

Tiny Homes Village: Transitional Housing

502 Twentieth Street, New Westminster

Dear Neighbour,

We are writing to share that BC Housing will be installing modular housing for up to 30 people at 502 Twentieth Street (at River Road). This project is a response to the urgent need to provide housing for people at risk of or experiencing homelessness in New Westminster.

This project is funded through the Province of British Columbia's HEART & HEARTH program. Through this program, we can build and offer housing quickly to people experiencing homelessness. This housing will be in place for up to six years while we continue to build more permanent supportive homes in the community.

Learn more about this project below or by visiting letstalkhousing.bc.ca/new-westminster-20th-street. See the reverse for an invitation to small group information sessions with our project team.

About the project

The project will include up to 30 single-room units (tiny homes), each with its own entrance. There will be shared indoor and outdoor common areas, a central kitchen and dining area, shared showers/washrooms, laundry facilities, and office space for the staff who will be on-site 24/7. The site will be designed to minimize impact on neighbours. There will be security features for the benefit of the residents and the surrounding community. These include a fully fenced and screened perimeter, gated access, lighting, security cameras.

We expect site work to begin in late March 2026. Land use regulations and permits for this type of housing have been streamlined by the City of New Westminster. As such, no City Council approvals are required, and any permits are processed by staff. We currently expect this housing to open to residents in late-2026.

Establishing a tiny homes village is aligned with the City of New Westminster's strategic and housing policies, and stems from work under the City's Crises Response Pilot Project. Learn more about how the City is working to address the three intertwined crises of homelessness, mental health and substance use at newwestcity.ca/crises-response-project.

Residents and operations

Transitional housing with supports provides safe, stable housing for adults (19+) who are at-risk of or experiencing homelessness. This can include seniors and people with disabilities. All residents apply to live in the tiny homes village, sign program agreements that outline standards for respectful behaviour, and pay rent. Typical supports include:

- 24/7 onsite staff support
- Daily meals
- Life-skills and employment training
- Access to healthcare and supports
- Connections to community and social services

- Access to permanent housing when available

BC Housing will select an experienced non-profit housing operator through a fair and public process. Staff will manage the building and provide services to the residents. BC Housing and the non-profit housing operator will assess potential residents and offer the housing to people based on their individual needs and supports available. This process will help ensure residents are set up for success and are able to remain housed. Priority will be given to the placement of local people experiencing homelessness.

The non-profit housing provider will abide by an Operations Management Plan, which will address staff policies and training, support services, and guest policies. BC Housing will sign a Letter of Commitment with the City which will address design and operational commitments, and establish a Housing Inclusion Table, which will allow community interests to collaborate on how to most effectively address issues, should they arise, on the site and in adjacent public and private spaces.

Ongoing communication

We commit to being good neighbours. We will share any updates about this project as soon as they are available. We will share a direct phone number for the housing when it opens and address any concerns quickly and collaboratively.

Small-Group Information Sessions

We are inviting neighbours and businesses located near this site to small-group information sessions with our project team. At these sessions we will share detailed project information, answer questions, and gather input to support the integration of this temporary housing into the neighbourhood.

Please register for one of two sessions at [502-20th-street-new-westminster.eventbrite.ca](https://www.eventbrite.ca/e/502-20th-street-new-westminster-tickets-744444444444) or by scanning the QR codes below. Registration is required. We will ask for your address to ensure spots are reserved for site neighbours.

Session 1

Thursday, March 5, 2026, 5 – 6:15 pm
Location: Anvil Centre, Studio 413



Session 2

Thursday, March 5, 2026, 7- 8:15 pm
Location: Anvil Centre, Studio 413



The Anvil Centre is located directly across the street from the New Westminster SkyTrain Station. It also offers three levels of paid underground parking.

Community Information Session

We are also planning to host a Community Information Session on **March 19, 2026** to share details about this project with the wider community. We will invite additional surrounding West End and Connaught Heights neighbours to this event. As direct neighbours, you are also welcome to attend. We will share more details about this event in the coming weeks.

Questions?

Please email communityrelations@bchousing.org with questions about this project. You can also ask to be added to our contact list for updates.

Sincerely,
BC Housing