

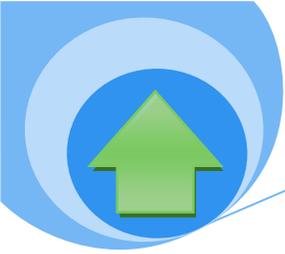
HOMES FOR GOOD SOCIETY



Prepared By: Mayor's Action Team on Homelessness
Port Coquitlam, British Columbia, Canada

10/1/2009





Homes For Good Society

Contents

1.0 Executive Summary	2
2.0 Overview of Current Situation	4
2.1 Historic perspective on homelessness	4
2.2 The current situation in Port Coquitlam	7
2.3 Port Coquitlam’s homeless	8
2.4 Where the homeless call home.....	9
2.5 Current supports in our community	10
2.6 Voids in our available services.....	11
3.0 Goals	12
3.1 Overview	12
3.2 Background	14
3.3 Successes in other cities	14
3.4 Port Coquitlam’s goals and strategy	15
Pillar One - Finding homes for good.....	15
Pillar Two - Coordinating necessary supports to keep people housed for good.....	17
4.0 Implementation Strategy.....	19
4.1 Operational overview	19
4.1.1 Governance – creation of the Homes For Good Society	20
4.2 Committee structure.....	20
Finance	20
Community Liaison	21
Real Estate and Housing.....	21
Communications	21
5. Funding Partners.....	22
5.1 Government funding	22
5.2 Private funding	22
5.2.1 A dollar a day concept	22
5.2.2 A giving circle.....	23
5.2.3 A business partnership	24
6.0 Measurement and Evaluation	25
6.1 Organizational goals	25
6.2 Housing goals	25
MATH Members	26



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1.0 EXECUTIVE SUMMARY

Every human being needs a home. There are people sleeping on the streets in every community, whether or not you see them. Some are addicts; some are mentally ill; some are women and children; and some are simply the victims of bad luck, bad planning, and bad timing. All deserve a solution to the crisis of homelessness.

The Mayor's Action Team on Homelessness (MATH) was created to find a solution to the problem of homelessness in Port Coquitlam. Its primary goal is to find homes for good. By matching the right home at the right time with an individual or family, we can permanently end homelessness in our community. To maintain the permanency of this solution requires the support of the many agencies that are trained and equipped to do this work.

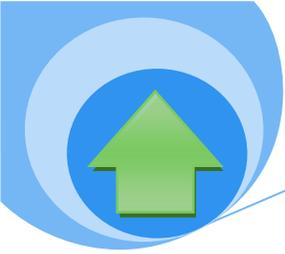
In this report, MATH provides an overview of the current situation in Port Coquitlam, reviews existing and successful strategies in other communities to end homelessness, and ultimately provides a strategy to end homelessness here. MATH will transition into a new, permanent organization called the Homes For Good Society (HFGS). HFGS will be tasked with finding homes and working with groups currently providing support services, ensuring no duplication of their already good work. The plan also needs the support of individuals who reside in the community and who are looking for a way to help.

Managing rather than ending homelessness costs more. Studies demonstrate that it is more expensive to provide services to the chronically homeless population than to find homes and provide supports to keep these individuals housed. A successful strategy must include every sector: individuals and families; community services including non-profit organizations, food banks, service clubs, clothing banks, drug and alcohol

The primary goal of Mayor's Action Team on Homelessness (MATH) is to find homes for good.

By matching the right home at the right time with an individual or family, we can permanently end homelessness in our community.





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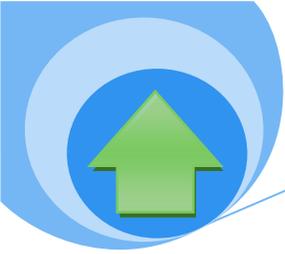
rehabilitation agencies, housing agencies, and faith-based organizations; and the federal and provincial governments where most resources—and tax dollars—are located.

There is good news. Solutions exist—permanent, hope-filled, economically sensible solutions that start at the root cause of homelessness and provide not just housing, but the resources and supports needed to end the cycle of despair that leads to homelessness. It isn't just a feel-good solution. It is a practical, doable solution. And it can start today—right now—in every community.

For us, it starts in Port Coquitlam with the creation of the Homes For Good Society, which will address housing, financial support and fundraising, communications, and community engagement, and will produce measurable results.

“This plan lays the groundwork to create and implement permanent solutions and supportive actions to **eradicate homelessness for good.**”





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2.0 OVERVIEW OF CURRENT SITUATION

2.1 Historic perspective on homelessness

In order to solve a problem, it must first be defined. In his February 18, 2009 report entitled *Homelessness in Canada: Past, Present, Future*, J. David Hulchanski writes:

Starting in the 1980s, it was clear that homelessness referred to a poverty that includes being un-housed. It is a poverty that means being without required social supports. And it is a poverty so deep that even poor-quality housing is not affordable.

