Welcome

Neighborhood Information Session for Proposed Supportive Housing at Joyce Avenue and Harvie Avenue

Neighbourhood Information Session

Monday, September 17

5:30 pm - 7:30 pm

Please drop in to learn more about the proposed housing and talk with representatives from BC Housing, Vancouver Coastal Health, Powell River Regional Hospital District, PREP Community Programs, and Life Cycle Housing Society. We look forward to working together with the community on a plan for this essential housing.

- Please ensure comments and discussions are respectful.
- Please take the time to review the information and ask questions of staff.
- No signs, banners, placards are permitted in the meeting room.
- No recording (audio or video.)
People without homes live on the street, in shelters, or couch surf in unsafe conditions. Based on client relationships at the Community Resource Centre, we (under) estimate that 15 people are living on the street in the community at the present. There are an estimated 20 to 25 people at risk of homelessness (eg, couch surfing).

Food Provision

Local churches serve:
- 100 people per week at spaghetti supper on Mondays (Oct-May)
- 80 people per week soup meal, with another
- 90 being sent home with groceries

At the Community Resources Centre we served:
- 60 per week at a Friday lunch but also 240 breakfasts per month
- 2,157 meals (not all full meals) in July and August.

People who are at risk of homelessness in Powell River currently have access to the following BC Housing funded services:
- 10 temporary winter response mats
- temporary shelter bed
- rent supplements in private market
- outreach workers and homes with support
New Supportive Housing proposed for Powell River
Ensuring everyone has a place to call home.

Proposed Project:
40 self-contained units of supportive housing. Daily breakfast and hot meal; life-skills training and access to health services.

Proposed Location:
Joyce Avenue and Harvie Avenue

Operated by:
PREP Community Programs and LifeCycle Housing Society with 24/7 staffing working closely with tenants to connect them to support services. PREP and LifeCycle will provide a direct contact line for the public and facilitate a Community Advisory Committee.

Who is it for:
People experiencing or at risk of homelessness.

Housing Type:
Safe and secure self-contained (own bathroom and kitchenette) studio, with shared amenity space, and staff on-site 24/7.

Timeline:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>July 2018</td>
<td>Site leased to BC Housing, through the Provincial Rental Housing Corporation</td>
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<tr>
<td>September 17</td>
<td>Neighborhood Information Session</td>
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<tr>
<td>September 2018</td>
<td>Development permit submitted</td>
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<tr>
<td>Fall 2018</td>
<td>If application is successful, development will begin on-site.</td>
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<tr>
<td>Spring 2019</td>
<td>Housing opens</td>
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</tbody>
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WE ARE HERE
Who will live here?

People who apply to live here need to:

- Be over the age of 19
- Have a history of homelessness or at risk of homelessness in Powell River
- Need additional support services to maintain housing

Tenant Selection Process:

Tenants are selected through a collaborative and thorough assessment process between BC Housing, PREP Community Programs, Life Cycle Housing Society, and Vancouver Coastal Health to ensure the needs of a tenant are well matched to the types of support services that would be provided in this residence. Every potential tenant would be considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.

All tenants in supportive housing have made a choice to work towards living a healthy, stable life.

Why do people experience homelessness?

Homelessness is usually the result of many factors including:

- A lack of adequate income
- A lack of access to affordable housing and medical services
- Experiences of discrimination
- Traumatic events and personal crisis
- Physical health problems or disabilities
- Mental health concerns
Support Services

- 24/7 professional support staff
- Safe and secure place to sleep
- Breakfast and one hot meal a day
- Private Washrooms
- Laundry
- Social Connection
- Accessible for a diverse group
- Connection to local community services
- Employment counselling and peer employment opportunities
- Referral to health care, mental health and addiction 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, apartment viewings, securing housing and liaising with landlords to support stable tenancies.
Renderings

Elevations

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Ground Floor Plan

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Site Plan

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Partners

**BC Housing** would provide capital, undertake construction of the modular housing and provide operational funding for the supportive units. BC Housing works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.

**Powell River Regional Hospital District** has furnished the land at Joyce Avenue and Harvie Avenue and their intentions are to enter into this landlord relationship and become a partner in this social planning issue from the perspective of mental health care and stigma and enabling Vancouver Coastal Health to provide the necessary supports needed for vulnerable populations in our community.

**PREP Community Programs (PREP)**
PREP brings extensive experience in providing support services to the Powell River community. It creates, develops, and delivers both short-term and long-term community-based programs and services that meet local needs with a progressive approach and excellent record of service. PREP provides a wide range of community services that focus on employment, food security, literacy, family and parenting support, immigrant services, cultural diversity initiatives, and drop in services for underserved and underprivileged community members. PREP will hold the contract with BC Housing, to manage the support services and lead on general housing administration.

**Life Cycle Housing Society (Life Cycle)**
Life Cycle brings over 20 years’ experience owning, managing and maintaining three affordable housing complexes in Powell River. The society has taken the lead in community engagement on the crucial role that decent housing plays in creating healthy neighbourhoods. Life Cycle’s philosophy is to support the creation of healthy, safe homes that sustain tenants in harmony with each other and the surrounding community. Life Cycle will lead on property management, building operations and will advise on tenant relations and housing policy.
How Can I Learn More?

Email: communityrelations@bchousing.org

Visit www.bchousing.org/powell-river