

TEMPORARY MODULAR HOUSING

To ensure a safe and welcoming event, the following items are NOT allowed inside the meeting venue:

- Flags, banners, placards or posters
- Outside food, drinks, alcohol, illegal substances, glass bottles and cans
- Drones or other similar objects
- Any object that makes noise (bells, horns)
- Any animal, unless a service animal
- Fireworks or other pyrotechnical apparatus
- Laser pointers
- Knives or other weapons
- Any object that is deemed suspicious by security personnel
- Threats, insults, intimidation and abusive language will not be tolerated.

Please ask permission before filming/recording.

WELCOME

Temporary Modular Housing Community Information Session

Thank you for joining us!

During this session you will:

- Learn how Temporary Modular Housing will allow us to help people into homes with the right supports
- Review the proposed plans for the site
- Share your interests and priorities with the project team
- Meet your Community Liaison

Open House: 4 – 7 pm

TEMPORARY MODULAR HOUSING

Vancouver is in a housing crisis and homelessness is increasing.

The 2019 Homeless Count found more than 2,200 people in Vancouver are without a home.

Thousands of people are living outside with nowhere to sleep, use the washroom, or get regular food and water. People are suffering both physically and mentally. People who are homeless are seniors and youth.



TEMPORARY MODULAR HOUSING

Understanding Homelessness

Every community in Canada has people who are homeless.

A person can find themselves homeless due to:

- Lack of adequate income which means they are unable to meet their basic needs including housing, food, childcare, health care, and education.
- A critical shortage of affordable, safe, and adequate housing.
- Traumatic events like a house fire, loss of job.
- Personal crisis such as a family break-up or domestic violence.
- Physical or mental health issues including addiction challenges. This could include people with brain injuries and other physical or developmental disabilities.
- Seniors suffering from neglect, isolation, dementia and loneliness.
- Discrimination/racism/sexism/ableism/ageism



TEMPORARY MODULAR HOUSING

Social and Supportive Housing Buildings

Social housing is owned by a non-profit or government to provide homes for lower income households who would struggle to find adequate and affordable housing in their communities. Social housing provides residents security of tenure, rental rates lower than market, and includes rent rates geared to the incomes of qualifying households.