He further writes:

In short, we have not used the word homelessness for very long. It was rarely used before the 1980s. It is a catch-all term for a host of serious social and economic policy failures—more serious than in the past. Its widespread usage reflects what has happened to Canadian society—the way we organize who gets what, and our failure to have in place systems for meeting basic human needs in a universal, inclusive fashion.



Basic human needs include having a home; not a temporary shelter, not the use of a couch in a friend's basement, and not a tarp strung across some trees beside the Coquitlam River. A home is certainly a structure, but it is much more than that. There is a philosophical difference between being housed and having a home. Home connotes permanency including the security that permanency offers, and a sense of ownership and well-being.



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Long-time U.S. housing researcher and activist Cushing Dolbeare perfectly described what homelessness is:

The one thing all homeless people have in common is a lack of housing. Whatever other problems they face, adequate, stable, affordable housing is a prerequisite to solving them. Homelessness may not be only a housing problem, but it is always a housing problem. Housing is necessary, although sometimes not sufficient, to solve the problem of homelessness.

The Mayor's Action Team on Homelessness has several core beliefs: having a home is a basic human need; providing affordable, permanent homes is its primary objective; and that without social, economic, and emotional supports in place, the cycle of homelessness cannot be permanently ended.

According to the United States Interagency Council on Homelessness, there are six foundational reasons to address the problems of chronic homelessness: that this group of people consumes a disproportionate amount of costly resources; this group is in great need of assistance and special services; the problem is finite and can be solved; chronic homelessness (longer than one year) has a visible impact on the community's safety and attractiveness; there are effective new technologies for engaging and housing this population; and that by addressing the needs of this group, resources can be freed to assist other homeless groups including youth and families. The statistic from the Council is that 10% of homeless people consume more than 50% of available resources. It is the chronically homeless that are the heavy users of public resources.

In the 1970s, Federal spending equaled about 5% of the GDP, which lasted through the 1980s, reaching 6% in 1993. In 2008, it was 3.8% of the GDP. The same trend is evidenced in federal transfers to other levels of government: an average of 4% of the GDP in the 1970s and 1980s, and about 3% of the GDP today.



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Canadian Perspective

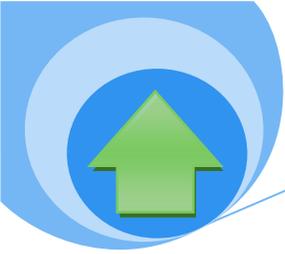
In his February 18, 2009 report entitled *Homelessness in Canada: Past, Present, Future*, J. David Hulchanski writes that Canada, by the 1980s, had developed the social problem of homelessness. Cutbacks in social housing and related programs began in 1984. In 1993, he says, all federal spending on construction of new social housing was terminated and in 1996, the federal government further removed itself from low-income housing supply by transferring responsibility for most existing federal social housing to the provinces.

He notes the trend in federal programs that provide support for (direct transfers to) individuals and families is on the decline. He further notes that the federal government's ability to pay down some of the debt, the federal tax cuts to higher income individuals and corporations, and the recent cut in the GST all came from federal budget cuts, some of which left the most vulnerable without the ability to achieve a minimum standard of living including adequate, secure housing.

Provincial Perspective

In March of 2009, the BC Auditor General released a report on the state of Homelessness in British Columbia entitled: *Homelessness: Clear Focus Needed*. In the report, the Auditor General states:

We found significant activity and resources being applied to homelessness issues but there is no provincial homelessness plan with clear goals and objectives. The foundation of many best practices appear to be in place. However, the absence of clear goals and objectives raises questions about whether the right breadth and intensity of strategies are being deployed. This is further complicated by the lack of good comprehensive information about the nature and extent of homelessness in the province. Homeless counts identify only the “visible” homeless; those in shelters and those found on the streets. The “hidden” homeless, those staying temporarily with friends or family, are not counted. The continuing increase in the number of homeless counted suggests a lack of success in managing homelessness, let alone reducing it. When there are no clear goals or performance targets, accountability for results is missing.



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2.2 The current situation in Port Coquitlam

One of the most urgent contributing factors of homelessness is simply the lack of affordable housing. Affordable housing is defined as that which does not exceed 30% of gross household income.

Income assistance rates for an individual include a housing component of \$375; \$570 for a two-person family. It is the same whether the person receives regular assistance or assistance for persons with disabilities.

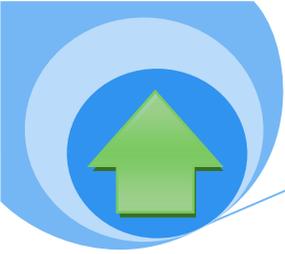
The availability of rental or subsidized housing at this rate is virtually non-existent. Across all types of rental housing, the local vacancy rate is 1.5% (typically around 3-to-5%). These rates do not include basement suites.

Port Coquitlam also has the resultant problems associated with a lack of access to detoxification facilities and a lack of timely access to drug and alcohol treatment centres.

