



Small-Group Information Session

Transitional Housing – Tiny Homes
502 Twentieth Street, New Westminster

March 5, 2026

Land Acknowledgement

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.





Discussion Topics

- Homelessness in New Westminister
- Transitional Housing/Tiny Homes model
- Site Selection
- City Approvals Process
- Accountability Framework
- Next Steps and Project Timeline

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 with services

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

Clients must be willing to engage in case planning and work towards long-term housing & health goals to be eligible for a home in the New West tiny home village



Transitional Housing Services

Services available to residents include...

 <p>24/7 professional support staff</p>	 <p>Safe and secure place to sleep</p>	 <p>Daily meals</p>	 <p>Washrooms</p>
<p>Laundry</p> 	 <p>Social connection</p>	 <p>Accessibility features</p>	 <p>Peer employment opportunities</p>
 <p>Connection to community services</p>	 <p>Connections to health care, mental health and substance use services</p>	 <p>Culturally appropriate and trauma-informed support</p>	 <p>Individual case planning</p>

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

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



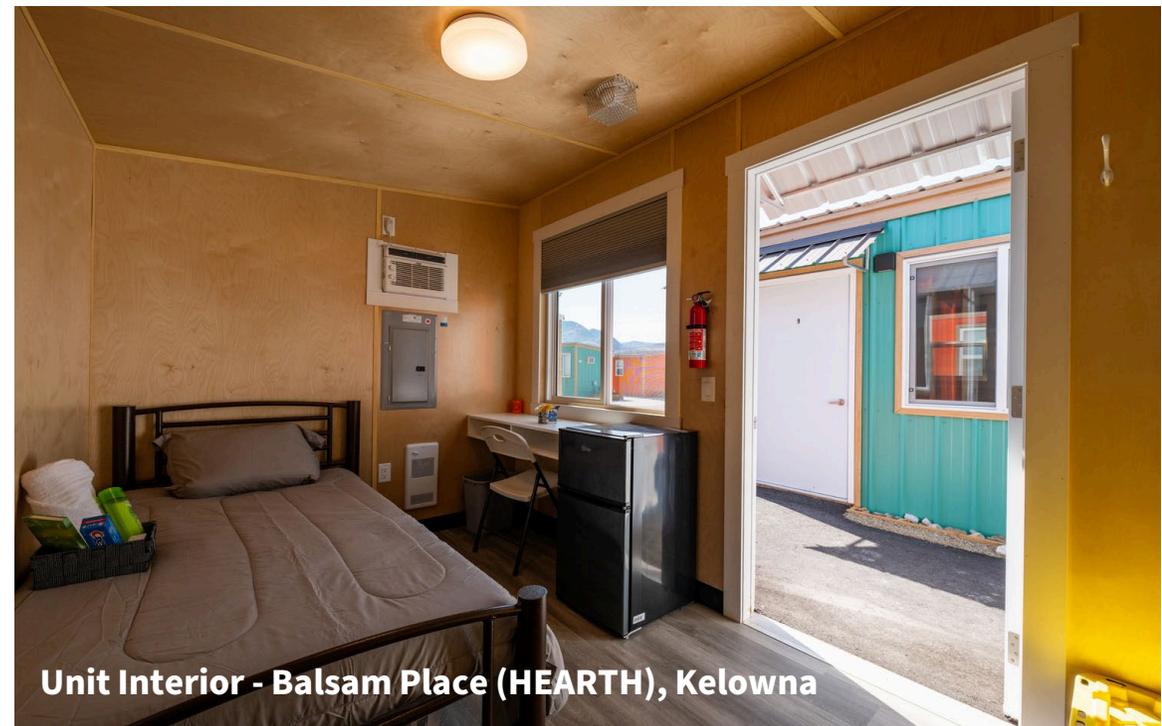
The homes shown in this photo will be relocated to New Westminster to create a similar tiny home village

Inside Transitional Housing

- 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 public 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 seek value for money, quality service, and support for Indigenous and sustainable practices

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:

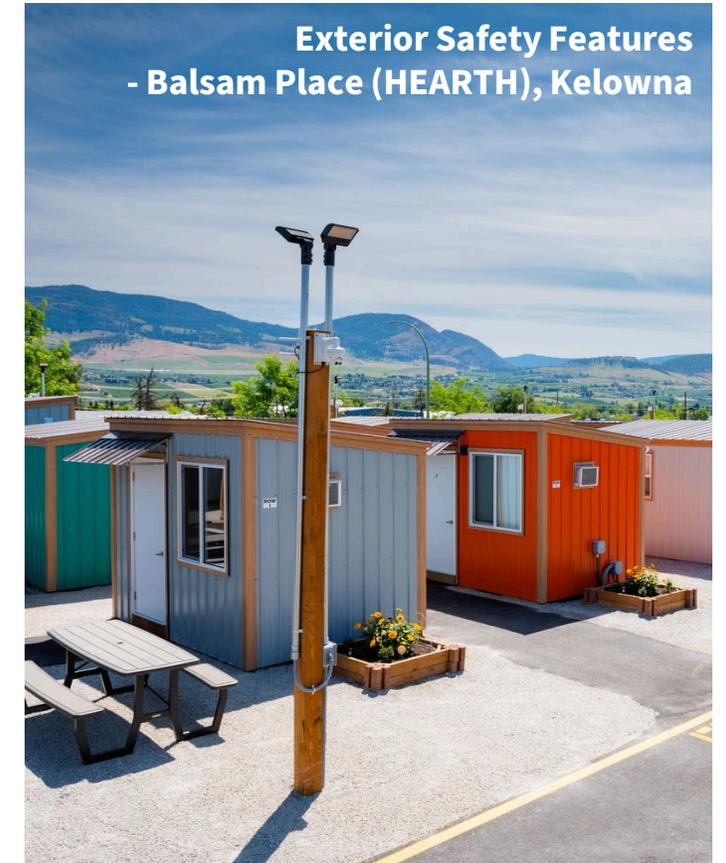
- An Official Community Plan amendment
- A Rezoning
- A Temporary Use Permit
- A Development Permit
- A Building Permit (Because the tiny homes are prefabricated)

