



## Will supportive housing affect property values in my neighbourhood?



Studies show that property values immediately surrounding supportive housing sites typically keep pace with the trends of the surrounding municipality.



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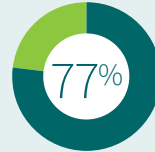
Property values immediately surrounding supportive housing sites in BC **kept pace or surpassed** municipal trends



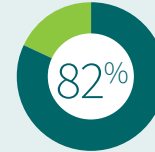
## Will supportive housing change my neighbourhood?



Many supportive housing residents have an existing connection with the neighbourhood and report experiencing positive interactions with neighbours after they moved in.



77% of supportive housing survey respondents reported a **prior connection** to the neighbourhood



82% of supportive housing survey respondents reported **positive interactions** with neighbours



73% of supportive housing survey respondents reported having **friends or relatives** in the neighbourhood



## Does supportive housing work to reduce homelessness in my neighbourhood and community?



Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, individuals previously experiencing homelessness report improvements in access to employment, income, education, addiction issues, mental health and life-skills.

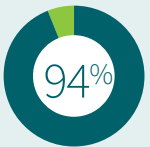


## Is supportive housing costly for tax-payers?

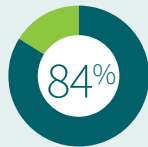


Studies show the cost of providing supportive housing is less than the cost of providing the health and public safety services needed to address homelessness.

### After Six Months:



94% of supportive housing residents **remained housed**



84% of supportive housing survey respondents reported **improved overall well-being**



54% of supportive housing survey respondents reported **improved access to employment opportunities**



39% of supportive housing survey respondents reported **improvement in addiction issues**



VS



On average, a person experiencing homelessness with addictions and/or mental illness used

**\$55,000** per year in health care and/or corrections services

On average, a person in supportive housing with addictions and/or mental illness used

**\$37,000** per year in health care and/or corrections services

Every dollar invested in supportive housing **creates \$4-5** in social and/or economic value



Supportive housing residents were **64% less likely** than shelter clients to use ambulance services



Average hospital stay for supportive housing residents was **50% less** than shelter clients

### Sources:

- Insight Specialty Consulting. 2019. Exploring Impacts of Non-Market Housing on Surrounding Property Values. BC Housing
- BC Housing. 2019. Modular Supportive Housing Resident Outcomes Study: Results for First Seven Modular Supportive Housing Developments. [www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes](http://www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes).

## The new permanent purpose-built supportive housing will be different than the temporary workforce housing.

BC Housing provided temporary workforce modular housing at Newcastle Place (250 Terminal) and Nikao (2060 Labieux) in response to an urgent need to provide housing and support services to those struggling with homelessness in Nanaimo, including those who were residing at the 1 Port Drive encampment downtown.

The proposed housing will be purpose-built housing, meaning it can be designed with the neighbourhood aesthetic in mind and incorporates supportive housing best practices such as one secure point of entry with security systems throughout the site. Security cameras are included on the interior and exterior of the building. This housing is designed specifically to meet the needs of the residents and looks very different from a temporary workforce modular housing.

- The best example for what the proposed purpose-built supportive housing will be like for your neighbourhood is Uplands Walk or Boundary Housing in Nanaimo, Orca Place in Parksville or permanent supportive housing in other communities. The new housing will not be temporary workforce housing.

## Operators, residents and partners are responsible for ensuring the new supportive housing is successfully integrated into the community.

There are a number of checks in place to ensure that the new supportive housing successfully integrates into a community, including:

- **Operator experience:** BC Housing selects non-profit providers who are experienced in working with and supporting people who experience homelessness.
- **Thorough and thoughtful assessment process:** Every potential resident is considered on an individual basis to ensure that the housing and services provided by the program match the support services they need.
- **Program agreements:** Each resident signs a program agreement that outlines expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others.

- **24/7 staffing and supports:** A minimum of two staff are on-site 24/7 to support residents, manage the building and be available to respond directly to any related concerns that arise in a timely manner. During daytime hours, there are numerous staff on site including a manager/residence coordinator, building/grounds maintenance staff, cook and additional supports from other partners providing specialized services.

- **Property maintenance** Both staff and residents will be committed to keeping the property and neighborhood maintained with a daily clean-up, just as any other resident in the neighborhood.
- **Community advisory committees** Each site will have a Community Advisory Committee to mitigate and address any related concerns that come forward, with representation from BC Housing, City Bylaw, Vancouver Island Health Authority, RCMP, local businesses, community organizations and community members.

People who experience homelessness are as varied as any other neighbour.

People who experience homelessness are as varied as any other neighbour. They are seniors, people with disabilities, people who have employment but no housing, people who are working through mental health concerns and/or substance use. All residents in supportive housing have made a choice to work towards living a healthy, stable life. People experiencing homelessness are not a homogenous group, and have had different pathways into homelessness, that's why supportive housing tailors its response to clients, to help them maintain their housing.

- There are many factors that contribute to people experiencing homelessness – substance abuse or mental health are not the only factors.
  - **Structural factors:** lack of available affordable housing, eviction, unsafe housing conditions, discrimination
  - **Economic factors:** loss of job, cost of living and inability to pay for rent/mortgage and food, poverty
  - **Individual/relationship factors:** traumatic life events, family violence/abuse, divorce, mental health, other physical health issues
  - **System failure factors:** barriers to accessing public systems, transition planning from child welfare, discharge planning from institutions.



It costs less to house a person than leave them on the street or living in shelters.

People talk about the cost of providing supportive housing to people experiencing homelessness as a burden on taxpayers. The opposite is actually true – it costs less to house a person that to leave them on the street or living in shelters.

## Relying on emergency services is **expensive**


“Homeless women and men do not have “different” illnesses than the general population. However, their living circumstances and poverty affect their ability to cope with health problems.”

*Ambrosio, et al. (1992) Street Health Report*

  
**\$10,900**/mo.  
 Hospital Bed

  
**\$1,932**/mo  
 Shelter Bed

  
**\$4,333**/mo  
 Provincial Jail

  
**\$199.<sup>92</sup>**/mo  
 Social Housing

  
**\$701**/mo  
 Rental Supplement

Wellesley Institute' Blueprint to End Homelessness (2007)