

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 2,000 people across the city of Vancouver said they were homeless for the 2018 Homeless Count.

Hundreds 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 include seniors and youth.



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 or a 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 and provides 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



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 five years, while more permanent housing is being built. Each building can be quickly relocated and configured to fit different sites.

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 five years.

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 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

Temporary Modular Housing Projects in Progress (as of September 13, 2018)

The proposed temporary modular housing site at Union Street and Gore Avenue is the tenth site to be announced, with approximately 600 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	Completed	Atira	July
5	2132 Ash (formerly 595 & 599 West 2nd Avenue)	52	Completed	PHS Community Services	Sept
6	137 East 37th Avenue (Little Mountain Site)	46	Under construction	Coast Mental Health	Sept
7	610 & 620 Cambie Street (formerly 688 Cambie Street)	98	Under construction	MPA Society	Nov
8	4949 Heather Street	98	Approved	Lu'ma	Dec
9	215 West 1st Avenue	52	DP application submitted	PHS Community Services	TBD
10	Union Street and Gore Avenue (898 Main Street)	52	DP application submitted	TBD	TBD

TEMPORARY MODULAR HOUSING

Recent Projects

In February 2018, 78 new temporary modular homes opened at 7430 & 7460 Heather Street in Marpole, providing people experiencing homelessness or at risk of homelessness a place to live.

In April 2018 two other temporary modular housing buildings were tenanted at 1131 Franklin Street and 525 Powell Street, providing new homes for 78 Vancouver residents.

