New Supportive Housing proposed for Kelowna

Ensuring everyone has a place to call home.

Project:
49 self-contained studio homes with supports. Daily breakfast and hot meal; life-skills training and access to health services.

Location:
130 McCurdy Road

Operated by:
Canadian Mental Health Association - Kelowna

Who is it for:
People experiencing or at risk of homelessness in Kelowna, with priority to those who are active in their recovery and receiving support from community-based agencies; and youth 19-24.

Housing Type:
Safe and secure self-contained (own bathroom and kitchenette) studio, with shared gathering spaces, and staff on-site 24/7 to provide support.

Timeline:

- **2017:** Rezoning application submitted by Culos & the Knights of Columbus
- **June 17, 2019:** Rezoning + Development Permit Approved
- **June 26, 2019:** Neighbourhood Information Session
- **July 2019:** BC Housing to enter into contract to purchase supportive housing units
- **Summer 2019:** Construction anticipated to start
- **Spring 2021:** Opening anticipated
What is Supportive Housing?

Supportive housing and shelters are different. The proposal for Kelowna is for supportive housing. This would **not** be a shelter.

<table>
<thead>
<tr>
<th>Shelter</th>
<th>Supportive Housing</th>
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</thead>
<tbody>
<tr>
<td>First come first served</td>
<td>Assessment process for applicants</td>
</tr>
<tr>
<td>Access to a bed temporarily</td>
<td>A self-contained studio home</td>
</tr>
<tr>
<td>Some meals may be provided</td>
<td>1 hot meal provided, plus private kitchenette</td>
</tr>
<tr>
<td>Often required to leave during day time</td>
<td>No requirement to leave unit or building</td>
</tr>
<tr>
<td>Shared sleeping space</td>
<td>Private unit</td>
</tr>
<tr>
<td>No payment</td>
<td>Pay rent for unit</td>
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<tr>
<td>Outreach worker available to connect to support services offsite</td>
<td>24/7 access to staff and support services onsite</td>
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Shelter and Supportive Housing are different.
Examples of Supportive Housing

**Timber Grove in Surrey**

- Located in a multi-residential area a short walk from amenities
- Opened in 2011
- 52 self-contained homes
- Operated by Coast Mental Health
- Similar eligibility, programming and services

Timber Grove blends into the neighbourhood. While neighbours initially had fears about the new housing during the development phase, many now show support. Residents are proud of their homes, engaging with neighbours and frequenting local shops and restaurants.

**Cardington Apartments in Kelowna**

- Located in a residential-commercial mix neighbourhood
- Opened in 2008
- 30 self-contained homes
- Operated by the John Howard Society of the Central and South Okanagan
- Similar eligibility, programming and services

When Cardington Apartments first opened, there were some complaints from neighbours as on-site support levels were still being worked out. Once the level of on-site support service was adjusted, there were few complaints from neighbours. Today, the building has a good reputation in the neighbourhood. Neighbours look out for tenants when they are out and about in the neighbourhood, as well as homeless people camping out in the area. Neighbours often bring donations by and help with fundraising. A nearby business offered free services to tenants. Residents feel comfortable accessing nearby businesses, such as the pharmacy.
Supportive Housing across Kelowna

There are currently seven supportive housing buildings operating across Kelowna, all provide homes to people experiencing homelessness who have gone through an assessment process.

- **Willowbridge**
  - 330 Boyce Crescent
  - 40 homes
  - CMHA
  - Opened in 2010

- **Tutt Street**
  - 2970 Tutt Street
  - 39 homes
  - NOW Canada
  - Opened in 2011

- **Hearthstone**
  - 1442 Commerce Avenue
  - 46 homes
  - JHSCSO
  - Opened 2018

- **New Gate Apartments**
  - 189 Rutland Road N.
  - 49 homes
  - JHSCSO
  - Opened 2012

- **Cardington Apartments**
  - 1430 St. Paul Street
  - 30 homes
  - JHSCSO
  - Opened in 2008

- **Gordon Place**
  - 1790 Gordon Drive
  - 44 homes
  - CMHA
  - Opened in 2018

- **Heath House**
  - 206 Highway 97
  - 40 homes
  - JHSCSO
  - Opening in 2019

- **Cardington Apartments**
  - 1430 St. Paul Street
  - 44 homes
  - CMHA
  - Opened in 2018

- **Gordon Place**
  - 1790 Gordon Drive
  - 30 homes
  - JHSCSO
  - Opened in 2018
How will this Affect my Property Value?

Research shows that property values do not decline with proximity to supportive housing.

- Centre for Applied Research in Mental Health and Addiction at SFU (2007). The report looked at 18 different studies and found there was no significant effect on either the sales price of homes in the neighbourhood or on the number of sales.
- In 2018, BC Housing conducted analysis on five housing developments located in different communities across the province. None of the sites saw a significant decline in property values in the two years post-opening in the immediate areas or neighbourhoods surrounding the case study sites, as feared by some neighbours.

How Can I Learn More?

We welcome any questions you may have at letstalkhousingbc.ca/kelowna-mccurdy

Keep up on the project: www.bchousing.org/kelowna-mccurdy

Learn more about supportive housing: www.bchousing.org/community-supportive-housing