

Neighbourhood Update

City-owned land adjacent to 5000 Joyce Avenue, Powell River

Hello Neighbour,

BC Housing, in partnership with the City of Powell River, is proposing to develop a new supportive housing and shelter building on City-owned land adjacent to qathet General Hospital at 5000 Joyce Avenue. This project would help address the urgent need for more safe, indoor spaces for people experiencing or at risk of homelessness in Powell River.

The building would offer up to 43 homes with supports, including Complex Care Housing services funded by Vancouver Coastal Health. The purpose-built shelter would include up to 20 spaces to support peoples' initial transition out of homelessness. The building would also include the amenity, clinical, programming and staffing space to deliver Complex Care Housing services.

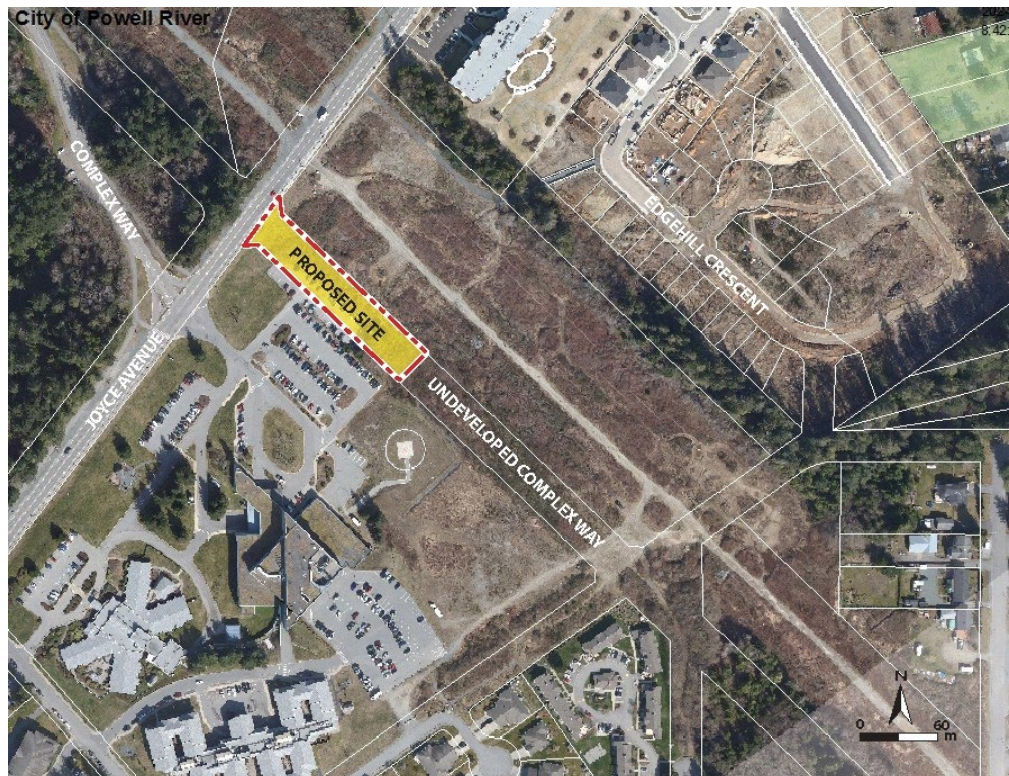
The urgent need in Powell River

The last Point in Time Homelessness count in April 2023 identified 126 people experiencing homelessness in Powell River. Of these, 74% were unsheltered. Opening more supportive homes and shelter spaces means there would be fewer vulnerable people sheltering outdoors. This would contribute to overall community safety.

Location and development

The City of Powell River owns vacant land adjacent to the property at 5000 Joyce Avenue. The proposal is for BC Housing to enter into a long-term lease for a portion of this land to facilitate the development of this housing.

It is important for supportive housing and shelter space to meet people where they are, in the community where they already live. Supportive housing and shelter must be



located close to services, amenities and transit. These things are essential for people who are transitioning out of homelessness and working towards a healthy, stable life.

Directed by Council, the City has initiated road closure and rezoning bylaws required to support the proposed development. Following approval, Council can then consider leasing these City-owned lands to BC Housing. If a lease is granted, construction is estimated to start in 2025.

Supportive Housing and Complex Care Housing

Supportive homes are deeply affordable studio apartments for people who need various supports to maintain their housing. These can include daily meals, life skills and employment training, and referrals to other community services. Residents would be single adults (19+) of all genders, including seniors, people with disabilities or any others who need supports to maintain stable housing. All supportive housing residents sign residency agreements and pay rent.

We are proposing for this site to offer Complex Care Housing services. Through this program, Vancouver Coastal Health, in partnership with the Tla'amin Nation and Lift Community Services, would provide residents with enhanced health supports, including person-centered health care and other culturally safe services and more. These services would be in addition to the supports provided by supportive housing and be available to residents under one roof and in their own home.

Complex Care Housing services have been a welcome addition to supportive housing programs across B.C. Learn more about Complex Care Housing by visiting gov.bc.ca/complexcarehousing.

Purpose-built shelter

The new building would include a purpose-built shelter with up to 20 spaces. When a shelter is purpose-built and co-located with supportive housing, we can include more safety and security features for the benefit of the shelter guests as well as the surrounding community. These may include fenced grounds, a single point of entry, fob access, 24/7 staffed reception, security cameras and lighting. Shelter support worker would support each guest to help them along their individual journey to transition out of homelessness. Shelter services can include skills training and support navigating the housing system.

Operator

Lift Community Services (Lift) would manage the building and provide services to the supportive housing residents and shelter guests. Lift is a community-based non-profit society that has been operating in the qathet Region for 40 years, offering housing and employment services, food security programs, health and family services and more. Learn more about Lift by visiting liftcommunityservices.org.

Community engagement

A caring community can contribute greatly to the success of people transitioning out of homelessness. BC Housing is committed to being a good neighbour and keeping lines of communication open as this project moves forward.

In-person open house

We are inviting interested neighbours to join us for an in-person open house to learn more about the proposal, meet project partners and ask questions.

Date: Wednesday, September 11, 2024

Time & location: To be confirmed (details will be provided to registrants)

RSVP by visiting **letstalkhousingbc.ca/powell-river-joyce-avenue** or scanning the QR code below. You can also find the latest project information there.



We welcome questions at any time by email to **communityrelations@bchousing.org**.

Sincerely,

BC Housing
City of Powell River