Port Coquitlam's Hope for Freedom Society has conducted significant research and outreach, to the benefit of all residents in the community. The Society's unique position in the community has allowed it to gather information that may not have been easily obtainable without its efforts, and MATH appreciates, values, and recognizes its important contribution to this report. It is important to note that these statistics show some overlap because of client movement from one form of homelessness to another during the course of its study.

“In B.C., 16% or 223,700 households are in core housing need, paying more than 30% of their gross household income on housing.”

Source: Housing Matters BC, 2006.



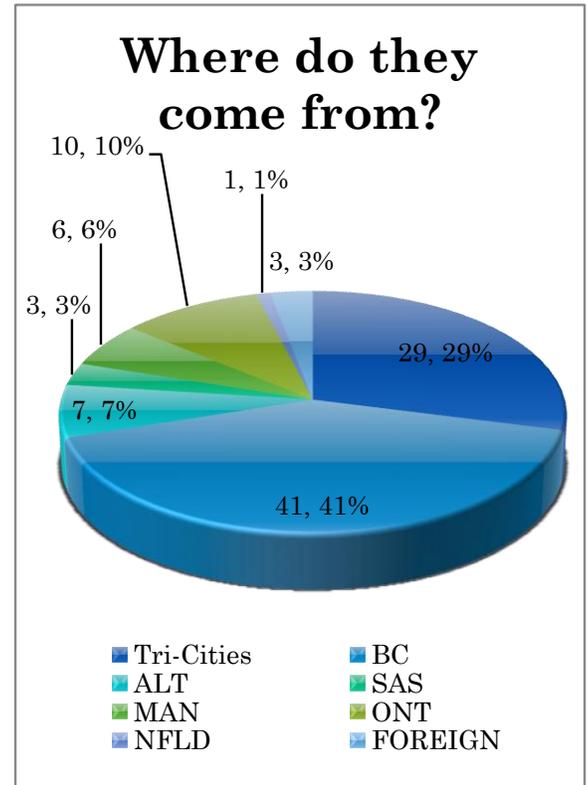
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2.3 Port Coquitlam's homeless

A total of 168 individuals were identified as homeless during a recent study, conducted October 2006 to March 2007. [It is recognized that current 2009 numbers have increased to more than 200 homeless individuals.] They range in age from 18 to 60, with an average age of 40, and 68% were male.

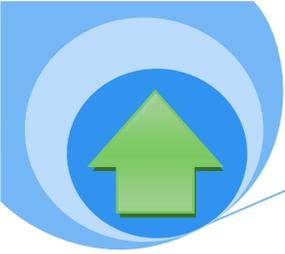
Some 88% have some form of substance dependency, 37% have a mental illness, 36% have dual diagnoses, and 12% came from abusive family situations or are former children-in-care.

Of the 168 individuals identified as homeless, 49 stated they were from the Tri-Cities, and of that 40, 19 individuals were from Port Coquitlam.



Port Coquitlam provides an ideal location for homeless people because of its easy access to downtown and the river, and because of the availability of services. It is clear that Port Coquitlam attracts homeless individuals from throughout the Tri-Cities and beyond.

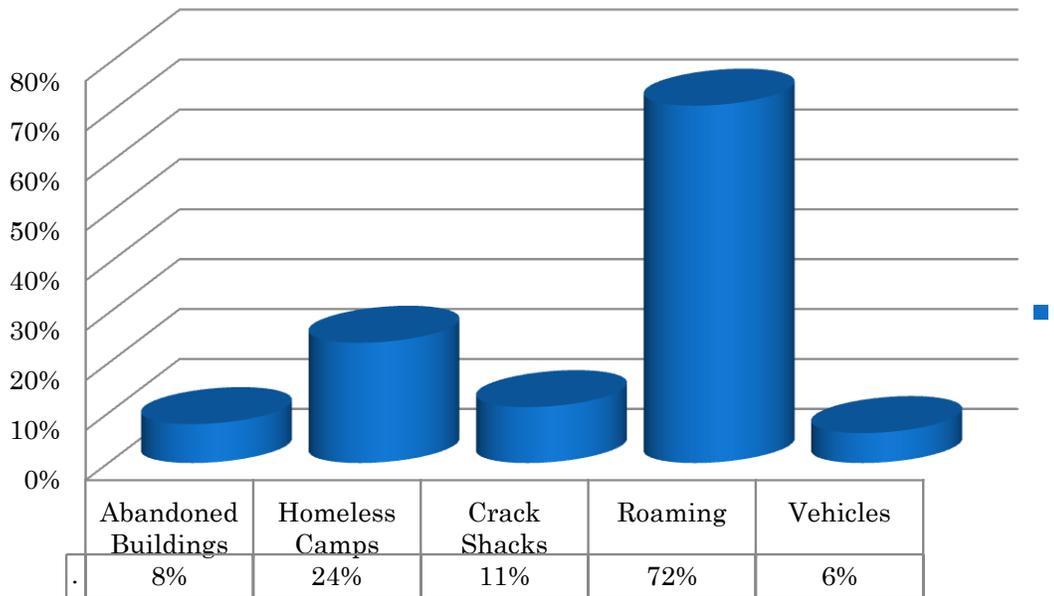
Once here in the Tri-Cities, the majority gravitate to Port Coquitlam. Of the 168 people described, 104 individuals were currently living in Port Coquitlam.



