

NEWSLETTER

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INSIDE THIS ISSUE

- ⇒ AGM 2005
- ⇒ Annual Barbeque
- ⇒ Fundraising Event
- ⇒ On Sale: All-Purpose Greeting Cards
- ⇒ Vacancies are Up, So are Rents
- ⇒ New Board Members
- ⇒ New Staff
- ⇒ Membership Corner
- ⇒ Thank You Note
- ⇒ Tenant Story

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Breakthrough Government Funding of \$602 million Allocated for Affordable Housing in Ontario

In what has been described as a giant leap forward, the Federal and Provincial governments signed a joint Affordable Housing Agreement on April 29, 2005, that will commit \$602 million over the next four years to increase the province's supply of affordable housing.

The federal-provincial agreement was signed by Joe Fontana, the federal minister of Housing and Labour, and David Caplan, Ontario's minister of Public Infrastructure Renewal. It includes a commitment of \$301 million from each level of government.

This will bring the total amount invested in affordable housing in Ontario by the federal, provincial and municipal governments to \$734 million over the life of the program. The funding commitment will mean assistance to some 20,000 households, including rent supplements for more than 5,000 lower-income Ontario families.

"The Government of Canada introduced a number of flexibilities, including rent supplements, that have enabled Ontario to move forward with housing initiatives under [this] agreement," said Minister Fontana. "Ontario residents will now be able to obtain the same access to safe, affordable housing that we have been able to create across the country. I will continue to work with the province, municipalities, and stakeholders to flow these new funds quickly."

Making the point that "safe, secure affordable housing is a basic human need," Minister Caplan said the agreement represents "a giant leap forward" in providing more affordable housing in communities across Ontario. "It will give thousands of people, including persons with mental illness, victims of domestic violence and lower-income families, a place to call home," he added.

The agreement will provide financing for the following:

Rent supplement for low-income households, through existing vacant units across the province, rental units targeted to people on or eligible to be on a social housing waiting list, supportive housing for persons with mental illness, housing for victims of domestic violence, homeownership housing for families with low to moderate incomes, and the provision or renovation of affordable housing for low-income persons in Northern Ontario.

Daybreak is proud to be one of the successful supportive housing non-profit organizations helping homeless people in Ottawa. We've been supporting people who are at risk of homelessness and living in a disadvantaged situation, for over 22 years.

 **Community Partners**

The **Kiwanis Club of Bytown** has been very generous to Daybreak over the years and the Club's support is very much appreciated. All of us at Daybreak would like to thank the Club for its recent donation of \$450. This enabled us to purchase a set of pots and pans as well as a set of dishes for one of our women's homes.

**WE
NEED
YOUR
SUPPORT**

We could not do what we do without you.

A Special Note to The May Court Club of Ottawa

Our sincere apology for misspelling the name of this organization in the newsletter we published in March, 2005. We regret any inconvenience caused by this error. We greatly appreciate The May Court Club's generous support.

Corporate Donation

We would like to extend our appreciation for the generous donation of \$5000 from **Luxcom Technologies Inc.** Luxcom is one of Daybreak's only corporate sponsors and we appreciate their recognition of the value that organizations like Daybreak bring to the community.

Our special thanks also go to **Community Foundation of Ottawa** for its generous donations to Daybreak.

The Annual General Meeting

Daybreak's 22nd Annual General Meeting (AGM) was held on April 18, 2005 at St. George's Anglican Church. The AGM was well attended, by Daybreak members, board members, staff and tenants.

A highlight of the evening was the presentation of the "Outstanding Volunteer Recognition Award" to Reverend Bob Percival, better known as the "Father Daybreak". When serving in the early 1980's as minister in one of Ottawa's downtown churches, he became concerned about the number of people who were approaching him seeking help with their housing. He invited representatives from churches in the downtown core to come together to discuss this problem. The discussions included representatives from the following churches: Bell St. United, St. Luke's Anglican, McPhail Baptist, Knox Presbyterian, Christ Roi Catholique, St. Jean Baptise Catholique and McLeod-Stewarton United. In 1982, the Daybreak Non-Profit Shelter (Ecumenical) Corporation was established. Daybreak was one of the first non-profit corporations in Ottawa to provide a long-term option of independent and rent-geared-to-income housing for single adults living in poverty. Rev. Percival has been very fondly called 'Father Daybreak' because of his involvement in the project's early beginning.



Rev. Bob Percival receiving "Outstanding Volunteer Recognition Award" from Stewart Hewlett

Another highlight of the AGM was the keynote address by Mr. Ed Broadbent, the hon'ble Member of Parliament for Ottawa Center. The highly respected Mr. Broadbent was an MP for 21 years and leader of the New Democratic Party of Canada from 1975 to 1989.



Mr. Broadbent

Through his leadership of the NDP, he was known for his tireless work in support of a more equitable tax system, equality for women, and the constitutional entrenchment of aboriginal rights. He addressed the AGM on the significant issues of poverty and homelessness in Ottawa and across Canada.