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



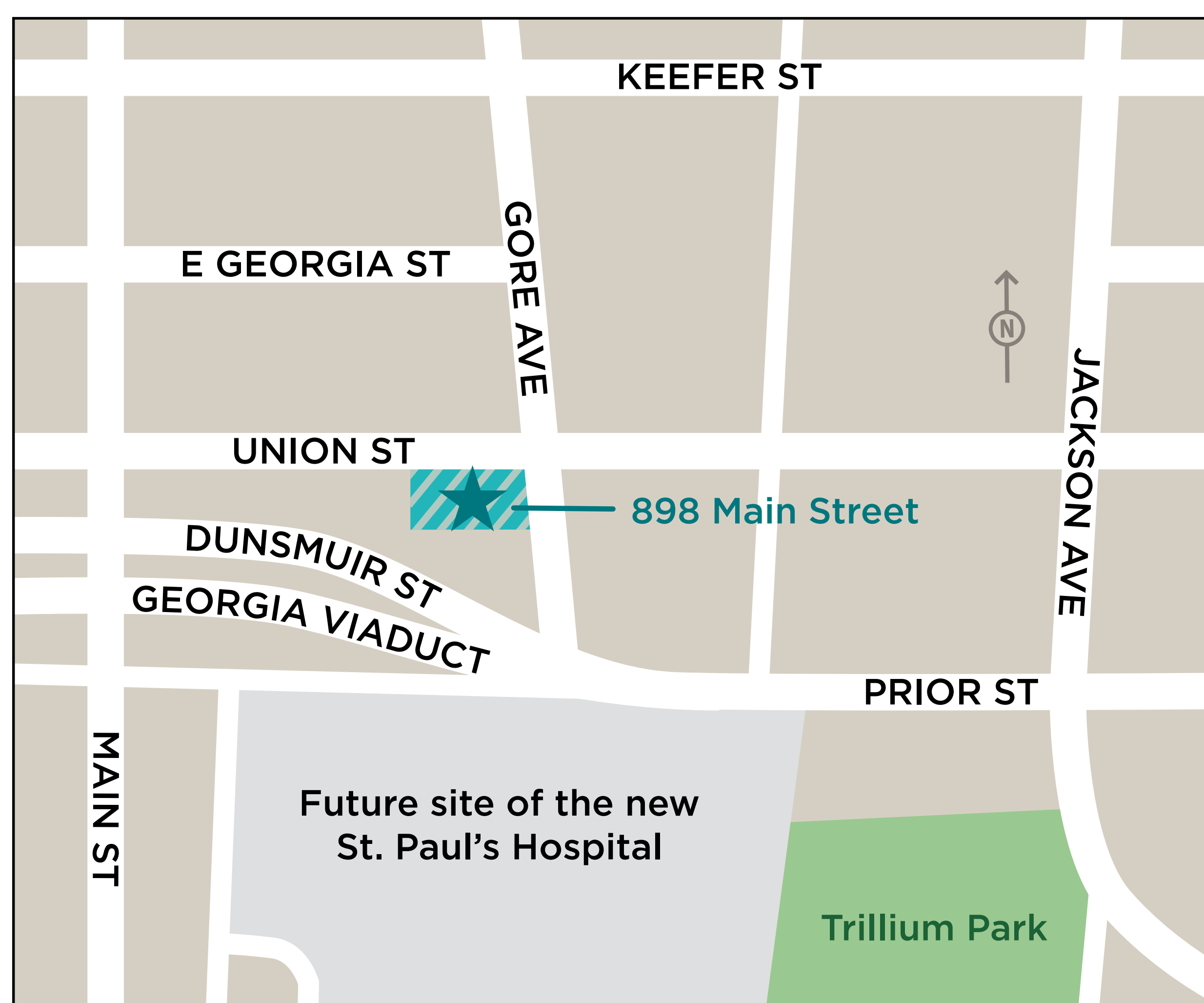
TEMPORARY MODULAR HOUSING

898 Main Street (Union Street and Gore Avenue)

THE LOT AT 898 MAIN STREET (UNION STREET AND GORE AVENUE) IS BEING CONSIDERED AS A SITE FOR TEMPORARY MODULAR HOUSING:

The new proposed homes at 898 Main Street (Union Street and Gore Avenue) 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. The building would be three storeys and contain 52 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 nonprofit housing operator to manage the building and provide support to the residents.



TEMPORARY MODULAR HOUSING

898 Main Street (Union Street and Gore Avenue)

NORTHEAST FALSE CREEK HOGAN’S ALLEY AND THE MAIN STREET BLOCKS

The proposed temporary modular housing is separate from the upcoming permanent development of this site.

On February 13, City Council approved the Northeast False Creek (NEFC) Plan, including policy for Hogan’s Alley and the Main Street Blocks (NEFC Sub-area 6D). Policy for this site includes mixed housing opportunities (including a minimum of 300 units of social housing), commercial uses, a childcare centre, and a cultural centre for the Black Community. The NEFC Plan guides future redevelopment of this site when the viaducts are removed, and establishes the principles and objectives for reconciliation and cultural redress, land use, density, building types and heights, transportation, sustainability and public amenities.



TEMPORARY MODULAR HOUSING

898 Main Street (Union Street and Gore Avenue)

NORTHEAST FALSE CREEK

HOGAN'S ALLEY AND THE MAIN STREET BLOCKS

The proposed temporary modular housing is separate from the upcoming permanent development of this site.

The approved policy includes opportunity for a variety of housing choices, including turn-key social housing and homes for people of all abilities, and seeks to achieve diverse levels of affordability. In addition, it seeks to provide community facilities that will attract a vibrant workforce and families with children.

Planning for the future of this site is ongoing, with a commitment to work with the Hogan's Alley Society to establish the long-term involvement and investment of the Black Community in the future life of the block through the exploration of a land trust, long term leases, or other arrangements as appropriate.

More information: vancouver.ca/nefc

TEMPORARY MODULAR HOUSING

Concept for Long-Term Redevelopment of Northeast False Creek - Hogan's Alley and the Main Street Blocks

The proposed temporary modular housing is separate from the upcoming permanent development of this site.

The redevelopment of this block is a cornerstone in reconnecting Main Street, Chinatown and the communities to the south, and is a significant opportunity to establish a focal point for the Black Community in Vancouver. Temporary Modular Housing on this site provides an opportunity to begin to facilitate these objectives.



How Tenants are Selected for Temporary Modular Housing

- BC Housing, the owner securing non-profit housing operators to manage the buildings, oversees the tenanting process for the sites. To apply, contact the 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 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 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 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

898 Main Street (Union Street and Gore 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.

898 Main Street (Union Street and Gore 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

898 Main Street (Union Street and Gore Avenue)

Proposed Development Permit Process for Input

WE
ARE
HERE

August 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.

August 24, 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.

September 13, 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 until September 24, 2018.

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 2018 – Development Permit Decision

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

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)
- 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
- Invites the public to sign up for a site-specific email update 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

TEMPORARY MODULAR HOUSING

898 Main Street (Union Street and Gore 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

- Visit the City of Vancouver's Development Application site: **vancouver.ca/devapps**
- 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/temporarmodularhousing**