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2.4 Where the homeless call home

Homeless residents of Port Coquitlam take refuge in various places:



NOTES

Abandoned Buildings: 7.8 per cent

- This is likely because abandoned building would make a more attractive shelter during the cold and wet winter months.

Homeless camps: 24.1 per cent

- There are more camps, including parks, woods, and the river, but people spend less time at them.

Crack shacks: 11.2 per cent

- Drug use has not decreased and continues to be a contributing factor to homelessness.

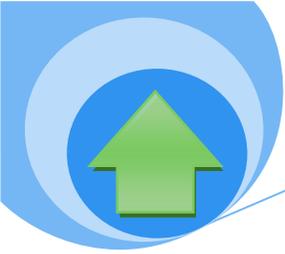
Roaming: 71.6 per cent

- Large segments of the Tri-Cities homeless population are on the move, on a regular basis. This segment includes people who couch surf, or stay for short periods of time with family, in shelters, in doorways, and on porches.

Vehicles: 6.0 per cent

- Vehicles are relatively short-term places to live and sleep, with some exceptions.

(Totals equal more than 100 per cent due to transitory nature of the homeless population.)



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2.5 Current supports in our community

Port Coquitlam already has a number of support services for the homeless. Outreach services are provided by the Hope for Freedom Society and the Share Food Bank Depot at Trinity United Church. Temporary shelter services are provided through the Cold Wet Weather Mat Program (which runs November to March) which buses homeless individuals to temporary shelters at churches which then provide mats and blankets, dinner, breakfast, and a bag lunch the next day, and transportation back to a muster point; and the Extreme Weather Response Shelter, operated at Trinity United Church during exceptionally inclement weather. There are no year-round shelters. Food banks are operated by Share Family and Community Services Society, Northside Foursquare Church, and the Single Parents Food Bank; and meal programs are provided by Northside Foursquare Church, Trinity United Church, and A Warm Place for Women in Aggie Park. These three organizations also provide clothing and shoes for people needing them. Other services include Trinity United Church's supportive services.

We know that in the Tri-Cities, we have more than 200 individuals who are homeless and approximately 62% of the homeless call Port Coquitlam home. We know that there are people in the community who would like to do more to help. We also know that to-date, our focus has been on providing short-term management of the problem of homelessness, not in finding permanent solutions.



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2.6 Voids in our available services

There are many voids in available services, each of which impact an individual's well-being outside of homelessness. They include a lack of access to basic medical and dental care, a lack of suitable clothing including footwear, limited or no access to clean water and personal hygiene care, lack of quality food including the ability to meet the nutritional needs of compromised individuals, and a dearth of resource information including the requisite empathy and encouragement needed to assist individuals in making positive changes.

There are other barriers as well; beliefs or conditions which contribute to or impair an individual's ability to find suitable housing: substance abuse, mental illness, total lack of financial resources, familial abuse, concurrent disorders, arrest warrants, and urban myths and misinformation, including paranoia from mental illness or substance abuse.

Further hampering the provision of services is the lack of a cohesive approach to support services. Individuals facing homelessness, especially for the first time (including youth being released from foster care), may not know where to go to gather information on the resources available to them. Dealing with a variety of agencies can be overwhelming to most people, let alone those with a mental illness or addiction.

We know that in the Tri-Cities, we have more than 200 individuals who are homeless and approximately 62% of the homeless call Port Coquitlam home. We know that there are people in the community who would like to do more to help. We also know that to-date, our focus has been on providing short-term management of the problem of homelessness, not on finding permanent solutions.

We need these permanent solutions. We need to identify sources of appropriate housing and, when necessary, supportive housing. We need a cohesive approach to providing services. This is why MATH has brought together a team of people from the non-profit sector, faith-based organizations, the business community, concerned individuals, like-minded organizations, and the City of Port Coquitlam to develop a plan to find homes for good.



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3.0 GOALS

3.1 Overview

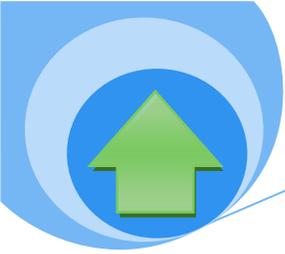
We cannot afford to do nothing about homelessness. In fact, we cannot afford to continue doing what we are doing. It costs more to manage the problem of homelessness than to fix it. And since homelessness is increasing, so are the associated costs for managing it.

The first and foremost goal of the Mayor's Action Team on Homelessness is to identify and facilitate housing for the homeless. The second goal is to ensure coordination of existing services to provide support to individuals to assist them in staying housed, and to identify voids in these services.

