



Welcome

New Housing for Nanaimo

Community Open House

Wednesday, January 31

6:00 pm - 8:00 pm

Learn more about new housing and supports for people who are homeless or at risk of homelessness in Nanaimo. The City of Nanaimo, BC Housing and Pacifica Housing welcome you to today's community open house.

New supportive housing for Nanaimo

Everyone needs a home.

BC Housing, the City of Nanaimo, and Pacifica are working together to address the urgent need for housing and supports for individuals who are experiencing or at risk of homelessness in Nanaimo.

The plan is to provide up to 44 units of new supportive housing with 24/7 onsite supports. The three-storey modular building will be located at 1425 Cranberry Avenue and will be operated by Pacifica Housing. Each self-contained home will include a bathroom and kitchen. Tenants will also have access to a shared amenity space, a meal program, and support services.



BC Housing, as part of the Province’s modular-housing program, will build the proposed supportive housing, provide operational and capital funding to develop up to 44 units on city-owned land.

BC Housing works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.



The City of Nanaimo is providing land to accommodate the modular housing project.

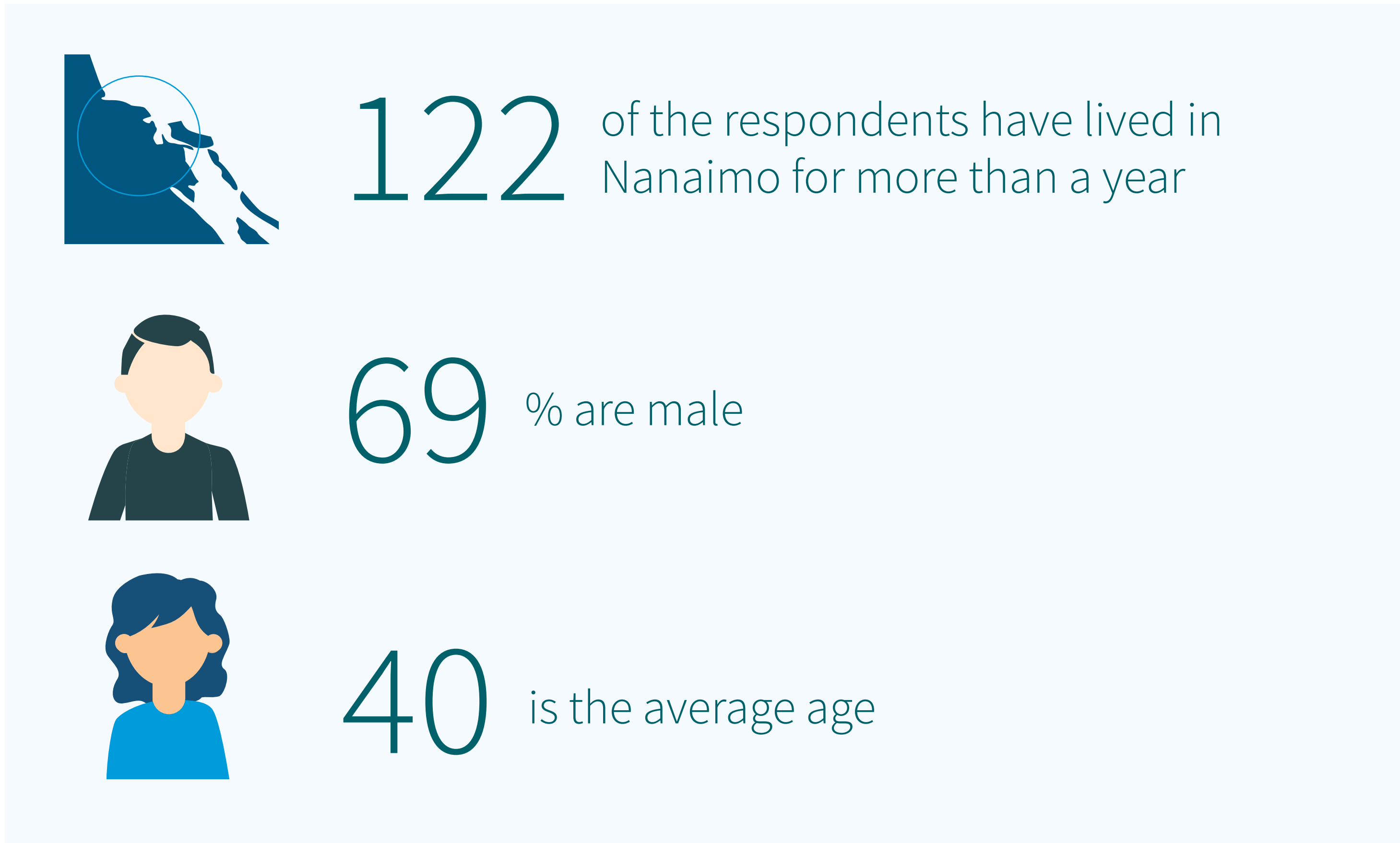
The City of Nanaimo adopted an Action Plan (Nanaimo’s Response to Homelessness Action Plan) in 2008. The Plan identifies the needs and priorities for long-term housing and support services for the diversity of people who are homeless or at-risk of homelessness in Nanaimo.



