

Welcome

Community Open House Tiny Homes Village – Transitional Housing 502 Twentieth Street, New Westminster

March 19, 2026
5:30pm to 7:30pm

Find out more about:

- Homelessness in New Westminster
- The Province's
HEART & HEARTH Program
- Development Details & Operations

Visit stations around the room to chat with representatives from all project partners. Help yourself to refreshments.

BC Housing acknowledges that we conduct our activities on the homelands of thousands of Indigenous peoples and many Nations across British Columbia.

We acknowledge, with gratitude, that the area we are discussing today is situated located on the unceded lands of the Halkomelem-speaking and Coast Salish peoples.

Thank you for joining us

We ask that all participants:

- Do not bring any signs, banners or placards into the venue
- Use respectful, people-first language
- Ask brief, genuine questions
- Allow space for answers
- Consider there may be people present who have experienced homelessness

We commit to:

- Listen, report back and implement community feedback where possible
- Share information openly and transparently

Housing Need

- In 2025 there were **217 people experiencing homelessness** in New Westminster
- Homelessness increased by 65% from 2020 to 2023 and a further 7% between 2023 and 2025
- Indigenous people are over-represented among people experiencing homelessness, a legacy of colonialism and residential schools
 - 59% reported residential school impacts in their family
- City has developed five-year and 10-year plans under its **Crisis Response Project** to address homelessness, mental health and substance use
- The 10-year plan focuses on **building permanent supportive housing**



Source city of new west-crises-report2025_digital

Transitional Housing is a key piece of a broader plan to reduce homelessness in New Westminster.

Transitioning Away From Homelessness

A tiny home village is a form of transitional housing. This project is funded by the Province's HEART & HEARTH program. It offers targeted supports that help people prepare for and find a more permanent home.



This tiny home village will:

- Provide stable housing to people who need privacy and culturally appropriate supports, and who can live independently
- Serve as a step between a shelter and a permanent home
- Provide urgently needed housing for people experiencing homelessness
- Be built and occupied quickly

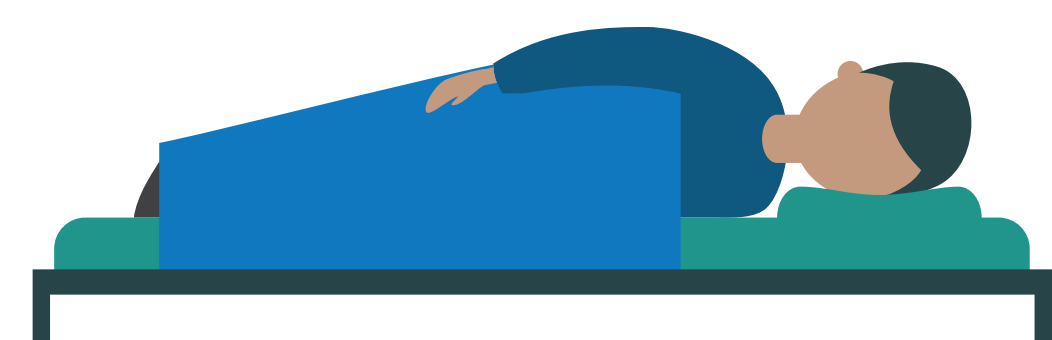
Residents must be willing to engage in case planning and work towards long-term housing & health goals.