The Mayor's Action Team on Homelessness consists of several stakeholders in the community, each committed to ending homelessness. The team includes individuals who reside in the Tri-Cities, have experience or expertise in the issues related to homelessness, and have the time necessary to participate. The team invited and received extensive stakeholder comment on the plan before formalizing it. The team also developed a realistic timeframe, benchmarks, and celebrations of milestones along with a strategy to measure its successes. MATH will create the Homes For Good Society

“After two decades of doctoring to the homeless poor, I believe that I could best improve the health of my patients by assuring access to housing and supportive services as core components of their treatment plans. In addition to prescribing an antibiotic or insulin or a blood pressure medication, I dream of writing a prescription for an apartment, a studio, an SRO (single room occupancy), or any safe housing program good for 1 month, with 12 refills.”

Source: Dr. J.J. O'Connell, physician in charge of a US health care program serving over 9,000 homeless each year, *The Journal of Primary Prevention*, Volume 28, July 2007.



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(HFGS), which will work with service providers, oversee service delivery, and coordinate potential resources to assist with the key elements of homelessness prevention (housing, support services, and adequate income).

This plan is based on two pillars, which will form the foundation for HFGS: finding homes for the homeless (closing the front door); and preventing homelessness, including preventing people from becoming homeless again (closing the back door). To support these two pillars, we have developed strategies around each.

We closely reviewed current, available literature on the strategies used in cities throughout Canada and the United States. We particularly heeded the lessons learned through the Housing First strategy used in Toronto.

It demonstrated that:

- housing homeless people directly from the street is a good business decision for private sector landlords,
- follow-up supports are needed to support the client, the landlord, and the community,
- using available services and programs to their maximum ability, and only adding new programs if they meet a demonstrated need and don't duplicate existing efforts is a best practice,
- being housed, especially in the first few months, is a difficult adjustment and appropriate outreach services are fundamental to successful housing,
- success rates were higher when homeless individuals had a designated case worker to help them navigate the system and align their needs with available resources.

The first requirement for a successful strategy is to address the shortage of affordable permanent housing in Port Coquitlam and the Tri-Cities by identifying available inventory and working with landlords to facilitate an appropriate rental. The second requirement is to ensure the necessary supports and transitions needed to move people from the streets into their own homes are not just available but are made known to the people who need them.

Port Coquitlam's solution must be meaningful, must be doable, and must be sustainable. The strategy must include both prevention and intervention. It isn't enough to simply find homes for the homeless. The strategy must go hand-in-hand with supports that keep these individuals in their new homes. Only by addressing the root causes of homelessness can the problem be resolved.



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3.2 Background

Chronic homelessness is expensive; more expensive than housing. The University of California followed 15 chronically homeless people for 18 months and found that each person consumed \$200,000 in public services. Managing homelessness costs more than ending it permanently.

Calgary's Ten Year Plan to End Homelessness states that reaching its targets will require significant initial financial investment in capital projects and new programs from governments, foundations, and the private sector, but these investments will also end many of the costs associated with homelessness. Calgary's plan estimates that the cumulative cost savings will surpass \$3.6 billion.

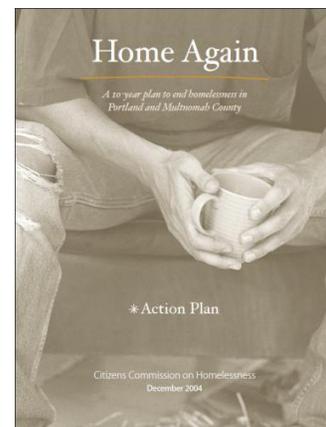
In addition to significant savings in the public system, supported housing enhances the quality of life for the otherwise homeless, and carries with it retention rates of 80% or greater. In other words, by finding homes for the homeless and then providing the supports they need to maintain their homes, we are ending the cycle of homelessness.

3.3 Successes in other cities

The Port Coquitlam Mayor's Action Team on Homelessness is not breaking new ground. It is building on the successes of many cities around North America that have developed plans and taken concrete actions to end homelessness, with remarkable results.

In the 18 months after the implementation of Portland, Oregon's ten-year plan, the city has reduced its chronic homeless population by 70%.

Since 2005, when the City of Denver, Colorado introduced its plan, it has seen an 11% reduction in overall homelessness and a 36% reduction in chronic homelessness.

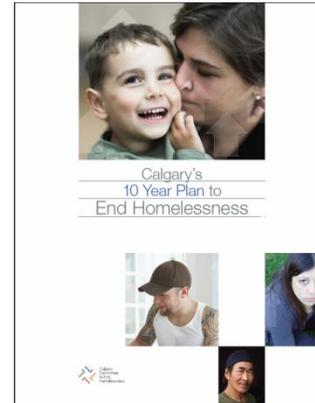




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Minnesota's Hennepin County implemented its ten-year plan and, from 2002 to 2004, saw a decline in family homelessness of 43%, from 1,819 to 1,046.

In the January 2009 assessment of Toronto's Streets to Homes Program, the report indicated a high level of success. Approximately 600 people per year have been housed since the program's inception in February 2005, and 87% of the tenants it has housed *remain housed*.



