

Pears Avenue Housing Project Year 1 Evaluation Results

Kim Hinton



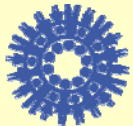
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138 Pears Avenue



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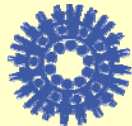


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Partner /Referring Agencies

- Children's Aid Society
- Community Living Toronto
- Hamilton House
- Fred Victor Centre
- Fife House
- Jewish Family & Child Services
- Margaret Fraser House
- Na-Me-Res
- Nellies
- Seaton House
- Sistering
- Supporting our Youth
- Women's Residence
- FSA
- St. Clare's Multifaith Housing Society



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Evaluation First Steps

Pears Avenue Housing Project - Tenant Questionnaire Year One



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Background Information

Please start by telling us about yourself:

1. What is your date of birth? (MM/DD/YY) _____
2. What languages do you speak? _____
3. Were you born in Canada? YES NO
4. If not, when did you come to Canada? (MM/DD/YY) _____
5. What is your cultural background? _____
6. What is your highest level of education? *Please check (v) one.*

Elementary School	<input type="radio"/>	College or University Degree	<input type="radio"/>
Some High School	<input type="radio"/>	Some Post-Graduate School	<input type="radio"/>
High School Diploma	<input type="radio"/>	Post-Graduate Degree	<input type="radio"/>
Some College or University	<input type="radio"/>		
7. What is your gross income level (**before** taxes) per year? _____
8. What are your sources of income?
 - a) _____
 - b) _____
9. Other than your time at Pears Ave., have you ever lived on your own? YES NO
10. Are you a student? *Please check (v) one.*
Student Full-time Student Part-time Not a student
11. Are you employed? *Please check (v) one.*
Full-time Part-time Unemployed Retired
12. How long have you been a resident at Pears Ave.>? _____

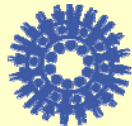
- Surveyed 90 tenants upon entry (T1)
- 67 participants in second survey February 2006 (T2)



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Evaluation Outcomes

- What we wanted to know:
 - Has tenants' well-being improved?
 - Have tenants' available social support increased?
 - Have tenants' life skills increased?



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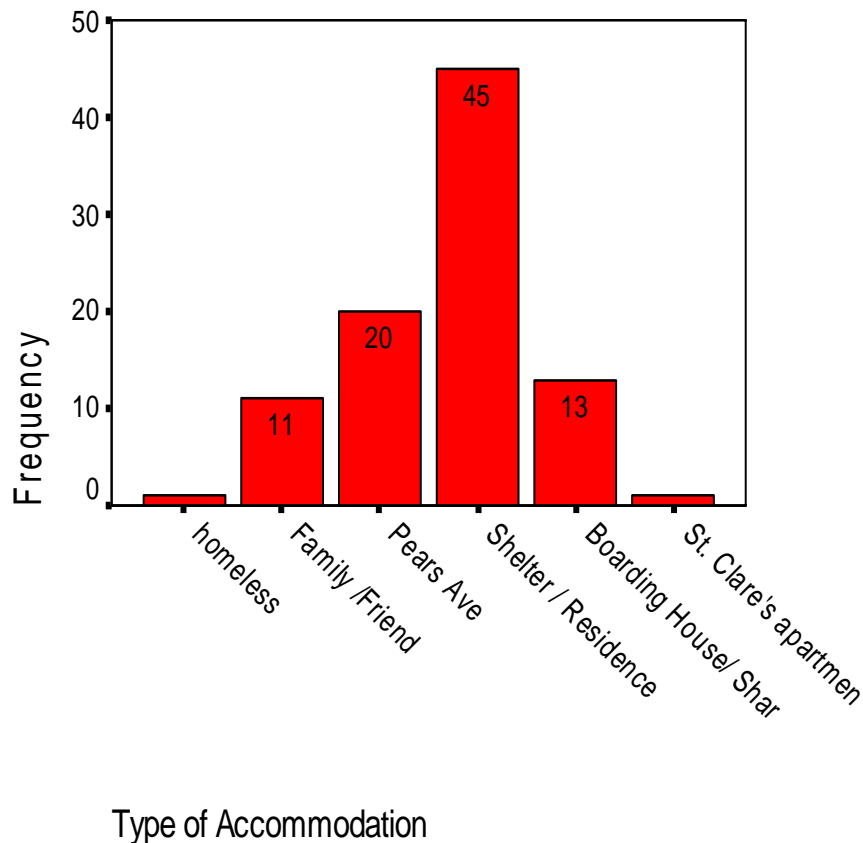
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“I have privacy.
I can think and plan.
I am on track.”

