



Newfoundland Labrador

Housing

PROGRAM SUMMARY

Newfoundland Labrador Housing is a provincial crown corporation which has responsibility for the implementation of government's overall public housing programs. The corporation is governed by a board of directors and reports to the Government of Newfoundland and Labrador through the Minister of Human Resources, Labour and Employment, Responsible for Housing.

The primary mandate of the corporation is to develop and administer social housing assistance programs to meet the needs of low-income households. In fulfilling this mandate, the corporation works in close coordination with various provincial government departments and numerous community-based organizations to deliver the following programs:

Rental Housing Program

NLHC owns and administers approximately 5,700 social housing units throughout various regions of

the province, with the greatest concentration of units located in St. John's (3,300) and Corner Brook (805). Low-income earners are the beneficiaries of the program with rental rates based on 25-30 per cent of monthly income. Approximately 27 per cent of units are occupied by pensioners. There are an estimated 14,000 individuals housed in NLHC units under this program.

Rent Supplement Program

NLHC provides a rent supplement program to help low-income households obtain suitable private-sector rental housing in cases where NLHC cannot meet this need through its social housing portfolio. Under a rent-g geared-to-income formula, NLHC assists low-income households bridge the gap between the private market rate and their capacity to pay. Approximately 1,000 such rental agreements, housing 1,500 individuals, are funded by NLHC, primarily in St. John's and Corner Brook.

Community-Based Housing Program

This program is directed in support of social housing initiatives largely in partnership with community-based non-profit housing groups. Most of the approximately 5,100 social housing units under this program are operated directly by individual groups with NLHC holding the mortgage on these properties and providing some level of operating assistance. Overall, approximately 80 per cent of the 5,100 community-based units are occupied by seniors with an average age of 76 years and an average annual income of \$12,000.

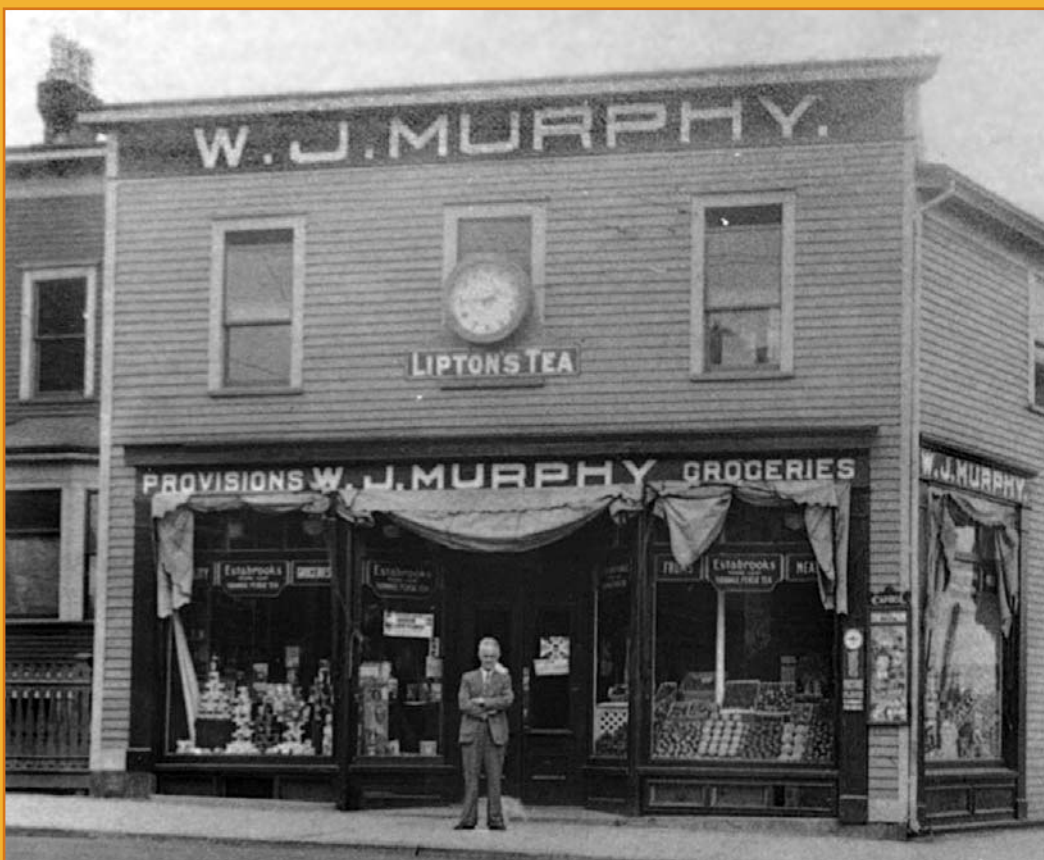
Provincial Home Repair Program (PHRP)

PHRP is a 50/50 federal/provincial cost-shared initiative which is administered/delivered by NLHC. Low-income households are assisted under this program with modest assistance levels to improve privately owned households. This program benefits primarily seniors living in rural areas of the province. The average homeowner recipient is 61 years old, has an annual income of \$13,000 and occupies a 41-year old house.

Affordable Housing Program (AHP)

In May 2003, the Canada-Newfoundland and Labrador Affordable Housing Agreement was signed. The \$30 million agreement is cost-shared 50/50 with the federal government and administered through NLHC and Canada Mortgage and Housing Corporation. In November 2005, Newfoundland and Labrador was allocated \$5.3 million in federal funding under Phase II of the Affordable Housing Agreement, these funds are to be cost-shared by the provincial government for a total of \$10.6 million and spent over a four-year period. The objective of the AHP is to stimulate the development of affordable rental housing in the public, private and non-profit sectors. The province's priorities are rental housing for seniors and supportive housing for persons living with mental, developmental or physical health needs, who require supports to live independently in the community. ■

FOR MORE INFORMATION: www.nlhc.nf.ca



Rawlins Cross

has been a pivotal intersection in St. John's, in no small way due to the presence of the W.J. Murphy Grocery Store which was a focal point in the Georgestown neighbourhood for over 100 years. Stella Burry Community Services acquired the building in late 2002 with plans to convert the historic building to a mixed-use space that would combine affordable housing with retail operations and administrative offices. The project was completed and occupied in late 2006. In the space where Mr. Murphy (photographed) and his family once purveyed groceries to the community, SBCS will operate a program that provides food services training in a cheerful and comfortable café atmosphere that will be open to the public by late 2007.