3.4 Port Coquitlam's goals and strategy

This two-part strategy will permanently end the crisis of homelessness rather than just manage it with temporary solutions.

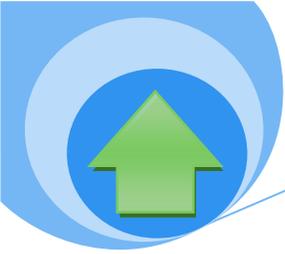
At the core of this plan are two foundational and complementary pillars: finding homes for good, and coordinating the supports necessary to keep newly housed individuals home for good.

Pillar One - Finding homes for good

MATH's number one priority is to find homes for good for homeless people. MATH agrees that there are many housing options needed to meet the needs of all residents; therefore, it supports an emergency shelter, with limited beds, that can provide a short-term stay until a home for good can be provided.

MATH's number one priority is to find permanent homes for homeless people.

For permanent homes, there are several options. MATH will create HFGS, which will concentrate its efforts on finding the right homes for the right people from existing inventory. If more challenging situations are encountered, only then will it look at creating alternate housing choices.



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HFGS will identify current housing options and availability, and then work to match these homes with the homeless who would best be suited to them. It intends to involve the private sector in identifying spaces that, with appropriate supports, can be made available to the homeless. This can include new space, secondary suites, and existing rental space in both market and non-market housing.

Market housing is housing provided by the private sector at rates which reflect market values and includes secondary suites, small apartments managed by individuals, and larger apartments managed by property management firms. Part of the strategy is to recruit landlords and assign tenants so that these clients do not need to compete with other applicants for housing vacancies. Non-market housing is housing made available at less than market rates, including government-subsidized and non-profit housing and includes transitional housing, permanent supportive housing, and some apartments.

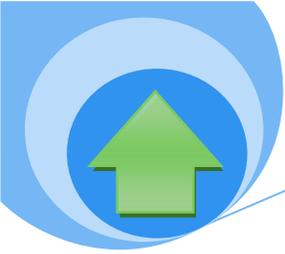


A vital part of this strategy is bridging the income-to-rent ratio, which is currently at equal to or less than 30% of gross income for individuals. Key features of our strategy are providing the necessary supports or guarantees to landlords to remove barriers to renting to homeless individuals. These features can include guarantees of steady income paid directly to the landlord, guaranteed repair of any tenant-caused damage, and the option for the landlord to deal directly with an individual's case manager. The case manager would then resolve any behavioural or other issues, removing this obstacle for the landlord.

Housing options may also include shared accommodation which would require some assessment of roommate compatibility.

All options will consider location as it relates to the individual's need to access public transportation, amenities, and support services.

Further, HFGS will urge each local government in the Tri-Cities area to work with Metro Vancouver and the provincial government to develop comprehensive affordable housing strategies for Port Coquitlam and the Tri-Cities.



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Pillar Two - Coordinating necessary supports to keep people housed for good

MATH is cognizant of the need for permanent, accessible, and well-promoted support services. These supports must be delivered to each client in a manner in which they can be accepted and used by that client.

This would include comprehensive case management, starting with a case manager. Port Coquitlam is fortunate to have a variety of services and supports available but sometimes, information is fragmented and the people who most need help are often the ones least capable of accessing that help.

HFGS will reinforce non-profit organizations supporting Tri-Cities residents experiencing, or at risk of, homelessness. It will enhance the efficiency and cooperation between agencies to optimize existing resources and reduce the administrative burden on the organizations providing services to the homeless. In tandem, it will build public support and encourage community action on homelessness.

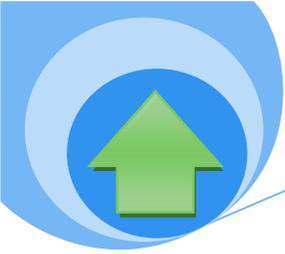
HFGS will identify existing programs, funding, and non-profit, governmental, or faith-based programs. Then, the case manager will connect the homeless person first with housing and then with the supports and services needed to continue to be housed.

Case managers will be fully supported by HFGS committees to develop strategies to deal with situations as they arise. HFGS will also provide full access to its database of supports and services.

The role of the case manager is to connect the client with the supports in the community necessary to address their individual needs and to monitor client progress. The ideal ratio is one case manager for a maximum of 20 individuals.

Some of the supports needed by individuals include help in transitioning to indoor living; life skills including cooking, shopping, budgeting; and social integration with the community.





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Many individuals will require addiction and/or mental health counseling and supports.

Other services will include education, employment skills and training, and job search assistance. HFGS will identify those organizations that create opportunities for the most vulnerable to increase incomes in order to gain and retain housing.

HFGS will be created to deliver the message that homelessness can be ended by finding homes for good. HFGS will ask residents for financial and other support.



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4.0 IMPLEMENTATION STRATEGY

4.1 Operational overview

MATH will create a new, independent organizational structure called Homes for Good Society. HFGS will focus on fundraising, provide oversight and coordination of housing inventories, and develop a respectful partnership with services providers and key contacts for all those services. This non-profit organization will be governed by a board of directors consisting of 12 individuals representing business, service providers, and community leaders. The organizational structure will be made up of four committees responsible for identifying issues and solutions or solution-providers. There will be a need for a staff person and until funding is in place for the position, HFGS will work with existing organizations to bridge this gap.