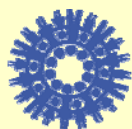


Tenant Entry Profile (T1)

Accommodation at application (N=91)



- 52.7% of applicants were homeless – living in shelters, temporary residences or with family or friends
- 14.3% were living in boarding houses or shared accommodations arranged by Partner Agencies
- 22% of applicants were already living at 138 Pears Avenue



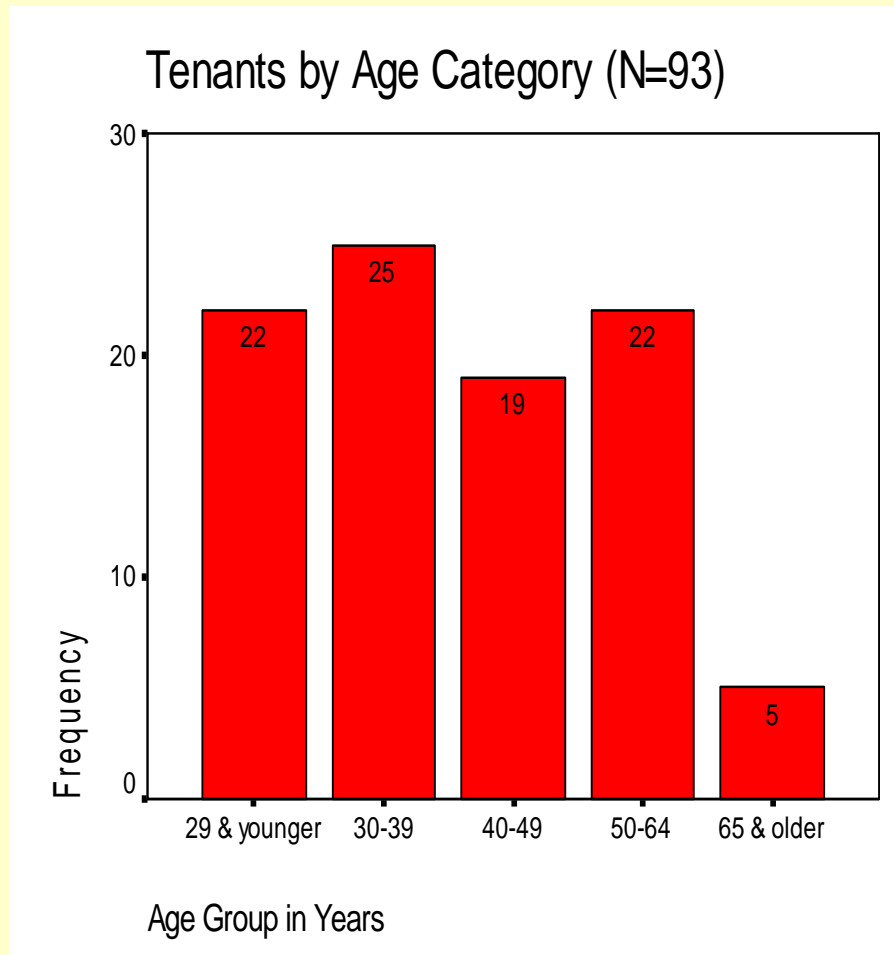
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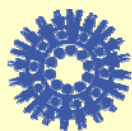


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Tenant Entry Profile (T1)



- Fairly even distribution by age though fewer over 65 years.
- Half (50.5%) of the tenants were under 40 upon application.



