

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 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, 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



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.

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 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 June, 2018)

The proposed 4949 Heather Street temporary modular housing site is the eighth to be announced, with 508 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 | Under construction | Atira | July |
| 5 | 2132 Ash (formerly 595 & 599 West 2nd Avenue) | 52 | Under construction | PHS Community Services | Aug |
| 6 | Little Mountain Site (155 East 37th Ave.) | 46 | DP approved | Coast Mental Health | Sep |
| 7 | 688 Cambie Street | 98 | DP application submitted | MPA Society | TBD |
| 8 | 4949 Heather Street | 104 | DP application submitted | TBD | TBD |

TEMPORARY MODULAR HOUSING

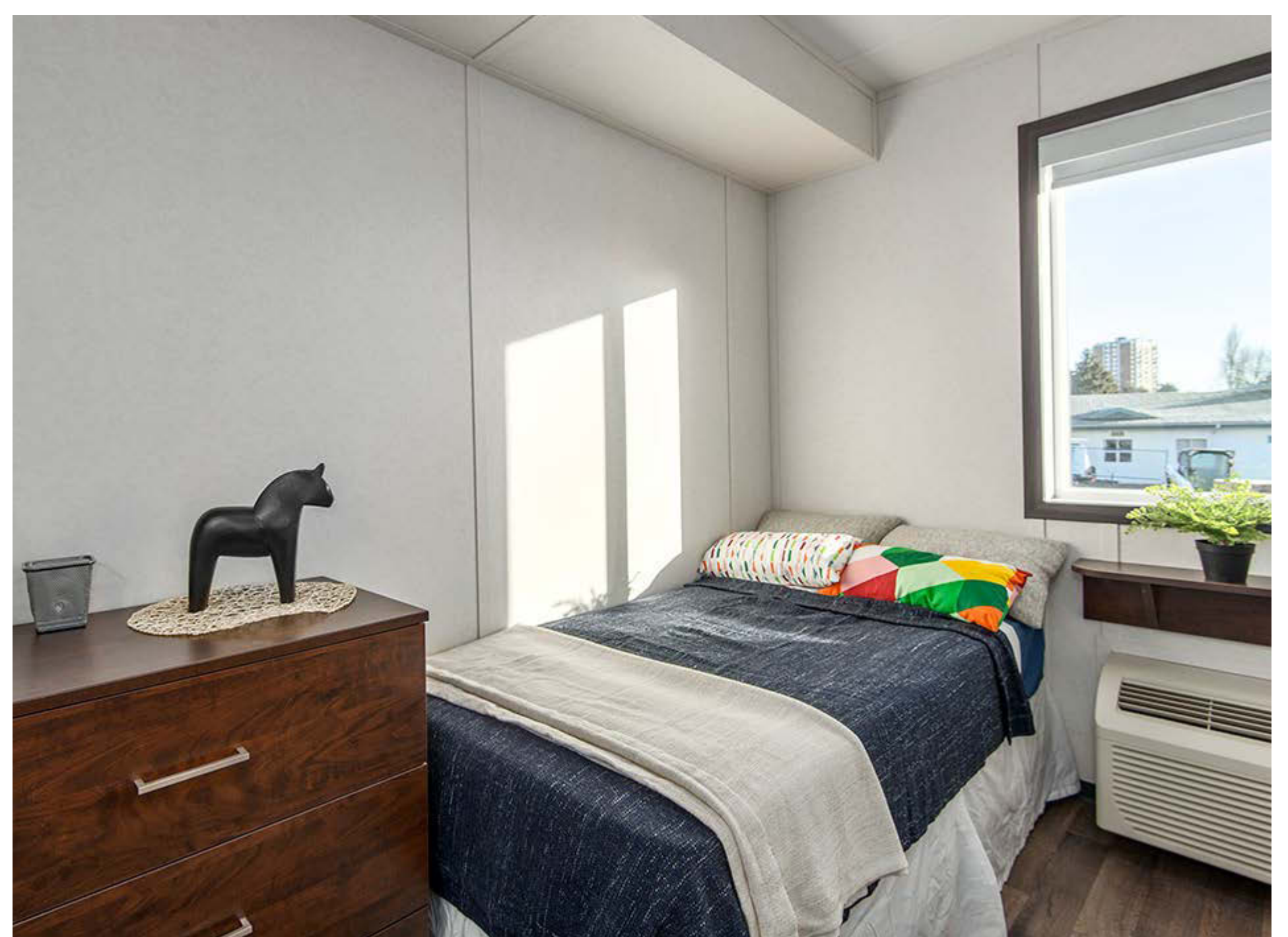
Recent Projects

In February 2018, 79 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

4949 Heather Street

4949 HEATHER STREET IS BEING CONSIDERED AS A SITE FOR TEMPORARY MODULAR HOUSING:

The new proposed homes at 4949 Heather Street would see people experiencing homelessness placed directly into housing with 24/7 on-site support services.

- The site is proposed to have two temporary modular housing buildings. Each building would be three storeys and contain approximately 50 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 buildings and provide support to the residents.



TEMPORARY MODULAR HOUSING

Heather Lands

The proposed temporary modular housing is separate from the upcoming rezoning and permanent development of the Heather Lands site.

On May 15, City Council approved the Heather Lands Policy Statement for the 21-acre site to become a sustainable new mixed-use neighbourhood with housing for all income levels. The Policy Statement is the guide for future redevelopment of the Heather Lands and establishes the principles and objectives for reconciliation, land use, density, building types and heights, transportation, sustainability and public amenities.