Transitional Housing Services

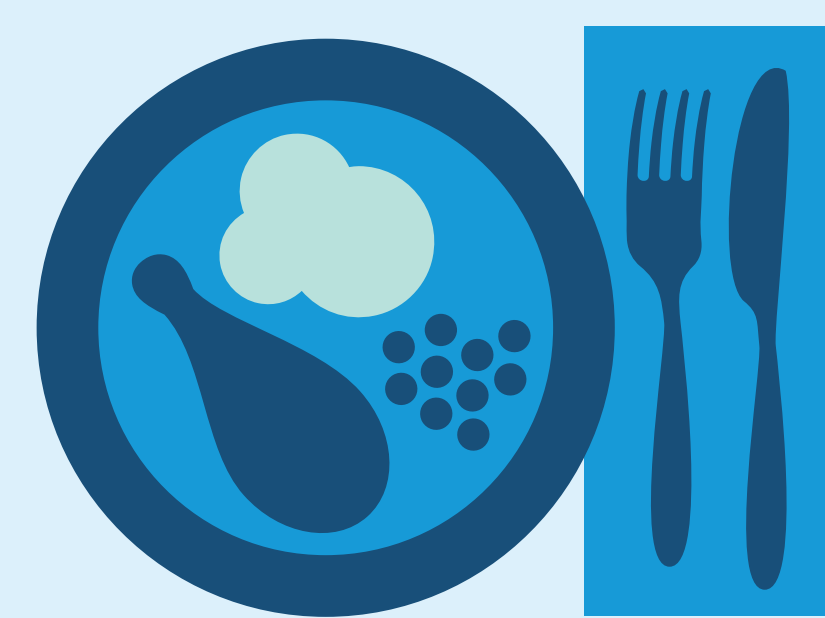
Services available to residents include...



24/7 Professional support staff



Safe and secure place to sleep

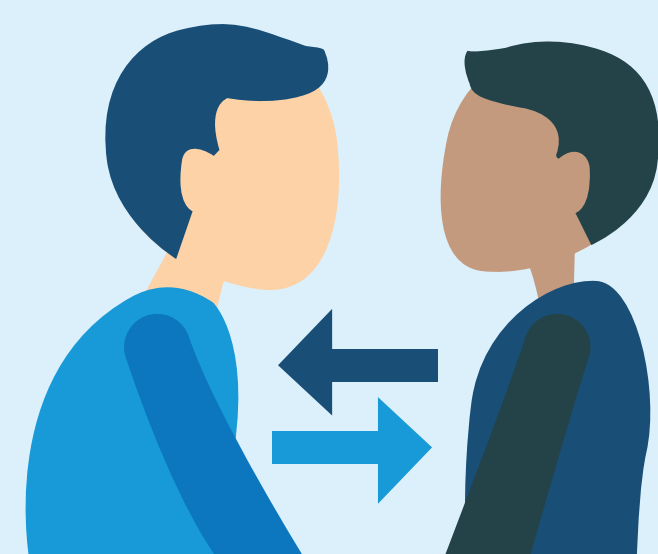
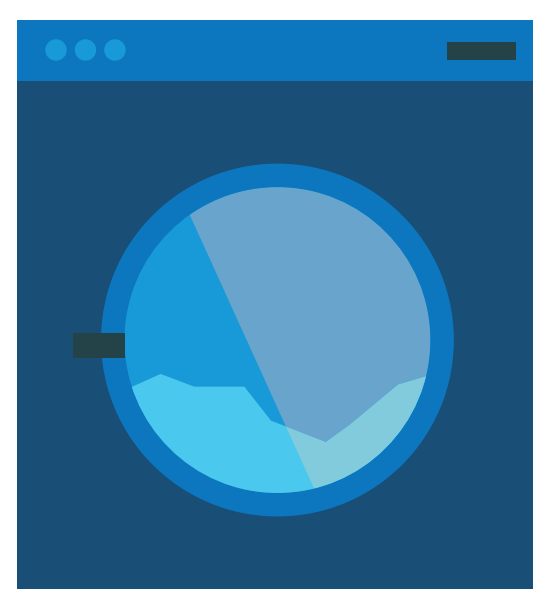