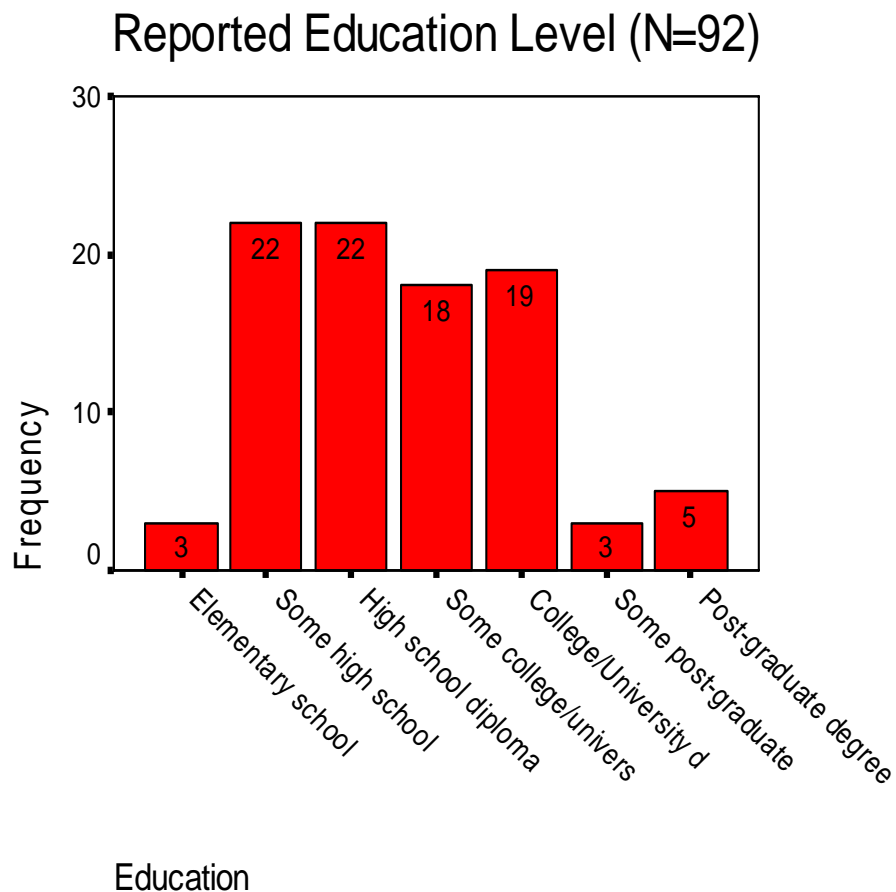
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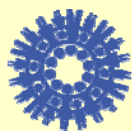


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Tenant Entry Profile (T1)



- 27.2% had not completed high school
- 72.8% had completed high school
- Half (49%) of tenants had at least some post-secondary education



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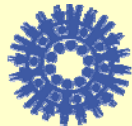


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Tenant Entry Profile (T1)

- Half the tenants were born in Canada
- 80.9% of tenants are able to communicate in English
- Tenants represent a diverse population as three-quarters identify a cultural heritage other than Canadian