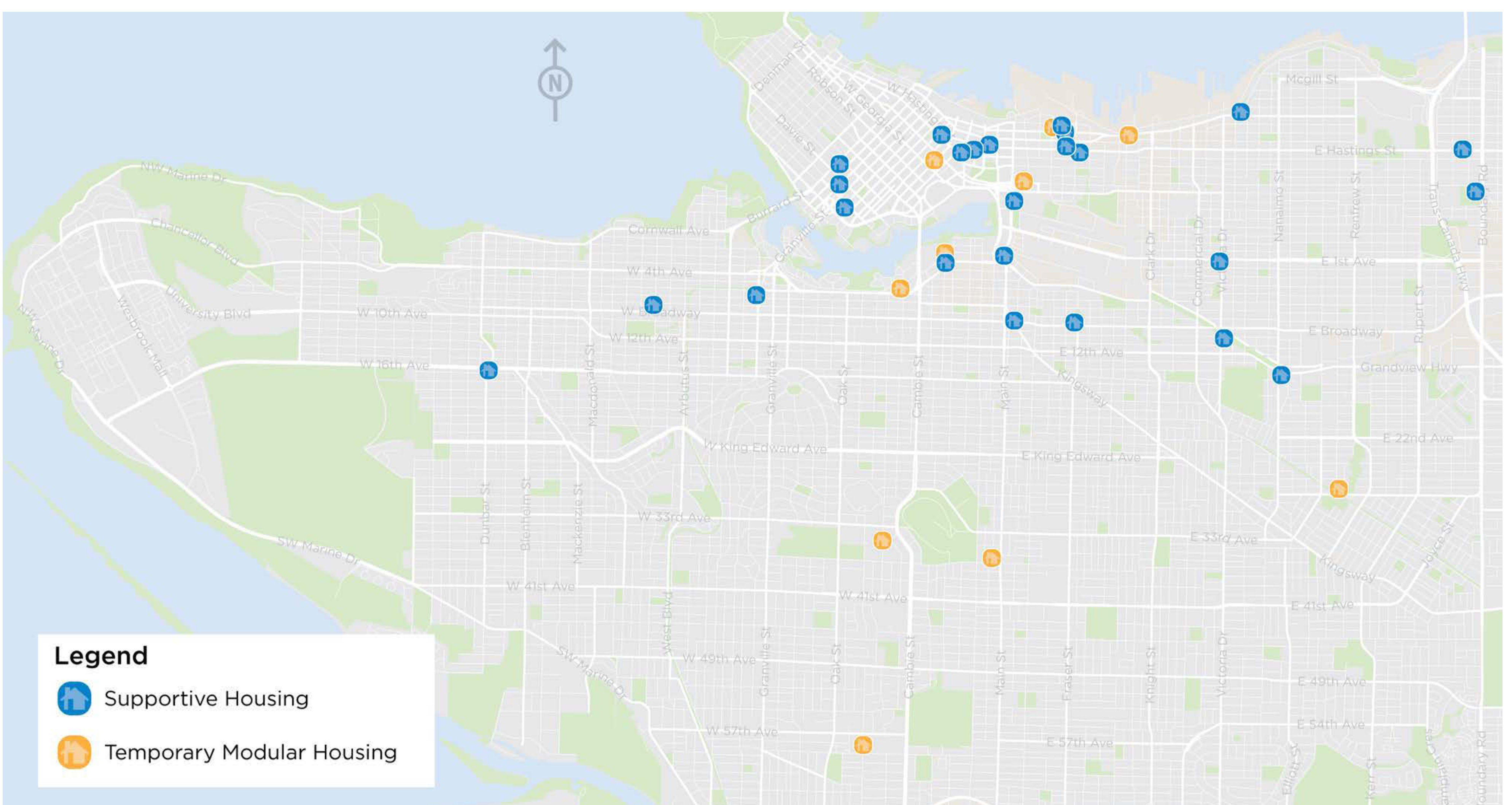
Supportive housing is a type of social housing where residents are also provided access to support staff and services to help them:

- stabilize their lives,
- enhance their independent living skills, and
- reconnect with their communities

The services provided in supportive housing vary from building to building. Some services are provided by on-site staff and some services are delivered through outreach programs. There are over 20 supportive housing sites across the city that have opened since 2010. **Temporary modular housing is supportive housing.**

Supportive Housing Buildings Opened Since 2010

As of March 30, 2019



TEMPORARY MODULAR HOUSING

Ensuring People Have a Place to Call Home

The Government of BC has committed funding towards the development of temporary modular housing across British Columbia. This funding will allow the City and the Province to address the immediate and urgent needs of people experiencing homelessness using vacant and underused sites across the city.

Temporary modular housing is:

- Quicker to construct than a traditional building
- Re-usable
- Ideal for sites that are vacant while waiting to be developed
- Manufactured off site and assembled onsite to create a building

The temporary buildings would provide much needed housing for approximately five years, while more permanent housing is being built. Each building can be quickly relocated and configured to fit different sites.

TEMPORARY MODULAR HOUSING

Funding

The new homes would be funded through the Government of BC's commitment in their 2019 budget to build 200 more units of modular housing across British Columbia, allowing the City to take bold action on urgently needed housing for people experiencing homelessness.