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

Accountability & Community 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
- BCH will work with the City on any required off-site upgrades
- 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



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.

Collaboration & Neighbourhood Integration

BC Housing and the non-profit operator (TBD) of the Twentieth Street Tiny Home Village will work with the City of New Westminster and the community

Letter of Commitment

- A formal commitment outlining roles, expectations and collaboration pathways

Operations Management Plan

- A summary of an operator's contractual obligations

Transitional Housing Inclusion Table

- Will support the initial transition for up to the first four months. At this table, BC Housing, the partners and the operator will establish open lines of communication and support the initial transition. This table builds a strong foundation to ensure ongoing 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.

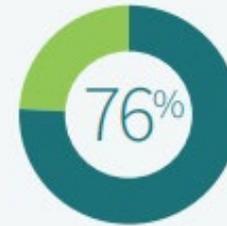


“Living at Newcastle HEARTH has been fantastic. Before, I was living in a shelter and really struggling with depression.

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

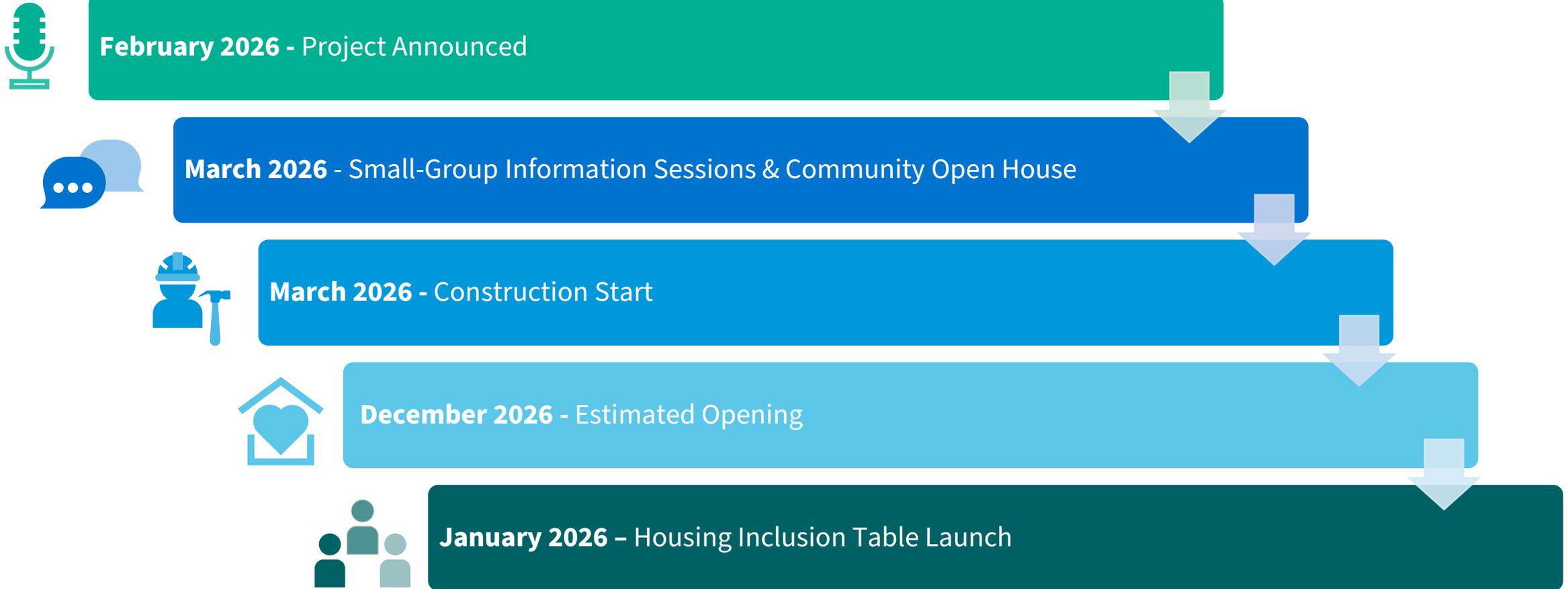


of modular supportive housing survey respondents reported improvements in life skills



Source: [Community Benefits of Supportive Housing](#)

Next Steps / Project Timeline





BC HOUSING

Questions?

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

Learn more about this project below or by visiting letstalkhousing.bc.ca/new-westminster-20th-street



**New
Westminster**