MATH will create a new, independent organization called Homes for Good Society.

The intent of this governance body is not to provide every service needed but instead to coordinate efforts, focus resources, raise funds, and create partnerships with agencies currently providing services or wishing to provide services. The governance body will exist to identify the issues; identify the services or resources needed to resolve issues; identify, coordinate, and work with existing or new services providers; identify new opportunities for service providers; and measure results. However, the primary goal and main focus of HFGS is to connect individuals with the right home.



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4.1.1 Governance – creation of the Homes For Good Society

MATH will create HFGS by registering its name and appointing the first board of directors. Directors will be selected on the following basis: 2 client seats, 3 local government seats, 4 committee chairs, and 3 community seats. Registered charitable status will be applied for once the board is in place. A constitution and by-laws will be created prior to the first board being appointed but may be changed by the first board. A logo, motto, or other recognizable symbol will be created and used in all promotional work. Early on in the process, a program manager will be hired to provide management and administrative services and implement actions at the direction of the Board.

4.2 Committee structure

Each committee is comprised of community volunteers with special local knowledge and expertise in their particular fields. Committee members include realtors, financial institution managers, communication specialists, business owners, developers, community support professionals, and others.

Finance

This committee will be primarily involved with government relations including all levels of government, and will develop a financial strategy. This committee will be charged with private fundraising as well as securing government support for its efforts. This committee will facilitate all funding strategies, including funding policies, to permit the securing of private and public housing solutions to house the homeless. It will also be responsible for all contract negotiations and requests for proposals from independent service providers.



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Community Liaison

This committee will act to identify and coordinate all current and potential service providers and will be responsible for creating the primary point of contact for the homeless population for both initial and ongoing support. It will identify service voids and be tasked to adequately address these voids through the development of new or adjunct services.

Real Estate and Housing

This committee will identify the housing solutions needed and will inventory housing options currently available. It will develop beneficial working relationships with private and public housing providers and will create a one-call problem resolution hotline which will act, in conjunction with the other committees, to address landlord concerns, and intervene in problem situations.

Communications

This committee will engage the public and the media in the celebration of successes and keep the public apprised of the issue of homelessness and the efforts to permanently end homelessness. The committee will also be responsible for all measurement and evaluation. It will create its objectives, its measurement criteria, and its evaluation methodology. It will be responsible for program and service evaluation and the dissemination of its findings.



Homes For Good Society

5. FUNDING PARTNERS

Funding will be based on two main streams. Homes for Good Society will work with all levels of government to obtain funding for housing of HFGS clients. The second funding source will be the community. HFGS will provide creative and innovative solutions to make it easy to participate in housing the homeless.

5.1 Government funding

HFGS will look to federal, provincial, and municipal governments for funding opportunities for housing. HFGS will develop a financial model to demonstrate how housing the homeless will ultimately provide cost-savings by reducing other higher financial costs for government-funded services used by the homeless.

5.2 Private funding



HFGS recognizes that private funding will be a main source of revenue. The overriding goal is to make it as easy as possible for people to give money, time, and resources to find and keep people housed. HFGS will look at three different models for private fundraising.

5.2.1 A dollar a day concept

Based loosely on the World Vision sponsorship scheme, this model would make it possible for individuals to sponsor a particular homeless person and learn about his or her story. Privacy issues will be respected and no identifying information would be used. The purpose of this model is to give individuals a 'daily cost' breakdown of their donation and how it will be used. The idea is that when an individual knows a person's unique story, he or she may feel a stronger connection and may be more motivated to provide financial or other assistance. This model also provides an excellent opportunity for community and service groups to 'sponsor' individuals.