Pacifica Housing will operate the 44 new modular housing units and provide 24/hr support services.

Pacifica Housing is a non-profit charitable organization that provides affordable housing for low income families, persons with a disability and adults who are homeless or at risk of becoming homeless. We believe in ‘housing first’ and work to break the cycle of homelessness by enabling families and single adults to achieve permanent housing so they can live with dignity, safety and stability.

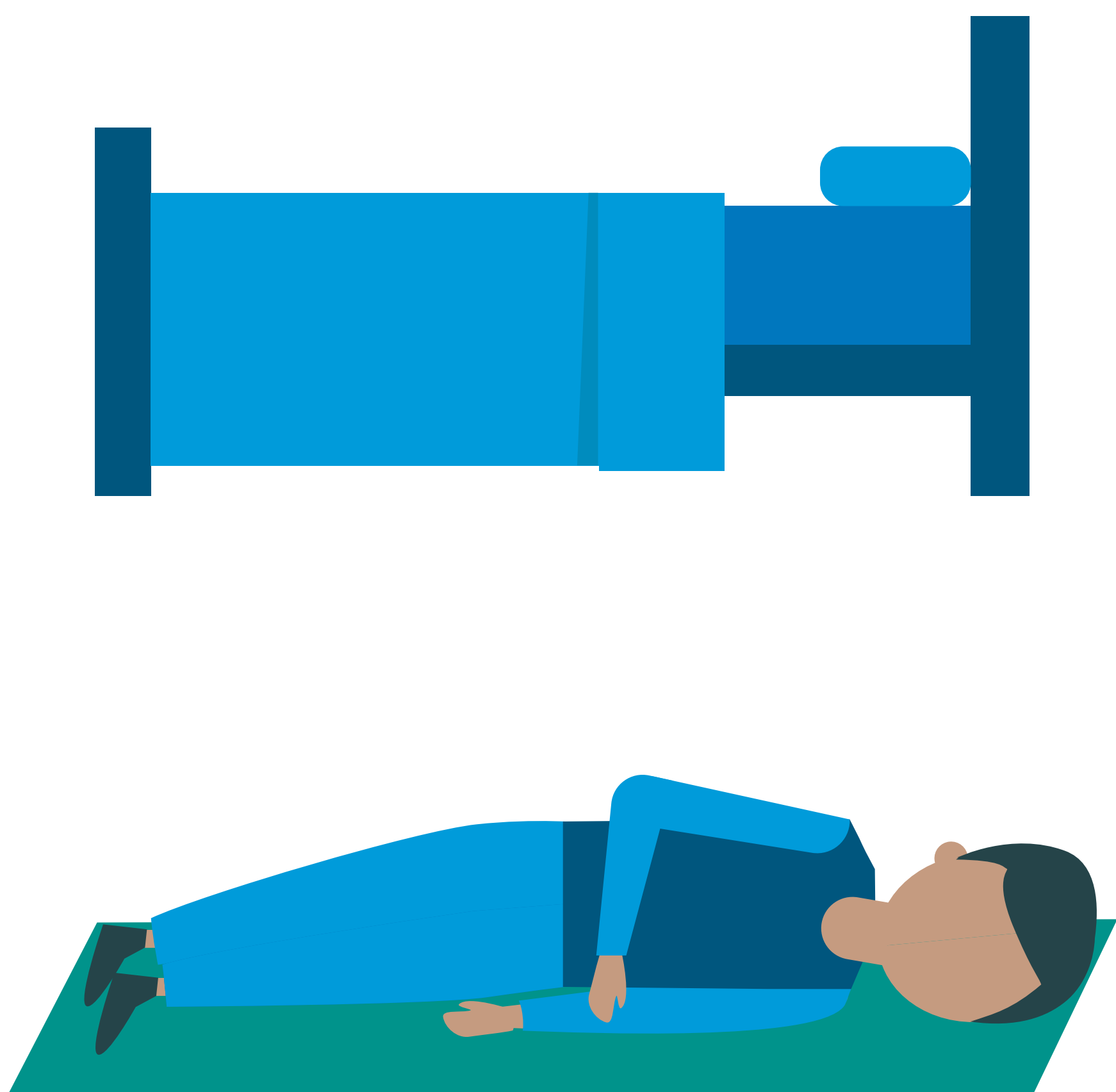
Community Need



Homelessness in Nanaimo

Where are you sleeping tonight?

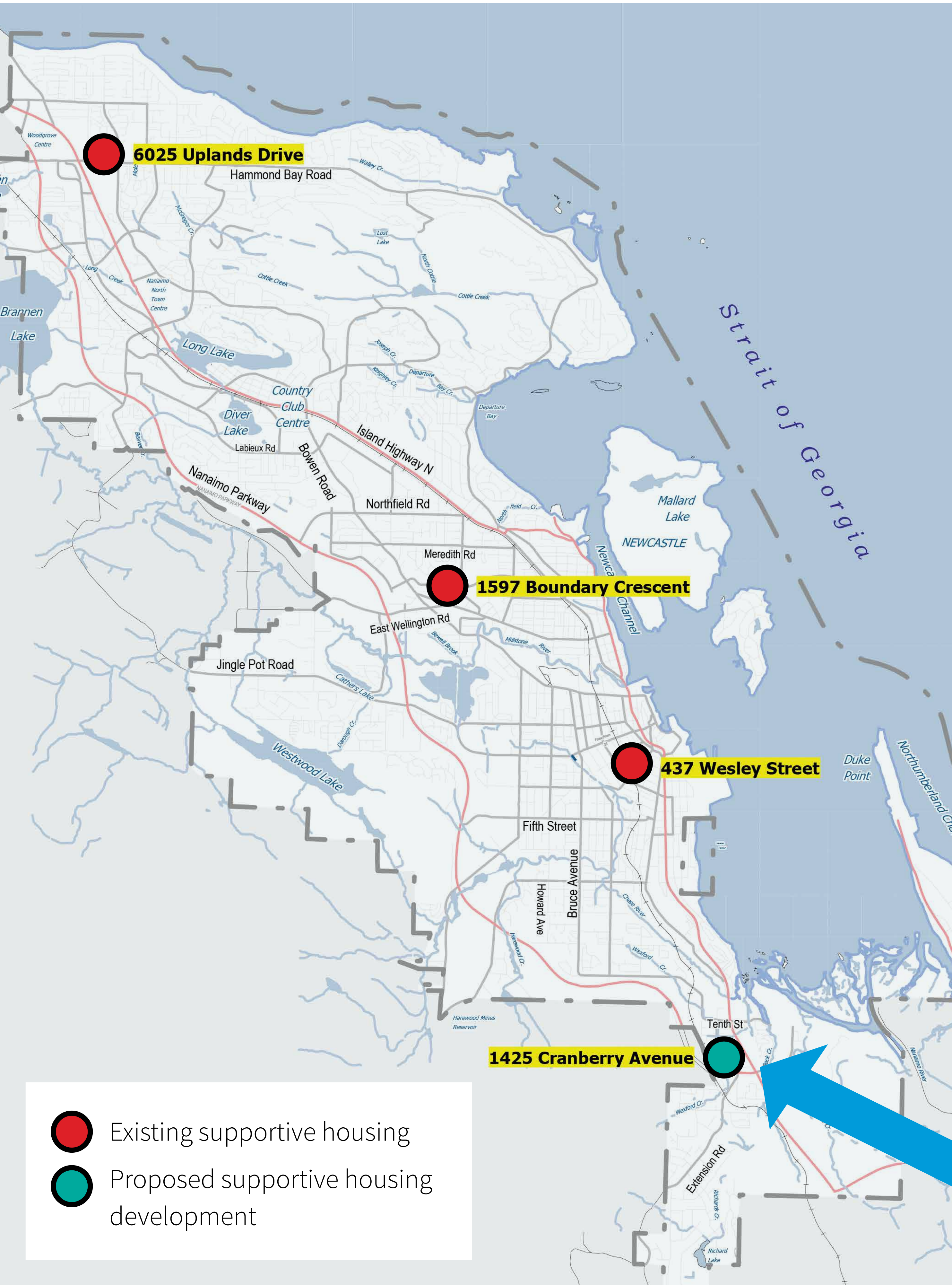
Of the 174 participants screened for absolute homelessness in the 2016 homelessness count, the most consistent response was that the individual did not know where they were going to stay. Of 174 responses



