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
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 2017 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
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
• Temporary modular housing is manufactured off site and assembled onsite to create a building.

The temporary buildings would provide much needed housing for approximately three 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 three years.
## TEMPORARY MODULAR HOUSING

### Addressing the Immediate Needs of Homeless People

<table>
<thead>
<tr>
<th>Partner</th>
<th>Roles and Responsibilities</th>
</tr>
</thead>
</table>
| **BC Housing**                               | • **Leads** tenanting process  
• **Owns** of all temporary modular housing buildings  
• **Secures** non-profit housing operators to operate and manage the buildings |
| **City of Vancouver**                        | • **Secures** sites for temporary modular housing  
• **Leads** engagement with surrounding community  
• **Provides** Community Liaison during site development |
| **Vancouver Affordable Housing Agency (VAHA)** | • **Acts** as the developer on behalf of the owner, BC Housing  
• **Procures** the housing units |
| **Vancouver Coastal Health**                 | • **Provides** health and social services |
| **Non-Profit Housing Operator**              | • **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 Projects in Progress
(as of March 20, 2018)

The proposed Little Mountain temporary modular housing site is the sixth to be announced, with 300 units of temporary modular housing currently in the development process.

<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th># of units</th>
<th>Status</th>
<th>Operator</th>
<th>Estimated Building Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>7430 &amp; 7460 Heather Street</td>
<td>78</td>
<td>completed</td>
<td>Community Builders Group</td>
<td>Feb/March</td>
</tr>
<tr>
<td>2</td>
<td>1131 Franklin Street (formerly 1115, 1131, and 1141 Franklin)</td>
<td>39</td>
<td>under construction</td>
<td>PHS Community Services</td>
<td>April</td>
</tr>
<tr>
<td>3</td>
<td>525 Powell Street (formerly 501 Powell)</td>
<td>39</td>
<td>under construction</td>
<td>Atira</td>
<td>May</td>
</tr>
<tr>
<td>4</td>
<td>4480 Kaslo Street (formerly 4410 Kaslo)</td>
<td>52</td>
<td>DP approved</td>
<td>Atira</td>
<td>July</td>
</tr>
<tr>
<td>5</td>
<td>595 &amp; 599 West 2nd Avenue</td>
<td>52</td>
<td>DP under review</td>
<td>PHS Community Services</td>
<td>TBD</td>
</tr>
<tr>
<td>6</td>
<td>Little Mountain Site (155 East 37th Ave.)</td>
<td>Approx. 50</td>
<td>pre-application (proposal stage)</td>
<td>Coast Mental Health</td>
<td>TBD</td>
</tr>
</tbody>
</table>
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.

The building features:

• Single occupancy self-contained rooms, including kitchens and bathrooms
• Shared laundry, kitchen and communal indoor and outdoor amenity space
• 10% of units were designed to accommodate accessibility requirements
Architectural Renderings of Temporary Modular Housing
Little Mountain

A PARCEL OF LAND ON THE LITTLE MOUNTAIN DEVELOPMENT SITE HAS BEEN IDENTIFIED AS A POTENTIAL SITE FOR TEMPORARY MODULAR HOUSING

Temporary modular housing is separate from the permanent development plans and is not part of the replacement social housing at Little Mountain.

A lot is being considered at Little Mountain for Temporary Modular Housing. The proposed project will be subject to a development permit application process and the City has begun to connect with local residents about the proposed plans.

The proposal is for one three storey building containing approximately 50 studio units for single occupancy. Each new home would be approximately 320 square feet. All units would be self-contained dwellings with private bathrooms and kitchens.

A minimum of 10% of all the homes in this building would be wheelchair accessible. The building would also include amenity space for all tenants to use. If approved, the building would be in place for approximately three years.
Tenanting 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](http://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.
Coast Mental Health

• Is an experienced non-profit housing provider, leading community-based mental health services for more than 45 years.

• Creates the framework so that people living with mental illness can thrive in our communities, including housing, support services, and employment and education opportunities.

• Operates more than 48 supportive housing sites in neighborhoods across Metro Vancouver – from Kitsilano to East Vancouver; from Surrey to Langley.

• Works closely with government and community partners, local business associations, neighbours, community advisory councils, and clients to ensure that their housing sites contribute to inclusive, safe communities.

• Was awarded ‘exemplary standing’ in 2016 by Accreditation Canada, an independent national evaluator that works with consumers, providers and policy-makers to improve the quality of health and social services for all.
Little Mountain

Program Services

Coast Mental Health, the non-profit housing operator, would provide 24/7 support to tenants, including:

• A daily meal program to help tenants improve their health and build community
• Individualized and goal-oriented support plans
• Support to attend or receive health services
• Opportunities for volunteer or paid work through Coast’s Employment & Education Programs
• Access to Coast Mental Health’s other wrap-around supports, such as Peer Support Workers
• Connections to community groups and opportunities for social events

Coast Mental Health’s in-house property management team, would also be responsible for the maintenance of the building.
Little Mountain

Building Operations Management Plan (available here today)

• Describes how the building would be managed by Coast Mental Health

• Explains the supports and services that would be provided to residents

• Outlines the proposed process for the ongoing dialogue between Coast Mental Health 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
Little Mountain
Proposed Development Permit Process for Input

April 5, 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 Coast Mental Health, the non-profit housing operator with community feedback on the proposed operation of the building.

Mid April 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.

Early May - 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 also provide BC Housing and Coast Mental Health with community feedback on the proposed operation of the building.

Late May 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)

• 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
Little Mountain

Site Comments

Please share your comments about the plans for the site at Little Mountain:
Little Mountain

Please share your comments with the project team:

• Share your feedback with staff during the community information session
• Complete a comment form
• Send an email to: housing@vancouver.ca
• Contact the Community Liaison: 604-829-9321

To receive housing updates:

• Visit the Temporary Modular Housing website: vancouver.ca/temporarymodularhousing
• Sign up to receive email updates on the temporary modular housing website
Little Mountain Permanent Development Map

Little Mountain Site Plan (March 2018)
Little Mountain
Permanent Development

Rezoning of the Little Mountain site was approved in 2016

• Permanent development plans include:
  » 282 units of social housing (including the existing building of seniors housing at 37th and Main)
  » Approximately 1,300 units of market housing
  » Amenities such as neighbourhood house, childcare centre and plaza

• All permanent social housing is planned for completion in Phases 1 and 2

• Former Little Mountain residents will be given first access to the permanent replacement social housing, as was the process for the seniors building that opened on the site in 2014

• Temporary modular housing is separate from the permanent development plans and is not part of the replacement social housing

• Ground-breaking for Phase 1 of the redevelopment is tentatively planned for late 2018 (subject to permits, etc.)

• Phase 1 includes three buildings and commercial retail with a mixture of permanent social housing and market housing

• Temporary modular housing is being considered on a Phase 2 parcel and would not delay delivery of the permanent social housing units

• There are four phases of construction in total

• It is expected to take 10+ years for the full Little Mountain site to complete