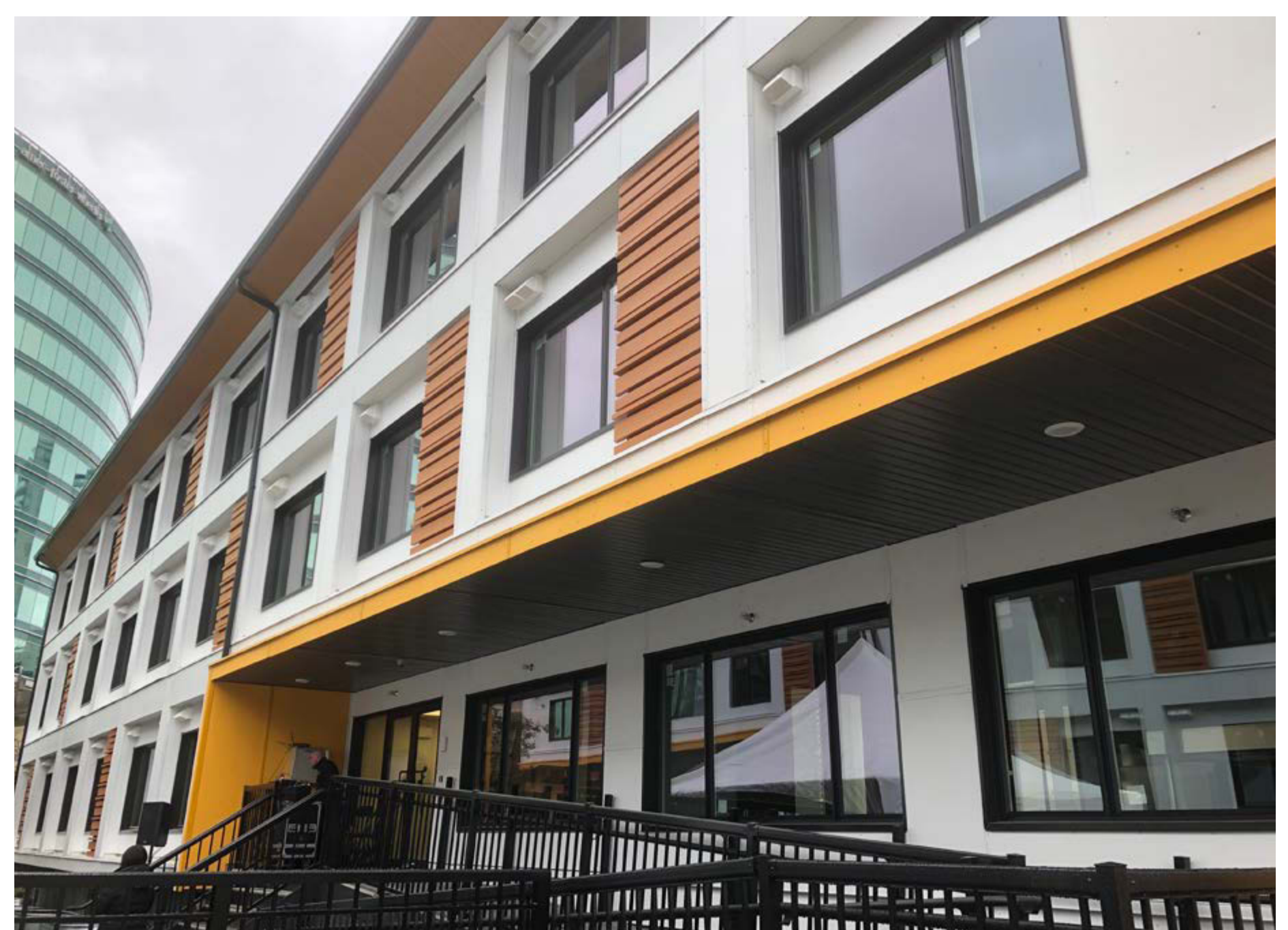
Sarah Ross House, 4480 Kaslo Street



tə cecəw (The Beach), 137 East 37th Avenue



Aneki Housing for Women, 525 Powell Street



Larwill Place, 610 & 620 Cambie Street

TEMPORARY MODULAR HOUSING

Addressing the Immediate Needs of Homeless People

Partner	Roles and Responsibilities
BC Housing	<ul style="list-style-type: none">• Funds capital and operating (including relocation costs)• Leads tenanting process• Owns all temporary modular housing buildings• Secures non-profit housing operators to operate and manage the buildings
City of Vancouver	<ul style="list-style-type: none">• Secures sites for temporary modular housing• Leads engagement with surrounding community• Provides Community Liaison during site development
Vancouver Affordable Housing Agency (VAHA)	<ul style="list-style-type: none">• Acts as the development manager of the owner, BC Housing
Vancouver Coastal Health	<ul style="list-style-type: none">• Provides health and social services
Non-profit Housing Operator	<ul style="list-style-type: none">• Works with BC Housing on tenanting• Manages the buildings• Provides support services to the tenants• Acts as the main contact for the community when the building is open

TEMPORARY MODULAR HOUSING