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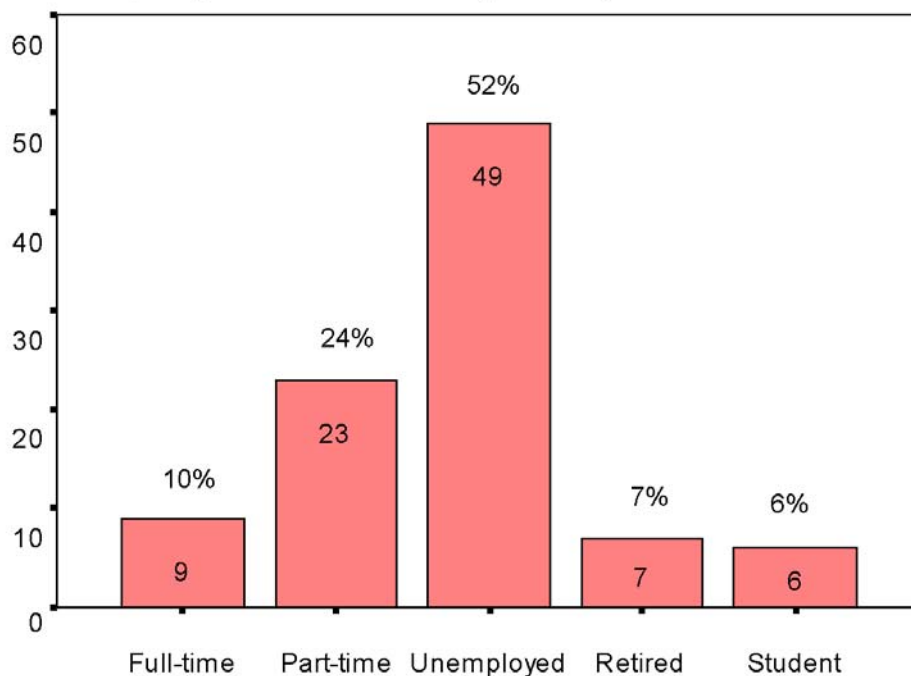


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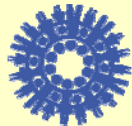
“There is zero tolerance for any bigotry or racism of any kind here. We have an anti-oppression policy here. It is really great.”

Tenant Entry Profile (T1)

Employment Status (N=94)



- 52% of tenants were unemployed
- 40% were employed or going to school
- There was no relationship found between employment and education level achieved or gender



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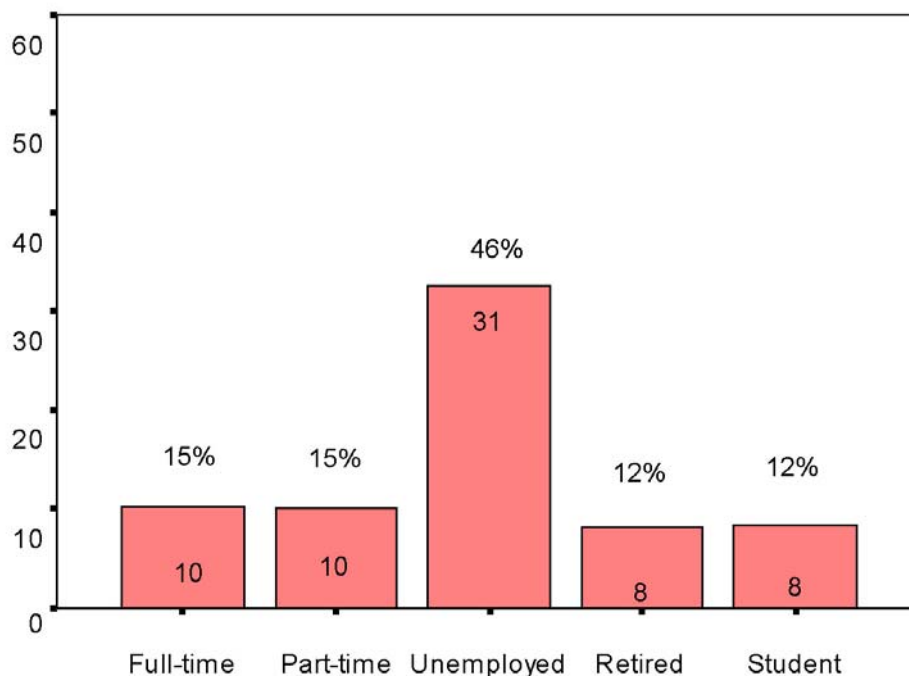
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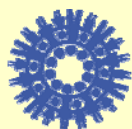
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Tenant Profile (T2)

Employment Status (N=67)



- 46% of tenants who answered survey are unemployed (↓6%)
- 42% are employed or going to school (↑2%)
- 43 respondents (or 64%) volunteer



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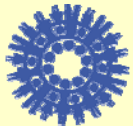


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Housing Shifts

- 3 RGI tenants have moved to market rent housing outside of Pears
- 9 rent-geared-to-income (RGI) tenants moved to larger RGI housing
- 1 tenant was evicted for safety/behaviour issues
- 4 tenants evicted for non-payment of rent (2 market rent, 2 RGI)
- 3 tenants skipped (1 market rent, 2 RGI)
- 4 tenants moved to housing with more support available



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“I was able to take on
responsibility for me, and
the community.
I got my confidence back.”



