

Transitional housing with supports

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 at letstalkhousing.bc.ca/new-westminster-20th-street. See reverse for details about a Community Open House where neighbours will be able to meet our project team, ask questions and share feedback.

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, and 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 housing would be for people from the New Westminster area who need support services to maintain stable housing, including 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 staffing support

- Daily meals
- Life-skills and employment training
- Access to healthcare and supports
- Connection 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 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.

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.

Connect with us

A caring community can contribute greatly to the success of the residents. BC Housing will keep lines of communication open throughout this project. We invite interested neighbours to join us at an open house-style information session to learn more about the project, ask questions and share feedback.

Community Open House

Date: Thursday, March 19, 2026

Time: Drop in any time between 5:30 to 7:30 PM

Where: Anvil Centre (West Ballroom) 777 Columbia St, New Westminister

Details: View the latest project information on poster boards, meet project representatives and ask questions one-to-one.

Registration is preferred for planning purposes. RSVP by visiting **20th-street-new-westminister-community-open-house.eventbrite.ca** or by scanning the QR code:

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



Questions

If you have any questions, please email **communityrelations@bchousing.org**.

Sincerely

BC Housing