The approved policy statement acknowledges that temporary uses such as modular housing, artist studios, farmers markets, sales centres, and community gardens may be accommodated to make efficient use of land and activate sites prior to redevelopment or during the construction phase.

Formerly known as the RCMP Fairmont Lands, the site is jointly owned by the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation (MST Nations) and Canada Lands Company (CLC).

More information: vancouver.ca/heatherlands

Tenancing Priorities

- People experiencing homelessness or people at risk of becoming homeless 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, the owner securing non-profit housing operators to manage the buildings, oversees the tenanting process for the sites. 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.

4949 Heather Street

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

4949 Heather Street

Development Permit Process for Input

June 8, 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.

June 25 & 26, 2018 - Community Information Sessions

The City and its partners hold two information sessions 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.

WE
ARE
HERE

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:

- Invites 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 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

TEMPORARY MODULAR HOUSING

4949 Heather Street

Please share your comments with the project team:

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

**Jaime Lynn Borsa, Project Facilitator
Development Services**

JaimeLynn.Borsa@vancouver.ca

604-829-9229

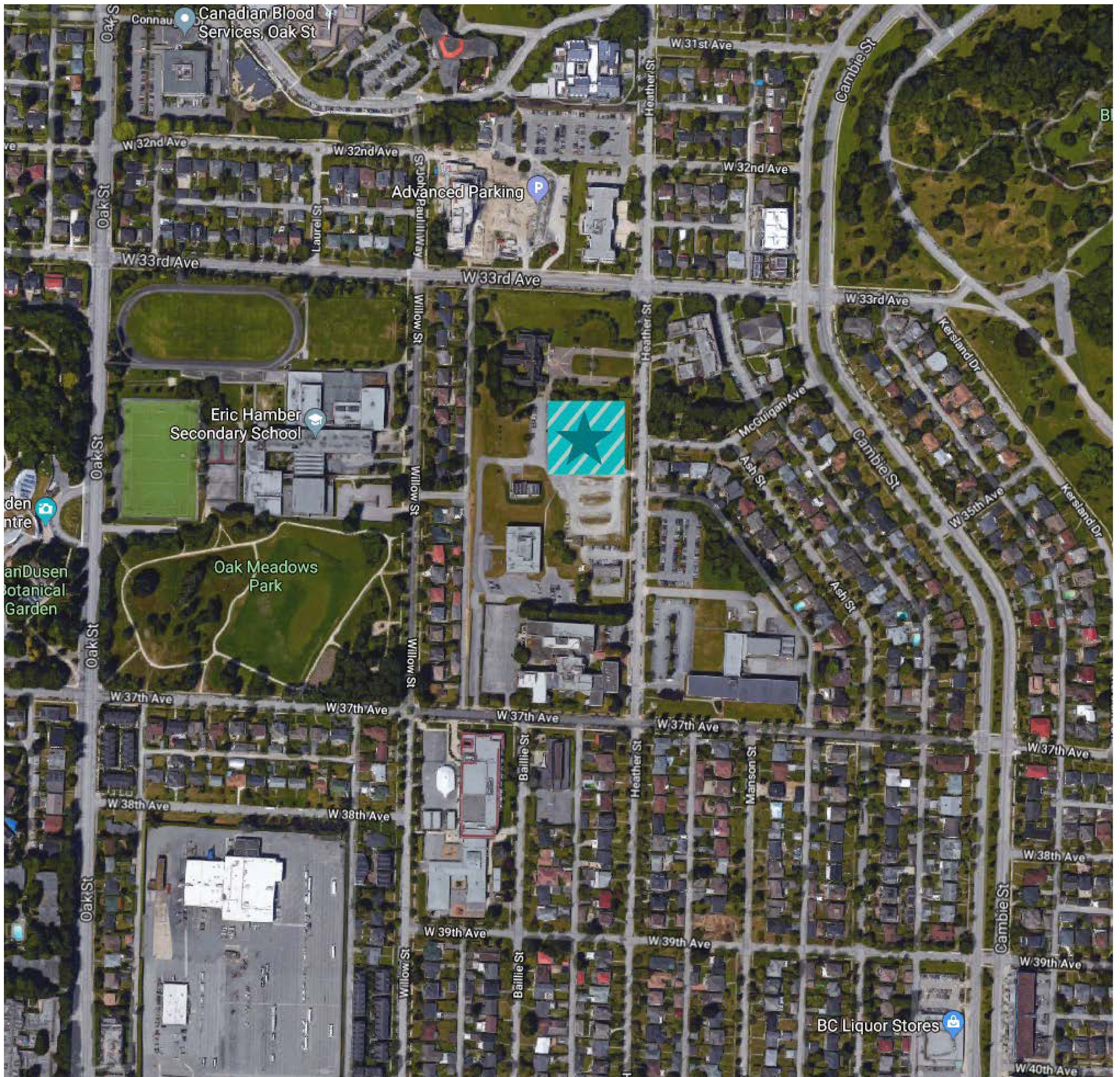
- Visit the City of Vancouver's Development Application site: **vancouver.ca/devapps**
- Contact the Community Liaison: **604-829-9321**

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/temporarymodularhousing**

TEMPORARY MODULAR HOUSING

Location of Proposed Temporary Modular Housing Site at 4949 Heather Street



Concept for Long-Term Redevelopment of Heather Lands

The proposed temporary modular housing is separate from the upcoming rezoning and permanent development of the Heather Lands site.