Well-Being Measure

Well-Being Assessment

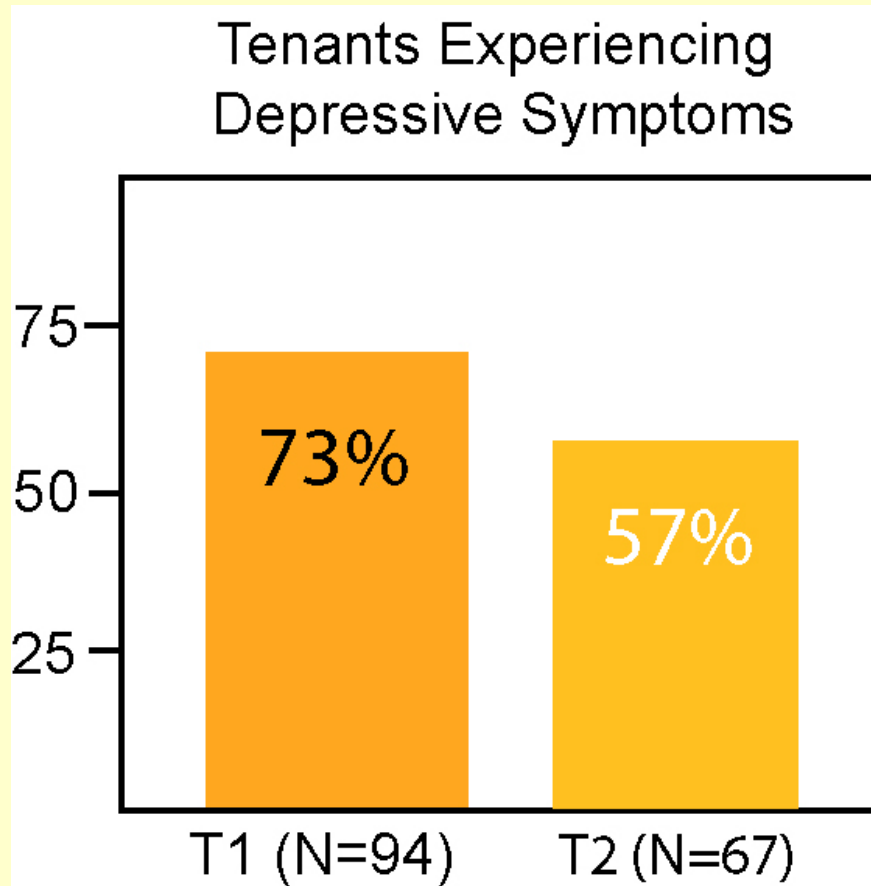
13. We'd like to know more about how you have been feeling. Please read each item carefully and then answer how often you felt or behaved this way during the **past week**. The first item is ...

During the past week , how often did you....	Rarely, none of the time	Just occasionally	Some or little of the time	Most or all of the time
a. Not feel like eating: your appetite was poor?				
b. Feel that you could not shake off the blues, even with help from your family and friends?				
c. Feel hopeful about the future?				
d. Have trouble keeping your mind on what you were doing?				
e. Feel depressed?				
f. Feel that everything you did was an effort?				
g. Feel happy?				
i. Feel lonely?				
j. Have a restless sleep?				
k. Enjoy life?				
l. Have crying spells?				
m. Feel that people disliked you?				

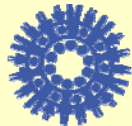
- Scale used to evaluate depressive symptoms
- Tenants asked to rate how often they experienced various symptoms



Tenant Well-Being



- Significant reduction in number of tenants reporting feelings of depression.



