

# TEMPORARY MODULAR HOUSING

---

## What is temporary modular housing?

Temporary modular housing is supportive housing for people experiencing homelessness. It provides housing quickly to those who need it most with 24/7 staff. An experienced non-profit housing operator provides support services to tenants and manages the building.

Temporary modular housing is a collection of studio apartments with a kitchen and three-piece bathroom. Each home is assembled in a factory in Kamloops and transported to Vancouver, where they are constructed into a three-storey building. The structure is given a modern façade and each home is fully furnished. The building includes a commercial kitchen, laundry, meeting rooms and an amenity space for tenants to use. The homes are stocked with essentials of living, including linens and dishes. At least 10 per cent of homes in each building are wheelchair accessible.

## What is the homelessness situation in Vancouver now?

Vancouver is in a housing crisis and people experiencing homelessness continue to be hardest hit. The 2018 Homeless Count found more than 2,100 people do not have a home in Vancouver. They have no bed or bathroom and struggle every day to find food and water. Many people experiencing homelessness carry everything on their backs and are afraid to fall asleep, for fear their possessions will be stolen. Creating safe, warm housing for people experiencing homelessness in our community continues to be a top priority for the City and the Province. In temporary modular housing, residents are given supports, such as life skills training as well as health and social services. They are given two meals a day and opportunities to connect with community groups, volunteer work, and social events. We know when people have access to housing and supports, they are more likely to successfully rebuild their lives.

## Why is temporary modular housing being used to address homelessness in Vancouver?

Temporary modular housing can be constructed more quickly than permanent housing and provide immediate relief to hundreds of people living without a home. It takes about three months to construct on site. The buildings can be placed on vacant or underused sites around Vancouver with space to accommodate the building as well as water, sewer, and hydro connections. It must be close to public transit to allow residents to connect with services in the community.

## How are people selected to live in temporary modular housing?

BC Housing, City staff and other community partners help to identify people experiencing homelessness in the local community around each temporary modular housing site. Tenants are selected through a thoughtful and coordinated process to ensure their needs are well matched to the levels of services provided in the building. Tenancing decisions are made on a person-by-person basis in the best interests of both the individual and the community. The residents of temporary modular housing pay rent; \$375 or the shelter component of income assistance.

## What is the current status of the temporary modular housing program?

In September 2017, the Government of British Columbia announced a funding commitment of \$66 million towards building 600 units of temporary modular housing in Vancouver. At this point, more than 600 new homes are at various stages of the development and approval process.

Six buildings across five sites have been constructed, providing housing for a total of 260 people who had been homeless. Another 346 homes are in the development and approval process.

# TEMPORARY MODULAR HOUSING

Address	Status	Single Units
898 Main Street	Proposed	52
215 West 1st Avenue	Proposed	52
5077 and 5095 Heather Streets	Approved	98
610 and 620 Cambie Streets	Under Construction	98
Little Mountain 137 East 37th Avenue	Under Construction	46
2132 Ash Street	Constructed	52
4480 Kaslo Street	Tenanted	52
525 Powell Street	Tenanted	39
1131 Franklin Street	Tenanted	39
7430 and 7460 Heather Streets	Tenanted	78
<b>Total as of September 1, 2018</b>		<b>606</b>

## What is the difference between social and supportive housing?

Social housing is owned by a non-profit or government and provides homes for lower income people who struggle to find adequate and affordable housing in their communities. Supportive housing is a type of social housing, where residents are also given access to support staff and services to help them stabilize their lives, enhance their life skills, and reconnect with their community. This temporary modular housing, funded by the province, is supportive housing.

## What happens to the tenants when it's time for the temporary modular housing to be closed or moved and reused?

From the start of tenancy, non-profit housing operators work closely with tenants in providing the necessary support services so tenants are able to move into independent permanent housing. When the temporary modular housing building needs to move, the non-profit operator and BC Housing will work closely to support the remaining tenants to find new and appropriate housing to meet their needs.

The City is taking action to build permanent social and supportive housing, including:

- Targeting approval of 12,000 new social and supportive homes over the next 10 years
- Expecting nearly 900 permanent social and supportive homes to open in 2018, 500 of which are already open and tenanted
- Reducing rezoning and development permit approval wait times for affordable housing developments