

DRAFT MEMO

TO: Gil Kelley, GM PDS
FROM: Kathleen Llewellyn-Thomas, GM CS
DATE: November 24, 2017
RE: Pearson Temporary Modular Housing
650 West 57th Avenue
Questions Raised at Meeting between City staff and PAC Executives from
Churchill, Ideal Mini, and Laurier on Tuesday November 21, 2017

As part of the Consultation process over the past weeks, BC Housing and the City have provided information and fact sheets on the temporary modular housing proposal. PAC members and area residents have requested more information and/or responses on the following questions below.

1. “We have concerns about proximity to schools/community centres and perceived risks to students and children.

a) Why has the city proposed locating the temporary modular housing on this part of the available site, nearest to schools and farthest from Cambie Street?”

- The City invited private owners who had vacant land waiting to be redeveloped to step up and provide land to the City for temporary housing as a way to address the immediate housing needs for homeless residents.
- The private land for the first site was secured through a License Agreement with Onni Group, who will also deliver 540 permanent social housing units on the site as part of their redevelopment plans.
- The portion of the site, at W. 59th Avenue and Heather Street, was offered by Onni because it will not disrupt the first 5 years of redevelopment plans for the site and it is able to accommodate TMH for services such as sewer and water, and hydro power.

b) Has the City created housing for the homeless adjacent to a school or community center before? Does the proximity to three schools factor into or change tenancing considerations? How?

- The City and BC Housing with their partners look for opportunities to locate supportive housing in areas with good access to transit and services which is similar to the criteria for locating schools and hospitals.

- There are a number of supportive housing buildings next to elementary schools and nearby hospitals (i.e. Biltmore – MSJ hospital, Nightingale; Skeena House – Franklin Elementary; Broadway/Fraser – Mt. Pleasant Elementary; etc.). More information on supportive housing can be found online here: <http://vancouver.ca/people-programs/supportive-housing.aspx>.
- This site will be tenanted in accordance with affordable/supportive housing tenanting best practices, taking into consideration the surrounding neighbourhood including the adjacent schools and other uses

2. Will this Housing increase crime/street disorder and general safety of existing residents?

- The City and BCH are committed to ensuring Temporary Modular Housing is managed safely and responsibly.
- Our experience has shown that opening social and supportive housing does not usually result in increased levels of crime or street disorder.
- Community Builders Group, an experienced non-profit housing operator, will operate the housing in accordance with the Operations and Management Plan (OMP), which has already been shared with the community. As a requirement of the OMP, Community Builders Group will provide a 24/7 primary contact information and will work with community members through a Community Advisory Committee to identify and resolve any building-related concerns, including any concerns regarding open drug use or needles.

3. Requests for more information on tenant selection screening process

a) How will tenants be selected? Can you explain the screening process that is used?

- Tenants will be selected through a coordinated and thoughtful process with BC Housing, Community Builders Group, and the City, that ensures tenants’ needs are well matched to the levels of services provided in the building.
- Tenants prioritized for this location will be vulnerable persons who may be homeless or living in shelters from local neighbourhood, people who are 45 years or older and people with disabilities.
- Community Builders Group will outline tenant, building and community expectations and provide an orientation for all new residents.

b) I have heard this project will house a portion of higher service needs individuals (“service level 3 ”)? What does this mean?

- Each potential tenant is an individual with a unique life history, health situation, challenges, strengths and interests. A tenant who may be described as needing a service level three may have complex health and/or other needs and require a more advanced level of support to maintain their tenancies. The intent of the tenant selection process is to ensure that the supports available to residents living in the building are appropriate to meet their individual needs.

c) What kinds of health and personal challenges might the formerly homeless residents have? What supports will they have?

- People living on the streets have the same health and personal challenges as any of the rest of us – chronic diseases such as diabetes and arthritis, depression and high blood pressure. Like many of us, they may also have dependencies on medication or alcohol. Their homelessness sometimes means they have multiple conditions, making them more vulnerable.
- The Operations and Management Plan will address the supports provided to tenants and ensure those supports are appropriate to the individuals living in the building.

d) Will you make specific amendments/restrictions to the selection screening of future residents? Could you not house people who require Service Level 3 supports at this location?

- Community Builders Group, BC Housing and the City does not discriminate against a person based on their level of need.
- Residents will be selected according to the best practices created by BC Housing and Community Builders Group to ensure a healthy community for all.
- This site will be tenanted in accordance with affordable/supportive housing tenancing best practices, taking into consideration the surrounding neighbourhood including the adjacent schools and other uses.
- The partners are also committed to protecting the rights and privacy of future residents of the Temporary Modular Housing.
- The tenant selection process considers each potential tenant on an individual basis to ensure that services provided match the services needed, and the suitability of the tenant for the available housing.

4. How will the community be apprised and involved on an ongoing basis? What is the process and role of the Community Advisory Committee?

- The temporary modular housing at Pearson Dogwood will have a Community Advisory Committee (CAC) with representation from various groups including local resident associations, local schools and PACs, business associations, Vancouver Police Department, Pearson Dogwood staff, Vancouver Coastal Health, residents associations, BC Housing and the City.
- The purpose of the CAC is to:
 - Build and maintain positive working relationships
 - Facilitate information sharing and dialogue
 - Support the identification and resolution of issues, opportunities and concerns related to building operations
- CAC meeting agendas and summaries will be publicly available online.