Daily meals



Washrooms

Laundry



Social Connection



Accessibility features



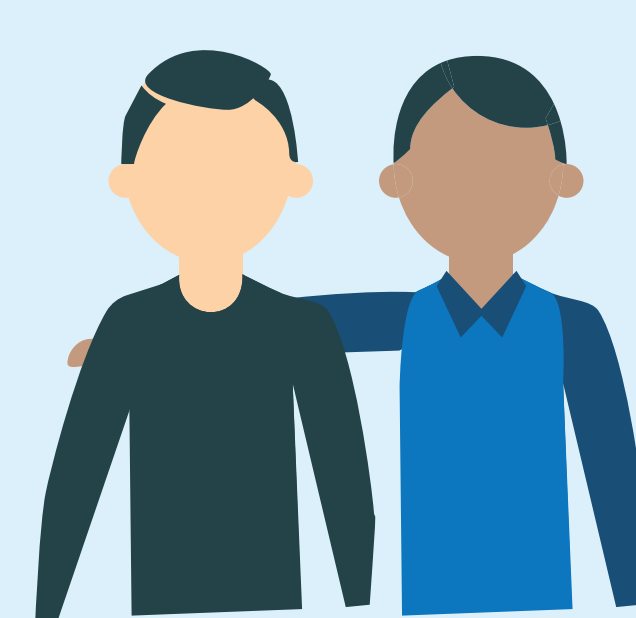
Peer employment opportunities



Connection to community services



Connection to health care, mental health and substance abuse



Culturally appropriate and trauma-informed support



Individual case planning

This housing would NOT provide emergency shelter or drop-in services.

Tiny Home Village

Victoria's Caledonia Place is now closed

- End of Temporary Use Permit
- Residents moved to other housing available in Victoria

Our success story? Thirty people were able to live in safe, secure housing rather than on the street or in encampments



The homes shown in this photo will be relocated to New Westminister to create a similar tiny home village

Upgrades for New West:

- The New West village will offer both amenity space and office space to provide more robust services for residents
- The Victoria site did not include these features

Inside Transitional Housing

This Tiny Homes Village will include:

- Up to 30 single-room units
- Indoor and outdoor common areas
- Central kitchen
- Laundry facilities
- Staff reception and office space
- Fenced grounds
- On-site parking



Common Area Interior - Balsam Place (HEARTH), Kelowna



Unit Interior - Balsam Place (HEARTH), Kelowna

Operator Selection

Our Process:

- Define project needs with clear expectations
- Conduct invitational tender process on **BC Bid**
- Evaluate submissions based on experience, approach, budget
- Select the best fit and notify all applicants

Evaluation Criteria:

- Proponent experience
- Service delivery plan
- Community partnership and relationships
- Operational capacity
- Equity, diversity, inclusion, and belonging (EDIB)
- Reconciliation
- Operating budget and staffing schedule



We will provide opportunities for the community to engage further with the transitional housing operator after they are selected.

Site Selection

- Large, level site available in New Westminster
- Above the flood plain and connected to utilities
- Available for lease (3 years with an option to renew for 3 years)
- Access to transportation to support walking, cycling, and use of local transit



City Approvals Process

Under the Crisis Response Amendment Bylaw, facilities and services responding to a crisis situation can move ahead without:

- An Official Community Plan amendment
- A Rezoning
- A Temporary Use Permit
- A Development Permit
- A Building Permit (Because the tiny homes are prefabricated)

This transitional housing with supports is part of the City's broader plan to add more permanent supportive homes in New Westminster.

Site Safety

Safety is always a priority. These measures will support residents, staff and the surrounding community:

- 24/7 on-site staffing with appropriate training
- Exterior lighting, security cameras and perimeter fencing to enhance safety, privacy and control access
- Collaboration of operator and community partners to ensure accountability and responsiveness
- Direct contact information to be shared with neighbours
- Regular property checks to ensure safety and cleanliness



Exterior Safety Features - Balsam Place (HEARTH), Kelowna

Housing with supports is an important part of community safety. This housing means there will be fewer vulnerable people sheltering outdoors. This increases people's personal safety and well-being and contributes to community safety overall.

Neighbourhood Inclusion Commitments

BC Housing and the non-profit operator will collaborate with the City of New Westminster and other local partners to promote safety and well-being for housing residents, staff and the wider community.

Letter of Commitment

- A formal commitment outlining roles, expectations and collaboration pathways relating to the transitional housing

Operations Management Plan

- A summary of an operator's contractual obligations

Transitional Housing Inclusion Table

- Will bring together organizations from the community who respond to homelessness and promote community safety and well-being.
- Will meet for a limited time to support the inclusion of the temporary housing in the community.
- Will share and action community concerns, and build a strong foundation to ensure ongoing open communications and responsiveness.



Resident Outcomes

After a person can access a warm bed, washrooms and meals, they are in a much better position to improve their well-being.