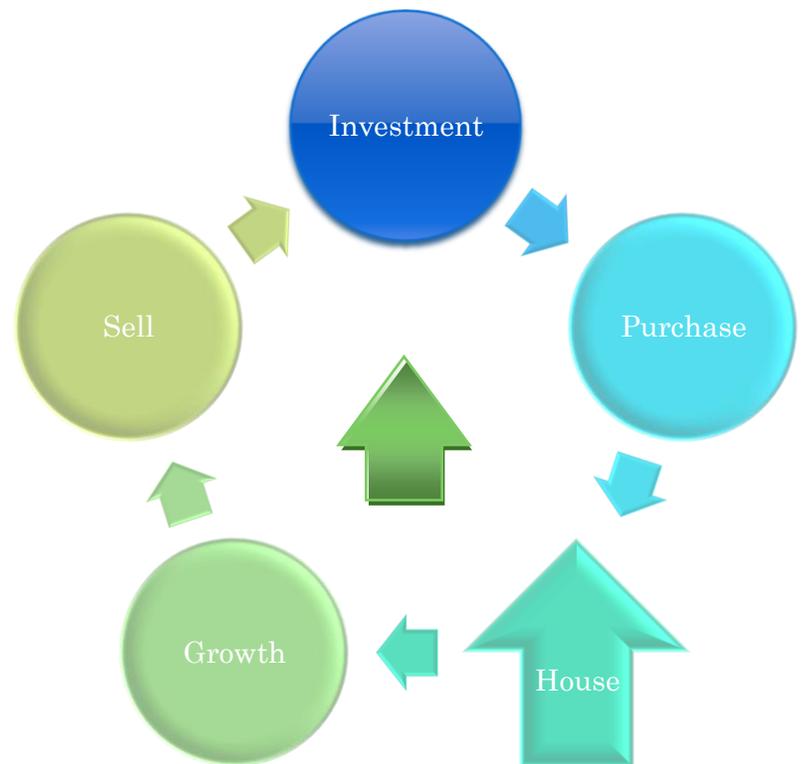


Homes For Good Society

5.2.2 A giving circle

This model invites community donations of either money or needed goods to help a homeless person become—and stay—housed.

The 'giving circle ethical investment concept' brings together several individuals who make a financial contribution. Those funds are pooled and used to purchase housing that, in turn, is rented out to homeless people who come into the HFGS program. This is a long-term investment opportunity, with the associated risks of investment, for those who wish to help, who recognize that it costs less to house a homeless person than to provide government-funded support to homeless people, and who wish to permanently end homelessness. Original investors, at some specified period, can withdraw their contributions either through the sale of the property, as scheduled, or through recouping their investments when they are replaced by new or renewing investors. This option may appeal to individuals who are prepared to make a financial contribution but are unwilling to make it as strictly as a donation, and prefer an 'ethical' investment opportunity.



The 'giving circle goods donation concept' recognizes that homeless people, upon becoming housed, will typically not have any of the basic supplies they need to set-up house, such as towels, dishes, basic furniture. Through a giving circle donation, individuals can donate items that would reasonably be expected to be needed by a newly

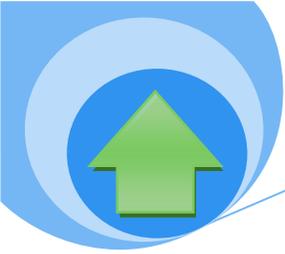


Homes For Good Society

homed individual and the giving circle would re-assign those items as required. This option may appeal to individuals who wish to help newly housed individuals and may have surplus material in good condition and may wish to make a donation rather than take the time and expense to sell these items privately. A further opportunity with this model is that a web site could be developed, based loosely on the Modest Needs web site, where people with items to donate could visit a web site to learn exactly what items are needed at any given time, and then make an appropriate donation.

5.2.3 A business partnership

Opportunities exist in the community to partner with local businesses to create employment and training opportunities for newly housed people. These partnerships will provide income, training, local business support, and promotional opportunities for HFGS. It may be possible to partner with existing civic facilities to hold training sessions. It may also be possible to provide some type of support that will help reduce cost-to-entry for new businesses. One example being reviewed is the Salvation Army's own laundry service, whereby Salvation Army clients provide laundry services to the Salvation Army, saving the cost of outsourcing this task and also providing employment to its clients.



Homes For Good Society

6.0 MEASUREMENT AND EVALUATION

True genius resides in the capacity for evaluation of uncertain, hazardous, and conflicting information. -Winston Churchill

MATH understands that in order to measure any action to eliminate homelessness, there must be goals and there must be evaluation of efforts. Only by measuring outcomes can improvements be refined and be more effective. As part of the communications strategy, progress on reaching goals will be shared with the residents of Port Coquitlam.

6.1 Organizational goals

1. That Homes For Good Society will be registered and operational by October 31, 2009.
2. That Homes For Good Society will obtain charitable status by April 30, 2010.
3. That the first meeting of Homes For Good Society and its new Board will be held by October 15, 2009.

6.2 Housing goals

1. That 10 homeless individuals in the Tri-Cities will be housed by March 31, 2010.
2. That an additional 30 homeless individuals in the Tri-Cities will be housed by December 31, 2010.
3. That 90% of all people housed by HFGS will remain housed.
4. That there will be no chronically homeless people in Port Coquitlam by October 1, 2014.



Homes For Good Society

MATH MEMBERS

The members of the Mayor's Action Team on Homelessness:

Greg Moore

City of Port Coquitlam

Sandy Burpee

Tri-Cities Homeless Task Group

Dave Teixeira

Dave.ca Communications Inc.

Vanessa Parsons

Resident of Port Coquitlam

Wayne Jackson

Resident of Port Coquitlam

Dale Wigton

Resident of Port Coquitlam

William Hue

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Ian Duke

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Peter Kobayashi

G & F Financial Group

Alison Ferguson

Every Little Bit Eco Shop

Doug Fortune

Northside Foursquare Church - Grace
Campus

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SAMZ Pub

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Ravi Panwar

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Chris Seppelt

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Vancity Credit Union

Special thanks to Jacqueline Go