Everyone present was inspired by the touching life story, as told by one of our tenants. He told us about his past and let us know how much Daybreak has helped him to develop a better quality of life. The AGM serves an excellent opportunity for everyone connected to Daybreak, including members, volunteers, tenants and other community supporters to mingle, catch-up and share ideas. We appreciate the presence of all who attended. Our special thanks to Dorothy Fulford for arranging food, Betty and Jim Neelin for lending a hand in the kitchen with food preparations, and Joan Sampson and John McGuinness for welcoming people at the door.

Annual Barbeque

Daybreak's 2005 Annual Summer Barbeque was held on July 14th at Ossie and Marg Miles' lovely home. Again, this summer's celebration of community was a grand success. These special events would not be possible without the dedicated volunteers who co-ordinate the many details. Thank you so much for the work done by all the volunteers and tenants.

Our Special thanks to Ossie and Marg Miles' for again sharing their home with us for this event, to Dorothy Fulford for arranging the food, and to The Armstrong family for offering us the use of their pool. The Board of Directors, staff and tenants truly appreciate your generous support.

Daybreak Fund Raising Event

On July 23, 2005 our Executive Director, Monica Siegenthaler, held our 2nd Annual Volleyball Tournament. The event raised a substantial \$1,897 with all proceeds going to Daybreak.

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A big thank you goes to Monica and her friend, Louise Ring, for doing such a great job at putting this event together. And many thanks also to everyone who participated. Each participant has helped support Daybreak in it's mission to provide supportive housing to disadvantaged individuals in Ottawa. Also, thanks to everyone who donated prizes for the event's raffle draw.



The volleyball team

On Sale Now: All-Purpose Greeting Cards

Available for immediate sale are special Daybreak greeting-card sets of four Line & Wash Drawings by talented local artist Deborah Moore. Titled "Sketchbook Ottawa", these elegant 5 x 7 in. blank cards portray winter scenes of the Byward Market, the Rideau Canal, The Arboretum on a Saturday Afternoon and York St. on a January Morning. Made available to us at below cost, they will make lovely greeting cards for the Christmas season and help our fund-raising efforts. The artist is a member of St. Matthew's Anglican Church in the Glebe and believes strongly in Daybreak's mission. Prints of her sketches and paintings have been featured as part of other fund-raising projects for non-profit community-based organizations in the Ottawa area. Priced at \$9.00 for a set of four, the cards have a Daybreak logo on the back. They can be ordered from us by phone (613-236-8070, fax 613-236-9083 or e-mail daybreak@on.aibn.com. Just tell us how many sets you want and we will mail them to you with an invoice.

Vacancies are Up, So are Rents

Despite an increase in Ottawa's vacancy rate to 3.9%, rents remain near their all-time high. When vacancy rates drop, rents usually rise. But when vacancy rates rise, rents don't tend to drop. Landlords often take advantage of tight markets to raise rents, but there doesn't appear to be a significant drop in rents when the market relaxes. Whether the rental market is tight or loose, whether rents are rising or stable, there are significant numbers of Ottawa residents who can't afford even average rents. One-in-five Ottawa households can't afford the average rent for a one-bedroom apartment.

According to the Social Housing Registry of Ottawa (which manages the centralized waiting list for social housing in Ottawa), there are over 10,500 households on Ottawa's affordable housing waiting list. Half of these households include children. None of these families can afford Ottawa's high market rents. 2/3 of the households on the list cannot afford the Municipal Property Assessment Corporation's lowest recorded rent for a one-bedroom apartment in Ottawa. More than 95% cannot afford the rent of an average one-bedroom unit.

Clearly, Ottawa needs a stable housing program with long-term funding commitments. This would allow the housing sector to develop and enhance expertise – making housing development more efficient and the market better able to quickly respond to opportunities. There are two ways to make new housing developments more affordable.

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1. Subsidize operating expenses: In the past this has been done through mortgage subsidies or direct operating grants. Operating subsidies require long-term funding commitments. 2. Provide capital subsidies: Direct development grants allow non-profit developers to leverage additional funds from private sources, maximizing the return on public dollars. A one-time grant does not require long-term financial commitments from the city.

New social housing can be developed by the non-profit and cooperative sector with less than half of the financing provided by government sources. The City of Ottawa, in turn, would only have to provide only a fraction of that government financing.

Daybreak, an ecumenical, charitable, housing organization, was one of the first non-profit housing providers to offer affordable, safe accommodations to low-income singles who were homeless or at risk of homelessness, in the Ottawa area. Our activities are a good example of how small-scale, volunteer-driven projects can make a major contribution to community development. Started in the early 1980s by an interdenominational group of inner-city churches, Daybreak's professional staff and volunteers run an operation that provides long-term housing for single adults living on limited incomes. The per-resident operating costs of Daybreak's kind of supportive housing are much lower than more costly shelters and other institutional living alternatives.