- 22 were in a domestic violence or emergency shelter
- 21 were in transitional housing
- 24 were in a public space
- 12 in a vehicle
- 17 in a makeshift shelter
- 3 in an abandoned or vacant building
- 13 in other unsheltered area unfit for human habitation
- 58 did not know
- 4 declined to answer

Why Here?

BC Housing, is partnering with the City of Nanaimo to provide stable and secure homes for vulnerable people in the community that will help them begin the transition into longer-term, permanent housing. One of the key factors in making supportive housing a success is proximity to amenities and accessibility to transit. The City of Nanaimo uses this key locational criteria in identifying sites for social housing in the community.



Locational criteria considered in identifying sites for social housing

- Proximity to amenities and transit
- Connection to community services and potential employment areas
- In a residential area
- City-owned site
- Fair distribution of affordable housing across the community

1425 Cranberry Avenue

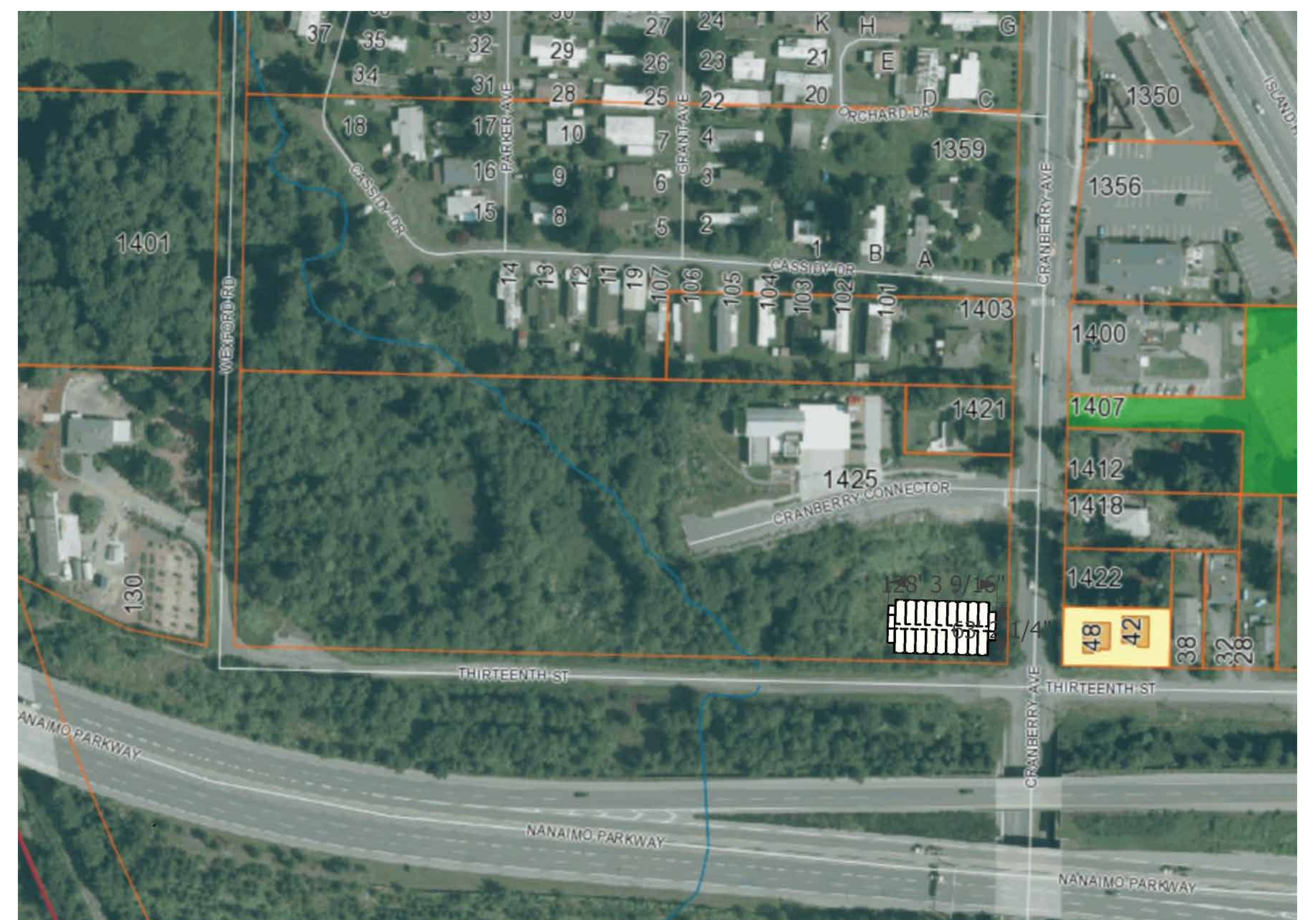
Cranberry Avenue Supportive Housing

Topography, drainage and road access will shape the siting of the proposed building. Conceptual footprints for the proposed supportive housing building are illustrated below to show location and scale relative to the neighbourhood context.



Example A

Indicative concept showing the building placement on the northern portion of the site, with access from Cranberry Avenue.



Example B

Indicative concept drawing showing the building placement on the southern portion of the site, accessed from Thirteenth Street.

These examples show different possible placements of the proposed building to show how it could fit with the neighbourhood. This is subject to change during the development process.

Examples of Modular Housing

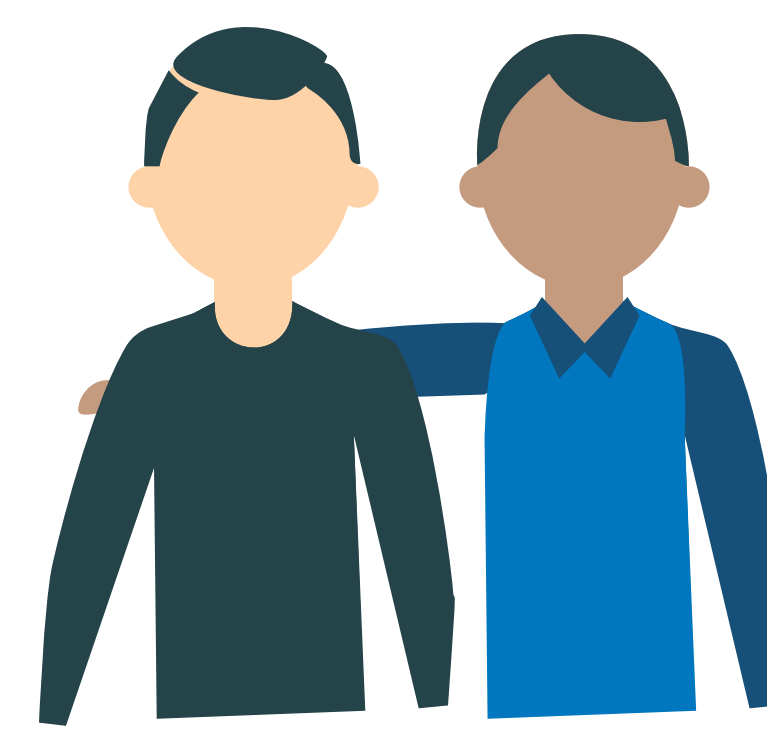


The concept renderings above are provided to give an idea of modular housing design and provided based on similar initiatives in other areas of B.C. These are intended as an example only.