Completed Temporary Modular Housing Projects (as of July, 2019)

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.

Thirteen builds on ten sites across the City have now opened.

#	Address	# of units	Operator
1	Reiderman Residence 7430 & 7460 Heather Street	77	Community Builders Group
2	Chartrand Place 1131 Franklin Street	39	PHS Community Services
3	Aneki Housing for Women 525 Powell Street	39	Atira
4	Sarah Ross House 4480 Kaslo Street	52	Atira
5	Margaret Mitchell Place 2132 Ash Street	52	PHS Community Services
6	təcecew (The Beach) Little Mountain 137 East 37th Avenue	46	Coast Mental Health
7	Larwill Place 610 & 620 Cambie Street	98	MPA Society
8	New Beginnings 5077 and 5095 Heather Street	104	Lu'ma
9	Hummingbird Place 265 West 1st Avenue	52	PHS Community Services
10	Nora Hendrix Place 258 Union Street	52	PHS Community Services

TEMPORARY MODULAR HOUSING

More than 600 temporary modular homes in locations across Vancouver have opened since February 2018, providing immediate relief for hundreds of people who now have a safe, warm place to call home.

Building features:

- Single occupancy self-contained rooms, including kitchens and bathrooms
- Shared laundry, kitchen and communal indoor and outdoor amenity space
- At least 10% of units were designed to accommodate accessibility requirements