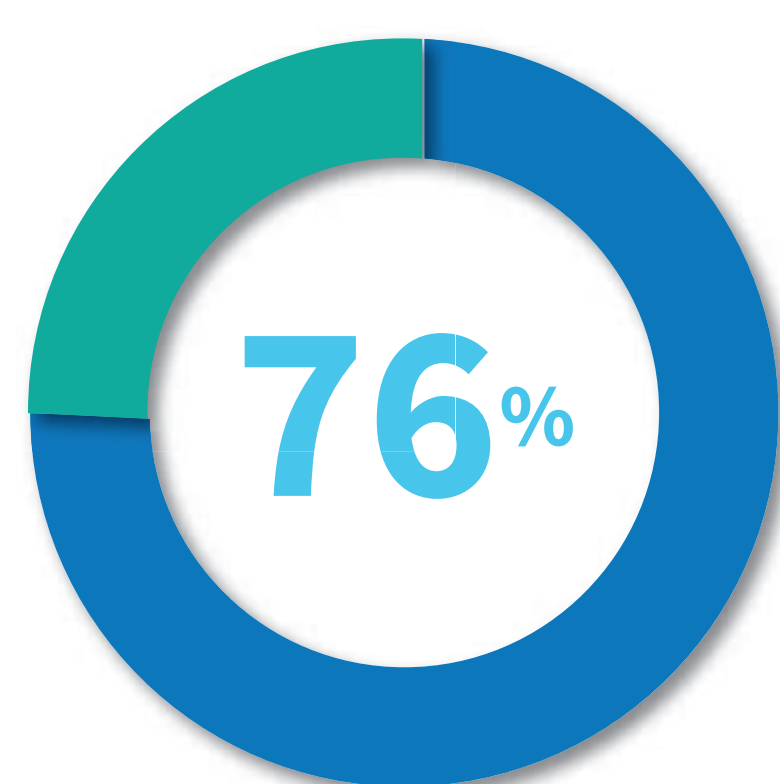


“Living at Newcastle HEARTH has been fantastic. Before, I was living in a shelter and really struggling with depression.

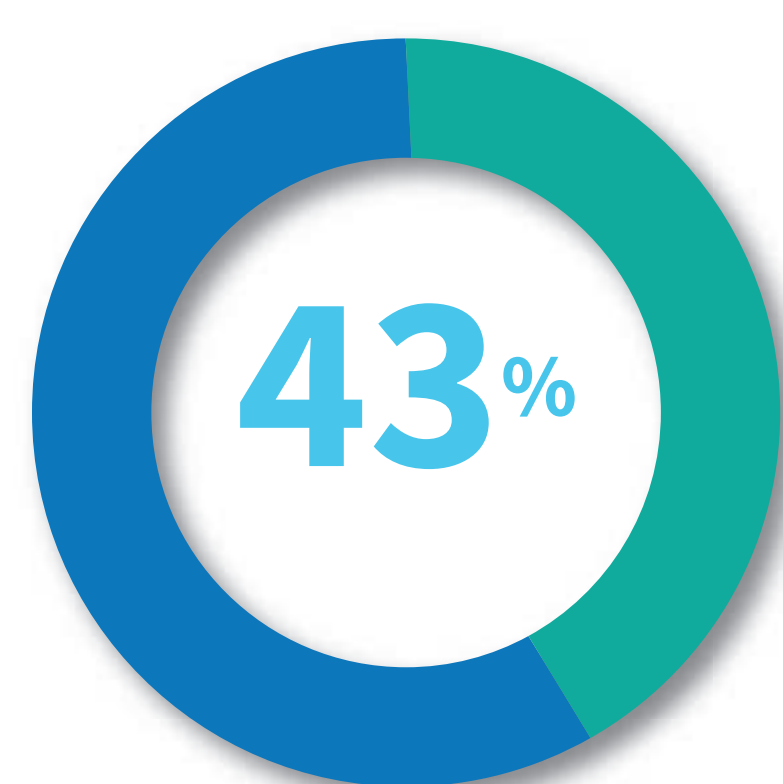
My favourite thing about living at Newcastle Place is being able to visit with my granddaughter. I also love being part of the gardening club and growing vegetables.”