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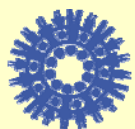
Tenant Well-Being

Severity of Depression

Severe		
Moderate	100% ■	
Mild		96% ■
None		
	1st Survey	2nd Survey

- The severity of depression experienced also declined.

<i>(Based on Centre for Epidemiological Studies Depression Scale)</i>	Time 1 (N = 90)	Time 2 (N=64)
Average Depression Score	13.7	11.5



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Life Skills Measure

Life Skills Assessment

14. We'd also like to know about what steps you've taken, if any, toward obtaining an employment or volunteering position in your community *since becoming a resident at Pears Ave.* Please answer *NOT APPLICABLE* if you had a full-time job *before* becoming a resident, and are *still* in this same employment status and hold the same employment position *since becoming a resident at Pears Ave., or if you are retired.*

Since becoming a resident at Pears Ave., have you:	Yes	No	No, but I will within the next month	Not Applicable (only if you meet criteria above)
a. Written a resume?				
b. Written a cover letter?				
c. Searched for an employment/volunteering position?				
d. Sent an application package (resume/cover letter) for an employment/volunteering position?				
e. Been offered an interview in for an employment/volunteering position?				
f. Successfully obtained an employment/volunteering position?				
g. Received training toward improving your resume and/or cover letter writing and/or interview skills?				
h. Received training to improve your personal skills specifically directed toward getting the job/voluntary position you want?				
i. Received on-the-job/volunteer training this year?				

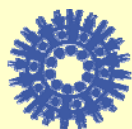
- Goal for Pears: tenant employment, volunteer involvement or education
- Rated whether tenants obtained skills necessary for employment



Measuring Life Skills

- 65% of tenants were actively searching for job or volunteer opportunities between surveys.

Life Skills	Time 1 (N = 90)	Time 2 (N=64)	Life Skills Obtained
Write a resume	21%	43%	Written a resume
Apply for a job	17%	48%	Sent an application pkg.
Interview for a job	23%	52%	Been offered an interview



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“We are here to help each other.
We can't fix anybody else's
problem but we can be there for
support.”



Social Support Measure

Social Support Assessment

15. We'd also like to know about your *current* relationships with friends, family members, co-workers, community members and so on. Please indicate to what extent each statement describes your current relationships with other people. Use the following scale to indicate your opinion:

Strongly Disagree *Disagree* *Agree* *Strongly Agree*
 1 2 3 4

So, for example, if you feel a statement is very true of your current relationships, you would respond with a 4 (strongly agree). If you feel a statement clearly does not describe your relationships, you would respond with a 1 (strongly disagree).

a. There are people I can depend on to help me if I really need it.	
b. I feel that I do not have close personal relationships with other people.	
c. There is no one I can turn to for guidance in times of stress.	
d. There are people who depend on me for help.	
e. There are people who enjoy the same social activities I do.	
f. Other people do not view me as competent.	
g. I feel personally responsible for the well-being of another person.	
h. I feel part of a group of people who share my attitudes and beliefs.	
i. I do not think other people respect my skills and abilities.	
j. If something went wrong, no one would come to my assistance.	
k. I have close relationships that provide me with a sense of emotional security and well-being.	
l. There is someone I could talk to about important decisions in my life.	
m. I have relationships where my competence and skills are recognized.	
n. There is no one who shares my interests and concerns.	
o. There is no one who really relies on me for their well-being.	
p. There is a trustworthy person I could turn to for advice if I were having problems.	
q. I feel a strong emotional bond with at least one other person.	
r. There is no one I can depend on for aid if I really need it.	
s. There is no one I feel comfortable talking about problems with.	
t. There are people who admire my talents and abilities.	
u. I lack a feeling of intimacy with another person.	
v. There is no one who likes to do the things I do.	
w. There are people who I can count on in an emergency.	
x. No one needs me to care for them.	

