

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.

Over 2000 people across the city of Vancouver said they were homeless for the 2017 Homeless Count.

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.



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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, fetal alcohol syndrome, 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 20 supportive housing buildings across the city that have opened since 2010. **Temporary modular housing is supportive housing.**

Supportive Housing Buildings Opened Since 2010

As of December 1, 2017



TEMPORARY MODULAR HOUSING

Ensuring People Have a Place to Call Home

The City of Vancouver and the Government of BC are building 600 units of temporary modular housing on vacant and underused sites across the city to get people into homes with supports as quickly as possible.

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 three to 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

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.

BC Housing is providing funding for operating the buildings with support services staff for approximately three to five years.

TEMPORARY MODULAR HOUSING

Addressing the Immediate Needs of Homeless People

Partner	Roles and Responsibilities
BC Housing	<ul style="list-style-type: none">• 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 developer on behalf of the owner, BC Housing• Procures the housing units
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

Temporary Modular Housing Projects in Progress (as of May 15, 2018)

The proposed 688 Cambie Street temporary modular housing site is the seventh to be announced, with 306 units of temporary modular housing currently in the development process or completed.

#	Address	# of units	Status	Operator	Estimated Building Completion
1	7430 & 7460 Heather Street	78	completed	Community Builders Group	Feb/March
2	1131 Franklin Street (formerly 1115, 1131, and 1141 Franklin)	39	completed	PHS Community Services	April
3	525 Powell Street (formerly 501 Powell)	39	completed	Atira	May
4	4480 Kaslo Street (formerly 4410 Kaslo)	52	DP approved	Atira	July
5	595 & 599 West 2nd Avenue	52	DP approved	PHS Community Services	Aug
6	Little Mountain Site (155 East 37th Ave.)	46	DP application under review	Coast Mental Health	TBD
7	688 Cambie Street	Approx. 100	pre-application (proposal stage)	TBD	TBD

TEMPORARY MODULAR HOUSING

Recent Projects

In February 2017, Vancouver's first temporary modular housing building was completed at 220 Terminal Avenue (near Main Street).

A year later, in February 2018, Reiderman Residence (7430 & 7460 Heather Street) opened in Marpole.

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



220 Terminal Avenue



TEMPORARY MODULAR HOUSING

Architectural Renderings of Temporary Modular Housing



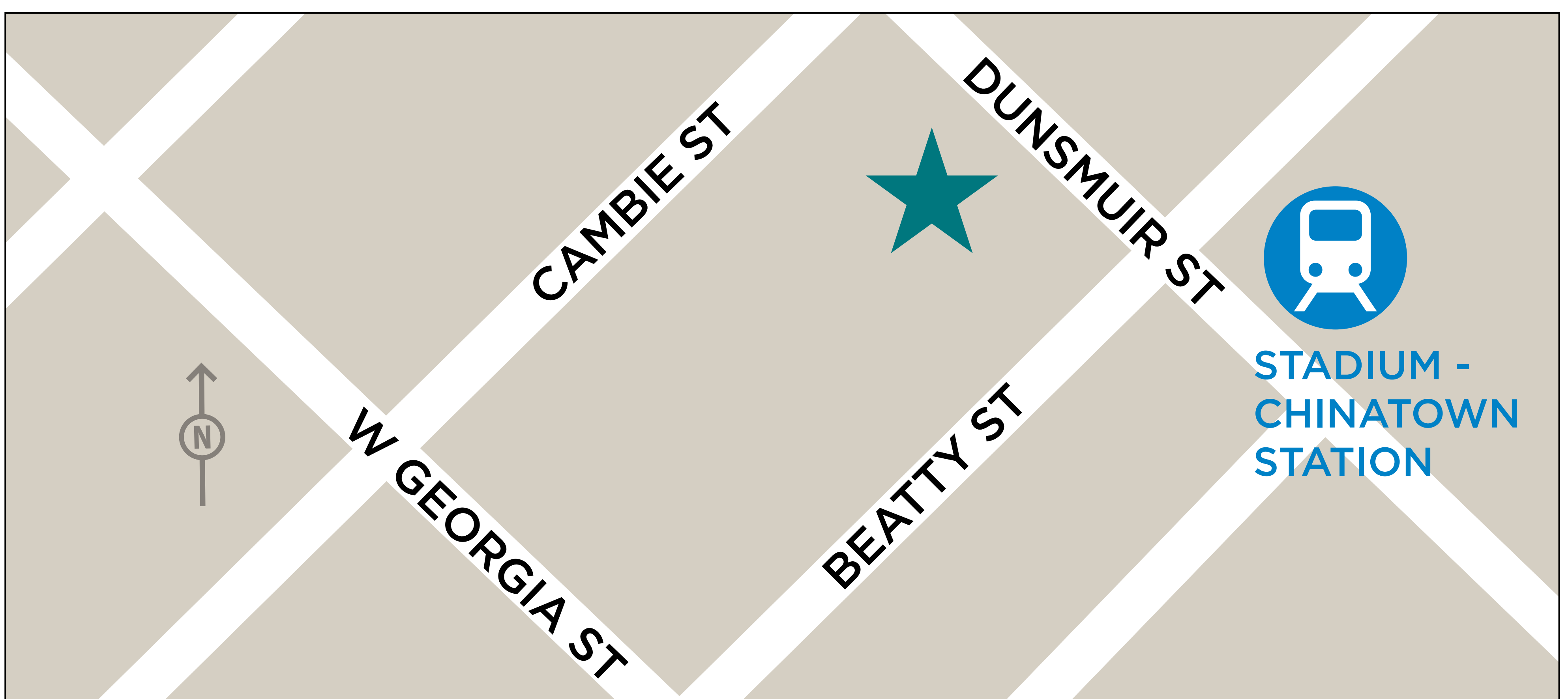
TEMPORARY MODULAR HOUSING

688 Cambie Street

THE LOT AT 688 CAMBIE STREET IS BEING CONSIDERED AS A SITE FOR TEMPORARY MODULAR HOUSING:

- The site would have two temporary modular housing buildings. Each building would be three storeys and contain approximately 50 studio homes for single occupancy.
- All units 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 the buildings and their operations, and provide support to the residents.



Tenancing Priorities

- Homeless people living in the local neighbourhood
- People who are unsheltered or living in a shelter
- All genders

How Tenants are Selected for Temporary Modular Housing

- 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.
- Potential tenants must apply for supportive housing through the BC Housing Supportive Housing Registry. More information can be found at bchousing.org.
- Tenants will 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 will use 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.

All applicants will be required to complete BC Housing's Supportive Housing Registration application.

Tenants will be selected to ensure their 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

688 Cambie Street

Building Operations Management Plan

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

688 Cambie Street

Proposed Development Permit Process for Input

WE
ARE
HERE

May 15, 2018 - 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.

Late May 2018 - Development Permit Application

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

Mid-June 2018 - 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 for a week after the session.

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.

Mid-July 2018 - 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:

- Invited the public to explore a temporary modular housing display model at Robson Square and Trout Lake over three weeks (Sept/Oct 2017)
- Hold meetings with community groups, resident and business associations, schools and local organizations around proposed sites
- Host Community Information Sessions about proposed housing sites and receive input on proposed plans
- Provide a dedicated Community Liaison to serve as a direct conduit to the project team (604-829-9321)
- Support 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
- Receive 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, such as staffing
- Local representation for the Community Advisory Committee
- Ideas for how to support and integrate the new residents into the neighbourhood