7430 & 7460 Heather Street

TEMPORARY MODULAR HOUSING

Architectural Renderings of Temporary Modular Housing



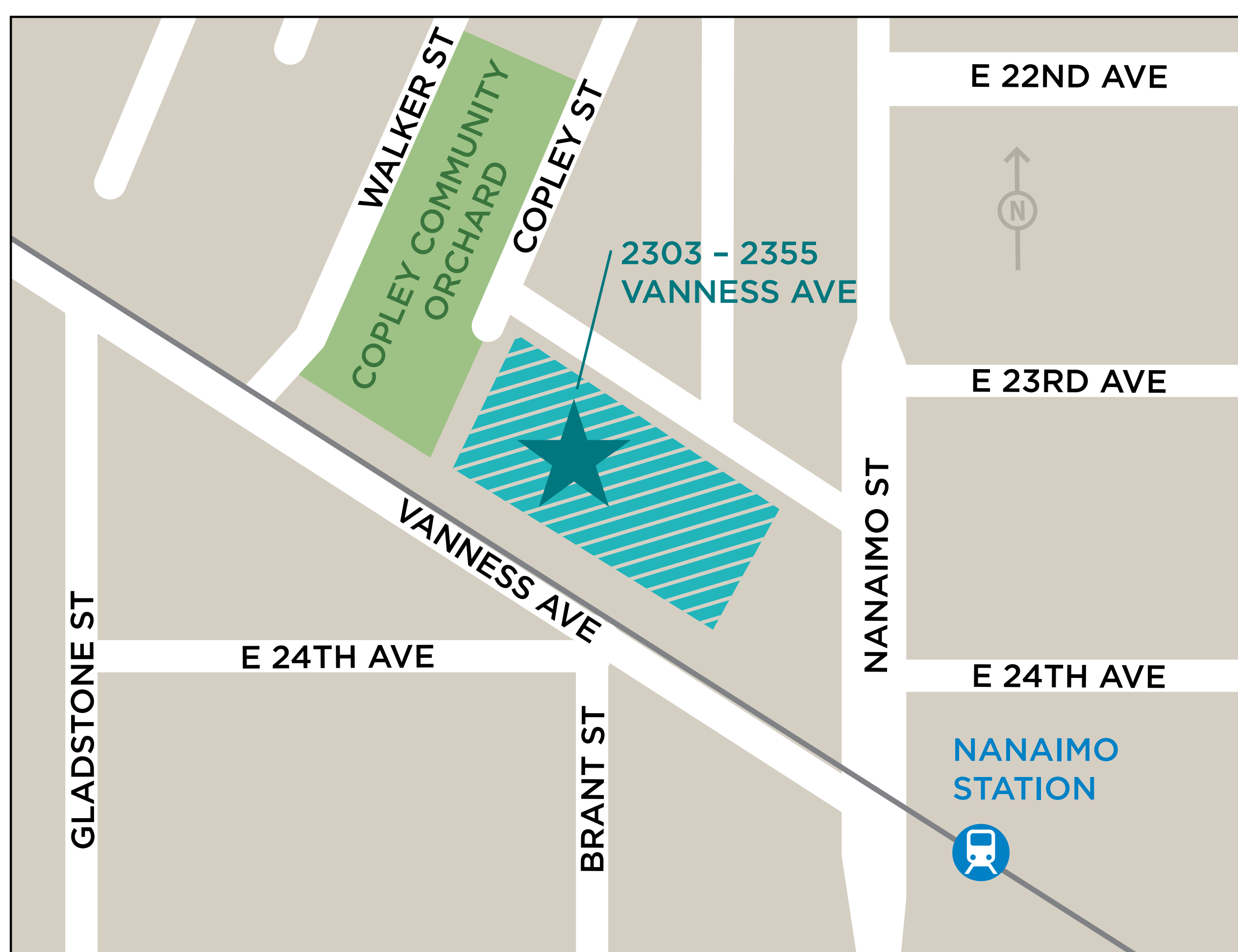
TEMPORARY MODULAR HOUSING

2303-2355 Vanness Avenue

THE LOTS AT 2303-2355 VANNES AVENUE ARE BEING CONSIDERED AS A SITE FOR TEMPORARY MODULAR HOUSING:

The new proposed homes would see people experiencing homelessness placed directly into housing with 24/7 on-site support services.

- The site is proposed to have one temporary modular housing building. It would be three storeys and contain 58 studio homes for single occupancy.
- All homes would be self-contained dwellings with a private bathroom and kitchen.
- At least 10% of the homes would be wheelchair accessible.
- BC Housing would select an experienced non-profit housing operator to manage buildings and provide support to the residents.



TEMPORARY MODULAR HOUSING

How Tenants are Selected for Temporary Modular Housing

- BC Housing (the building owner) secures an experienced non-profit housing operators to manage the building and oversees the tenancing process for the sites. For information on tenant applications, contact Orange Hall at 604-648-4270, or stop by in person at 297 East Hastings Street, Vancouver.
- BC Housing and City staff, along with other community partners, help identify people who are homeless in the local community of each temporary modular site.
- Tenants would be selected through a coordinated process with staff from BC Housing, the housing operator, the City and Vancouver Coastal Health.
- The selection team assesses each potential tenant to identify tenant needs and to understand the support services required for each tenant.
- BC Housing uses the Vulnerability Assessment Tool (VAT), an interview tool that provides a consistent and fair way of identifying people who would most benefit from supportive housing.

Managing Housing Safely and Responsibly

If the project is approved, BC Housing would hire an experienced non-profit housing operator to manage the building 24 hours a day, 7 days a week.

Tenants would be selected through a process that ensures tenants' needs are well matched to the levels of services provided in the building.

- Tenants would pay rent
- All tenants would have support to attend or receive health services
- Tenants would be given opportunities for volunteer work, connections to community groups and opportunities for social events
- Other programs may include life skills training, employment preparation and access to educational opportunities

The services provided to tenants vary from building to building. Some services are provided by on-site staff, and some services are delivered by support agencies through outreach programs.