16. We'd also like to know about your sense of community at Pears Ave. with your neighbours. Please indicate whether the following items are **TRUE** or **FALSE**.

a. I can recognize most of the people who live in the building.	
b. I feel at home on this building.	
c. Very few of my neighbours know me.	
d. I care about what my neighbours think of my actions.	
e. I have no influence over what this building is like.	
f. If there is a problem in this building, people who live here get it solved.	
g. I think my building is a good place for me to live.	
h. People on this building do not share the same values.	
i. My neighbours and I want the same thing from this building.	
j. It is very important to me to live in this building.	
k. People in this building generally don't get along with one another.	
l. I expect to live in this building for a long time.	

17. Finally, please tell us the top two things you've gained from your experiences as a Pears Ave. resident?

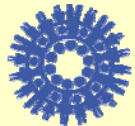
- a) _____

- b) _____



Tenants' Social Support

- Two measurements:
 - Social Provisions Scale
 - Correlate with depression
 - Sense of Community Index (SCI)
 - Challenges with 3 of 12 questions



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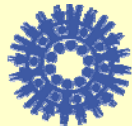
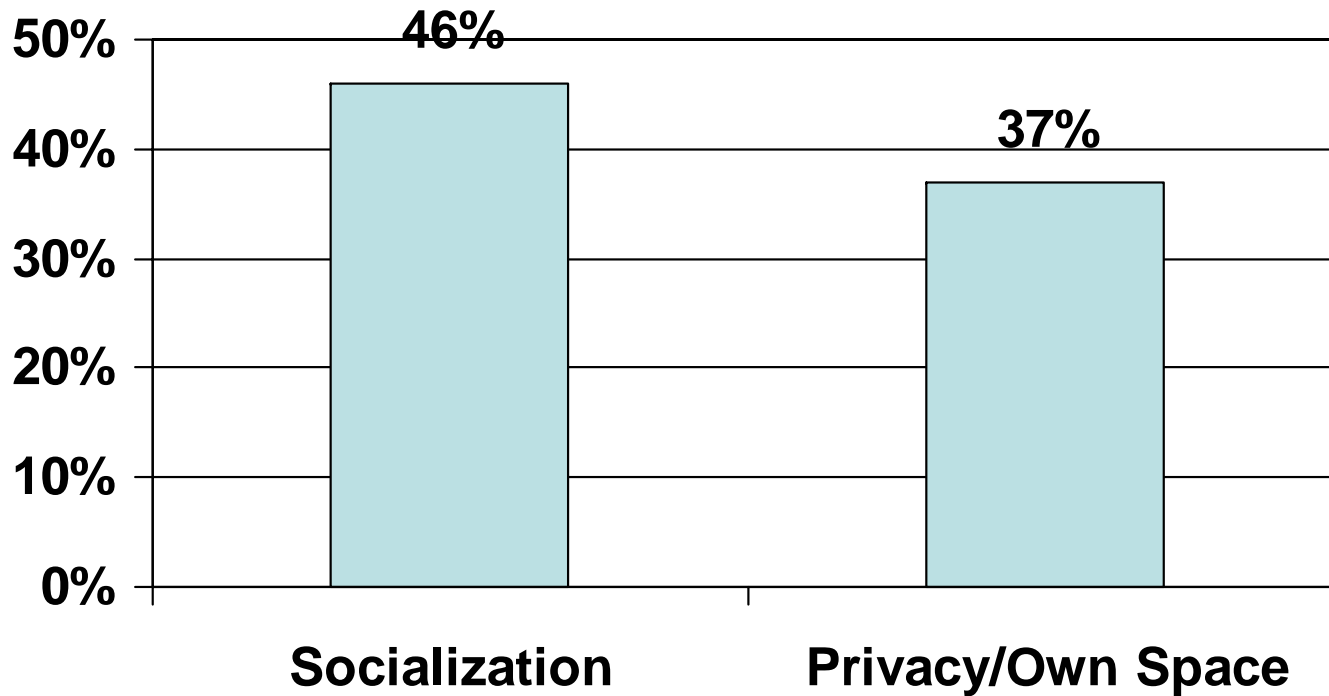


