PARKSVILLE CITY COUNCIL
RAPID RESPONSE TO HOUSING
Information Sheet

Key Project Facts

Proposed Project: Approximately 49 units of permanent supportive housing, plus three shelter units
Location: 222 Corfield Avenue South, Parksville
Operated by: Island Crisis Care Society with 24/7 staffing working closely with residents to connect them to support services.
Who is it for: People in the community who have been homeless or who are at risk of homelessness
Housing Type: Safe and secure self-contained (own bathroom and kitchenette) studio, with shared amenity space.

Resident and Neighbourhood Safety

Safety Features
Security features will optimize lighting, fencing, enable fob system for residents only, and create a contained outdoor amenity space for smoking / dog walking.

24/7 On-site Staff
A minimum of two staff will be onsite 24/7. Staff will be supported by a manager, who will be onsite Monday to Friday, in addition to various other staff providing on-site services to the tenants. Island Crisis Care Society will ensure that all staff will have the appropriate training and skills necessary to support the clients.

Good Neighbours – Building Respect and Community
Both staff and residents will be committed to keeping the property and neighborhood maintained with a daily clean-up for garbage, needles, etc. The responsibilities of Island Crisis Care Society will include property management, operations management and resident selection.

Staff Training

- Crisis prevention training
- First Aid/CPR
- Domestic violence and safety planning
- Substance use awareness and safety training
- Trauma-informed training
- Indigenous awareness
- Mental health first aid
Proposed Supportive Housing for Oceanside Region

### About the Residents

**People who apply to live here need to:**

- Be over the age of 19
- Be an Oceanside resident currently experiencing homelessness, at risk of homelessness or under-housed
- Need additional support services to maintain housing
- Pay rent

BC Housing and Island Crisis Care Society lead the thoughtful assessment process with local service providers to ensure an appropriate mix of residents with the right supports lives in the housing. People are assessed through the **Vulnerability Assessment Tool**, which helps determine the support services they need to remain housed and live a more healthy, stable life, while ensuring a healthy resident mix within a building.

**Services to Support Residents**

- Healthcare and mental health services
- Trauma-informed support and care to assist people in stabilizing and creating plans to move from homelessness to successfully housed
- Outreach worker assists with income issues and sets up apartment viewing and secure housing.
- Peer and low-barrier employment opportunities

All residents will receive individualized case planning to further develop life and social skills such as employment planning and managing the transition to independence and recovery, as well as programming space to facilitate training and food preparation. Other services will include outreach workers, wellness checks, connection and referral to community services and support groups.

**Residents will sign a Program Agreement and will be expected to abide by it.**

The Program Agreement will address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Staff will work with tenants and the neighbours to foster good neighbourhood relations.

**Residents are expected to:**

- Treat neighbours and community with consideration
- Not make excessive noise or cause unnecessary disturbances
- Ensuring security doors are closed properly and not letting any unknown persons into building
- Put garbage in the appropriate bins
- Clean up after pets
- Not smoke in the common areas, including the front entrance

**Island Crisis Care Society may end an agreement at any time if a resident is:**

- Engaging or behaving in a manner which is abusive and/or a threat to the mental or physical health or safety of anyone in the building/community
- Significantly disrupting the quiet enjoyment of other participants and/or neighbours
- Engaging in willful vandalism or damage to the building or property

### Drug and Alcohol Use

The goal is to provide housing with high supports for people who may or may not have substance use concerns. We do not discriminate against a person based on their level of need. Housing applicants will be assessed to ensure they are matched with the right level of support services they need to remain housed and live a more healthy, stable life. Residents of supportive housing live independently and will make their own choices regarding lifestyle and will have direct access to the support services they need. All residents will sign agreements in regards appropriate and respectful behaviour. Substance use and mental health challenges will be addressed through onsite and community supports.
Proposed Supportive Housing for Oceanside Region

Key Facts about Supportive Housing

What is supportive housing?
- Ensures vulnerable people with access to a safe, secure and affordable home.
- Provides service tailored for each resident to help them towards their goals.
- Fosters a positive effect on residents’ housing stability, employment capabilities, mental and physical health.
- More cost effective than the hidden costs associated with homelessness (e.g. use of emergency health).
- Leads to a reduction in street homelessness and a healthier, more inclusive, and liveable community.
- Supports residents when they are ready to move onto independent housing by helping residents to view apartments, and liaise with landlords to support stable tenancies.

Factors contributing to homelessness:
- Insecure housing and renovictions
- Disability or poor health
- Childhood abuse or domestic violence
- Inadequate employment or lack of income
- Limited support networks including family
- Mental wellness
- Substance use
Supportive Housing Case Studies

BC Housing’s Research Centre has created the *Community Acceptance Series* to document the experiences of supportive housing sites that gained neighbourhood acceptance. The purpose of this research is to help future sites better address neighbourhood concerns at the initial stages of a project.

Sharing lessons learned also helps identify strategies to improve relationships with neighbours of existing social housing sites. Other case studies in this series include:

- 5616 Fraser Street, Vancouver;
- Timber Grove, Surrey;
- Christine Lamb Residence, Abbotsford;
- Camas Gardens, Victoria
- Cardington Apartments, Kelowna

The case studies are available to download off the BC Housing website: [www.bchousing.org/research-centre/library/tools-for-developing-social-housing/bk-case-study-community-acceptance-overview](http://www.bchousing.org/research-centre/library/tools-for-developing-social-housing/bk-case-study-community-acceptance-overview)

Property values

The Centre for Applied Research in Mental Health and Addiction at SFU published a study indicating that property values have not declined with supportive housing. 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. A 1996 study by the Housing Ministry looked at the impacts of seven social housing projects on neighbouring property values. The study demonstrated that social housing projects have not had a negative impact on the sale prices of nearby homes based on a comparison with a control area.