Source: Article prepared from "Rental Housing in Ottawa-Still Unaffordable" May 1st, 2005 - Ottawa Social Housing Network.



We would like to thank the individuals, groups, businesses and churches that have given such generous support to Daybreak in 2005. Your on-going support touches the lives of many - we could not do the work we do, without your support.

In her own words: Excerpts from a Tenant's Story:

This is the personal story of one of our residents, Maryanne, who came to us in the year of the ice storm. A survivor of childhood abuse, she had been in and out of hospital, chronically depressed and suicidal. In the early 1990s, she was sexually assaulted. The trauma of going to court triggered the start of panic attacks. As she moved between hospital and various boarding houses, she became more and more dysfunctional.

When accepted at Daybreak, Maryanne says she was terrified of living in a large house, doing chores, and relating to the other women there. However, after Daybreak helped set up regular visits with a psychiatrist and organized a case manager, her panic attacks began to subside.

"Daybreak has been an answer to my [prayers]". Maryanne now tells us, "I feel safe with the other women, I can answer the door without feeling afraid. I help buy groceries. I have grown mentally and spiritually. I am taking math and art courses. I now feel my life is not over. Most of the time I look forward to each new day".

Some thoughts as expressed by former tenants:

"Living in a Daybreak community gave me the opportunity to recover from a drug and alcohol addiction without having to worry about how I was going to survive financially. It also provided me with a support group both within the house and through the staff. I took my time doing recovery work, but most importantly I found the courage to quit a job I hated and take a volunteer job I really enjoyed.

From that volunteer job, I gained part-time employment and soon will be assuming the position of general manager with the organization.

I realize that I have contributed a great effort to get to where I am today, but I also firmly believe that none of this would have been possible without the help of God and Daybreak."

From another tenant:

"I wish to express my appreciation to Daybreak for allowing me the opportunity to live in a home where I have learned to trust in my ability to succeed and build a better future for myself."

And from yet another tenant: "I truly appreciate all that Daybreak and the staff have done for me and must admit that being a part of a house of more than one has been a real learning experience. It has made me a better human being in terms of being less introspective and more appreciative of others and their concerns."



New Board Members at Daybreak

Daybreak welcomes Donald Betts and John H. Freke to the Board of Directors. We are so pleased that you have chosen to join our team in serving those in our community who are in need of support.

New Staff At Daybreak

Andrea Faulkner joined Daybreak as Housing Coordinator in April 2005, bringing 4 years of social work experience.

Membership Corner



Don't Forget that your 2005 Daybreak Membership Fee was due in April.

If you haven't already done so, be sure you are registered as a Daybreak member (See back page of newsletter for details).

Your Daybreak membership entitles you to voting privileges at the Annual General Meeting, regular updates via the Daybreak newsletter, and last but certainly not least, the opportunity to support Daybreak's mission of providing a safe and affordable housing option for people in our community. Donations can be made at: www.daybreakhousing.com. (then click on canadahelps.org)

Deep appreciation is extended to the following churches for continuing to be the cornerstone of support for Daybreak:

- | | |
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| 1. Dominion Chalmers United Church | 6. St. Matthew's Anglican Church |
| 2. St. John the Evangelist Anglican Church | 7. St. Peter's Evangelical Lutheran Church |
| 3. Knox Presbyterian Church | 8. McLeod-Stewarton United Church |
| 4. St. George's Anglican Church | Mission and Outreach |
| 5. McPhail Memorial Baptist Church | |

Note: Tax receipts will be issued by Daybreak once a year, at the year's end, to reduce postage and administration costs.

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Daybreak's supportive housing services were initially made possible through Federal (CMHC-Canada Mortgage and Housing Corporation) and Provincial (MCSS-Ministry of Community & Social Services and MMAH-Ministry of Municipal Affairs and Housing) funding.

Our fifth home was developed with new funding from the Federal (SCPI-Supporting Communities Partnership Initiatives) and the Provincial (PHIF-Provincial Homelessness Initiatives Fund) programs. The City of Ottawa now administers all Daybreak funding.



DAYBREAK MISSION STATEMENT

The mission of Daybreak is to provide minimum support homes emphasizing community living for single people with limited income.

Daybreak affirms that a resident can better achieve his/her goals and potential by supporting their well being in a safe, caring environment, so as to foster personal growth.

I wish to support Daybreak through:

- Supporting membership** \$25.00 - \$99.00 \$ _____
- Sustaining membership** \$100.00 - \$249.00 \$ _____
- Benefactor membership** \$250.00+ \$ _____
- Donation only** \$ _____
- I wish to become a Daybreak volunteer and /or would like to receive more information about Daybreak.**

Name: _____

Address: _____

My phone number is : _____

My e-mail is: _____