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Tenants' Social Support

Tenant Gains at Pears



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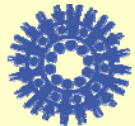
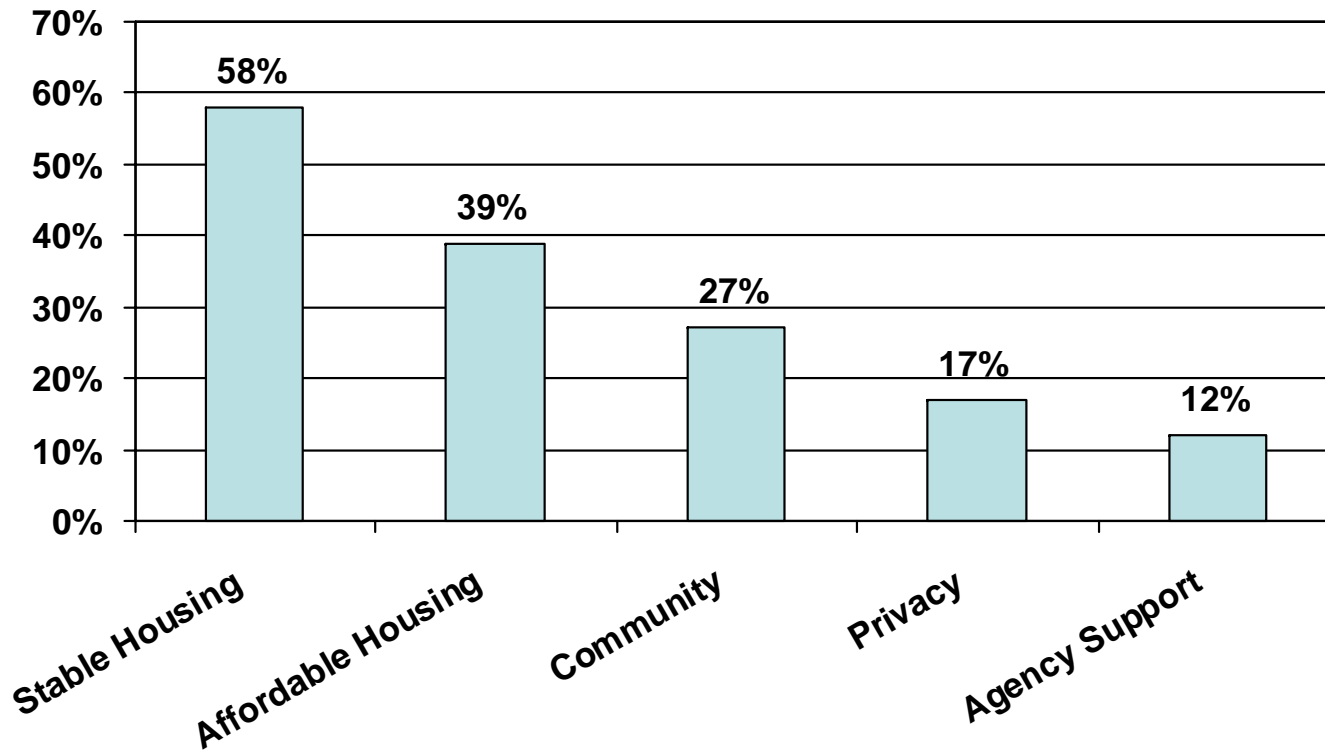


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Partner Agency Survey

Tenant Gains at Pears



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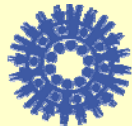


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Partner Agency Survey

- Challenges facing tenants:
- 32 items— specific to individual tenants
- Problems with building
- Life skills
- Connecting with others
- Substance abuse
- Income and rent payment



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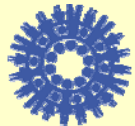
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“I am safe here. Where I was before I had to plan my day to make sure I was in by 7:00 p.m. because I did not feel safe. Here I always feel safe in the building and outside the building.”



Community Connections

- Bi-monthly Community Policing meetings
- Good Food Box
- Gardening and Landscape Committee
- Public Speaking and tours of Pears Ave. by tenants
- Media interviews by tenants



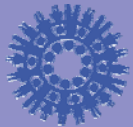
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Questions?



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