TEMPORARY MODULAR HOUSING

2303-2355 Vanness Avenue

Program Services

The non-profit housing operator would provide 24/7 support to tenants, including:

- Individualized support plans
- Support to attend or receive health services
- Opportunities for volunteer work
- Connections to community groups
- Opportunities for social events

The non-profit housing operator would also be responsible for the maintenance of the building.

TEMPORARY MODULAR HOUSING

2303-2355 Vanness Avenue

Building Operations Management Plan

- Describes how the building would be managed by the non-profit housing operator
- Explains the supports and services that would be provided to residents
- Outlines the proposed process for the ongoing dialogue between the non-profit housing operator and the community through the Community Advisory Committee

The purpose of the Community Advisory Committee is to:

- Build and maintain positive relationships amongst the community, the building operators and the program partners
- Facilitate information sharing and dialogue
- Identify and resolve any issues, opportunities and concerns related to building operations

TEMPORARY MODULAR HOUSING

2303-2355 Vanness Avenue

Proposed Development Permit Process for Input

WE
ARE
HERE

July 30, 2019 – Community Information Session 1

Vancouver Affordable Housing Agency (VAHA) and its partners hold a session to present the proposed project and listen to feedback.

Feedback gathered informs VAHA’s Development Permit application, and also provides BC Housing and the non-profit housing operator with community feedback on the proposed operation of the building.

August 2019 – Development Permit Application

Vancouver Affordable Housing Agency (VAHA) applies for a City of Vancouver Development Permit to build temporary modular housing on the site.

September 16, 2019 – Community Information Session 2

The City and its partners hold a second session to present more details about the proposed design and listen to feedback as planning progresses.

The public can continue to provide input via email until September 24, 2019.

Feedback gathered will inform the Director of Planning’s decision on whether to issue a Development Permit, and will also provide BC Housing and the non-profit housing operator with community feedback on the proposed operation of the building.

Fall 2019 – Development Permit Decision

The City of Vancouver’s Director of Planning determines whether a Development Permit will be issued.

TEMPORARY MODULAR HOUSING

Working Closely with the Community to Listen to Interests and Priorities

To introduce temporary modular housing to communities and listen to feedback, City of Vancouver staff:

- Holds meetings with community groups, resident and business associations, schools and local organizations around proposed sites
- Hosts Community Information Sessions about proposed housing sites and receive input on proposed plans
- Provides a dedicated Community Liaison to serve as a direct conduit to the project team (604-829-9321)
- Supports the non-profit housing operator to form a Community Advisory Committee for each building to continue the dialogue with community members and build relationships between all neighbours
- Receives feedback via housing@vancouver.ca and sign up for a site-specific listserv at vancouver.ca/temporarymodularhousing

Stakeholder Engagement

The City and its partners are committed to moving forward with this specific site location. We are seeking community feedback on the following aspects of the project:

- Some building and site design elements, such as lighting, pathways, landscaping and parking
- Elements of the draft Operations Management Plan
- Local representation for the Community Advisory Committee
- Ideas for how to support and integrate the new residents into the neighbourhood

TEMPORARY MODULAR HOUSING

2303-2355 Vanness Avenue

Please share your comments with the project team:

- Share your feedback with staff during this community information session
- Complete a **comment form**
- Contact:

Troy Tenney, Project Facilitator
Development Services
troy.tenney@vancouver.ca
604-871-6022

Amy Vilis, Affordable Housing Manager
amy.vilis@vancouver.ca
604-829-9780

- Visit the City of Vancouver's Development Application site: **vancouver.ca/devapps**
- Send an email to: **housing@vancouver.ca**
- Contact the Community Liaison: **604-829-9321**

To receive housing updates:

- Sign up to receive email updates on the temporary modular housing web page
- Visit the Temporary Modular Housing website:
vancouver.ca/temporarymodularhousing