Harold Wilson
Newcastle (HEARTH), Nanaimo resident

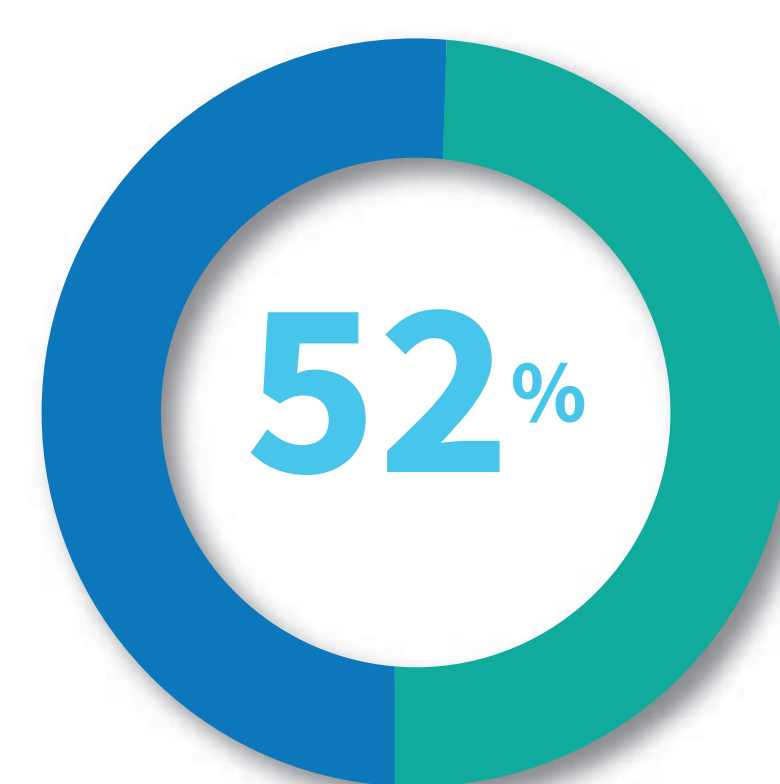
After Six Months



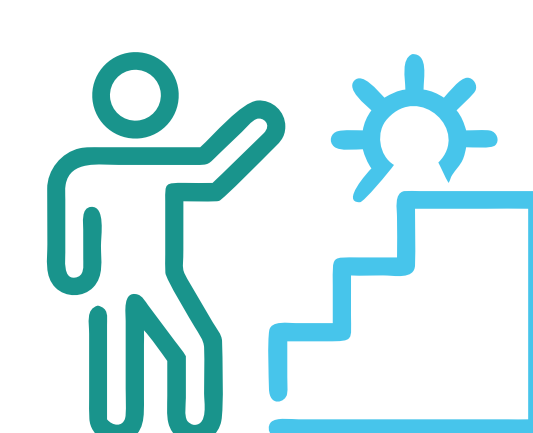
of modular supportive housing survey respondents reported **improved overall well-being**



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



of modular supportive housing survey respondents reported **improvement in life skills**



Scan this QR code to view our Community Benefits brochure

Source: Community Benefits of Supportive Housing

Communications & Engagement Timeline

- **February 2026 – Project announced**
 - Letter with small-group session invite and FAQ delivered to site neighbours (31 homes and businesses)
 - Letter with open house invite mailed to wider area neighbours
 - Let's Talk Housing BC webpage published
- **March 5, 2026 – Small-Group Information Sessions for site neighbours**
- **March 19, 2026 – Community Open House**
- **March/April 2026 – Community Engagement Report published & shared. This report will:**
 - Summarize community feedback received neighbours (31 homes and businesses)
 - Include any project updates resulting from community engagement
 - Include additional responses to community questions or concerns
- **Mid-2026 - Housing operator introduction & engagement**
- **Mid-Late 2026 - Construction & project updates as needed**
- **Late 2026 - Opening communications and engagement**

Next Steps & Project Timeline



Questions?

Please email
communityrelations@bchousing.org
with questions and feedback about this
project.

Keep up to date on this project by visiting:
letstalkhousing.bc.ca/new-westminster-20th-street or scanning the QR code:

