need. By implementing a systems framework and investing efforts into the development of necessary housing infrastructure, the community can truly make a difference and ensure that everyone in Lloydminster can find a home, now, and into the future.



# Strategies to help people in need of housing and support

## Housing Options

### **Increase community, supportive, and transitional housing options.**

- Reduce or eliminate parking standards to increase project viability, density, and reduce carbon footprint.
- Incorporate community, supportive, and transitional housing option types as permitted use within the Land Use Bylaw (LUB).

### **Address emergency shelter options.**

- Expand basic shelter services to include 24/7 operations at Lloydminster Men's Shelter.
- Expand basic shelter services to include options for women experiencing homelessness.
- Provide shelter options for youth (under 18 years of age) experiencing homelessness.
- Endeavor to limit shelter stays to a 30-day maximum.
- Explore the development of a tiny home 'compound' of single units available for rapid rehousing and permanent supportive housing.

## Housing Supports

### **Develop and implement a housing systems framework.**

- Secure funding through the federal homelessness prevention and reduction strategy – Reaching Home – administered by the Rural Development Network (RDN) in Alberta and Metis Nation-Saskatchewan.
- Identify, purchase, train, and implement a homeless data management system (i.e. HIFIS, HMIS, SPDAT, ETO).
- Coordinate, map, and enhance existing programs and services to align with a defined housing systems framework.
- Design and implement programs and services that target prevention and help people to retain their housing.

### **Address rental housing conditions (i.e. safety and suitability).**

- Develop a social enterprise to advance trades skills among people experiencing chronic and episodic homelessness.
- Form a new landlord/ tenant collaborative.
- Work with local management companies to adopt the Crime Free Multi-Housing program.



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## Governance and Leadership

### **Establish and support a strong housing governance and leadership model within the Social Policy Framework (SPF).**

- Host a housing symposium with federal and provincial government departments.
- Identify, appoint, and empower community leaders to the SPF Housing Leadership Table to oversee and implement the Lloydminster Housing Needs Assessment and Strategy.
- Reach out to and connect with neighbouring communities to determine mutually reinforcing activities and strategies to advance action on homelessness between communities.
- Maintain and support the backbone activities required to achieve the mutually reinforcing activities of the SPF collective impact model.
- Prioritize facilitation and engagement, data management and research, and policy coordination as municipal actions to support housing priorities.

### **Set effective policies in place to help guide future housing decisions and actions.**

- Adopt a Housing First policy to help guide decision-making and future policy direction.
- Adopt Gender-Based Assessment (GBA+) or Intersectionality Based Assessment (IBPA) tools in planning, implementation, and evaluation of housing and homelessness related strategies and initiatives.
- Promote rental housing development as a permitted use within the Downtown Façade and Building Improvement Grant Program.
- Apply a housing diversity lens to the current Land-Use Bylaw (LUB) Review.

### **Create an 'investment ready' approach to community housing.**

- Adopt an "in-place" approach to housing options and housing supports in advance of federal or provincial housing investments, including:
  - Land in-place
  - Designs in-place
  - Developers in-place
  - Providers in-place