Cranberry Avenue Supportive Housing



up to **44** units of independent
supportive housing



The Building

- Three-storey walk-up apartment
- Approximately 44 homes
- Self-contained homes with a private bathroom and kitchen
- Common amenity space for meals and support services
- Efforts will be made to ensure that the housing and the site improvements fit into the style of the neighbourhood
- 24/7 staffing and support services

The Residents

- Individuals who are experiencing or are at risk of homelessness, including seniors and people with disabilities
- Each individual will go through a vulnerability assessment process to ensure that adequate supports are in place
- There will be eligibility requirements around income, homelessness, and required supports and programming
- Residents will be connected to additional supports in the community in addition to the supports offered on site

Timeline

Pending development and building permit approvals, construction on the project is expected to begin in the Spring of 2018. The modular housing is scheduled to be ready for occupancy by Fall 2018.

Modular Housing

Each unit will be constructed off-site and then moved to the site to be assembled into an apartment form. Modular housing construction allows for a shorter construction time-frame and fewer construction impacts on the neighbourhood.

Support Services



24/7 staffing and support services



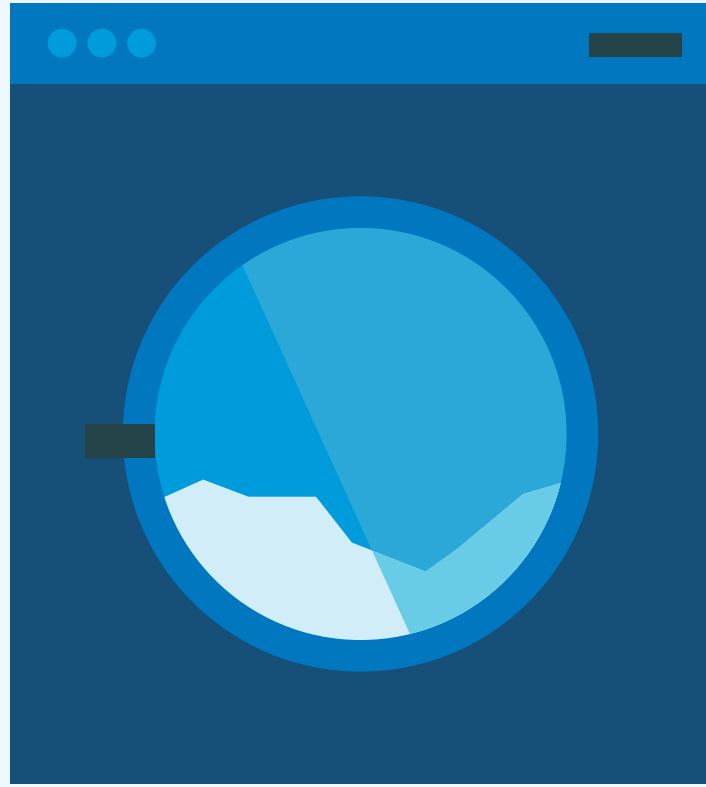
Meals Provided



Safe place to sleep



Hot Showers



Laundry



Social Connection



Accessible for a diverse group



Connect to local community services



Peer and low-barrier employment opportunities



Referral to healthcare and mental health services



Trauma-informed support and care
to assist people in stabilizing and creating plans to move from homelessness to successfully housed.



Outreach worker assists
with income issues and set up apartment viewing and secure housing.

The safety of our future residents, staff and the surrounding community is a priority for BC Housing and Pacifica. The housing will have staff available 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner.

Pacifica Housing has been successfully and seamlessly integrating supported housing into a variety of Vancouver Island communities for over 25 years and is committed to being a good neighbour. If there are concerns or problems that occur with specific individuals, Pacifica is committed to working with the community, local businesses and the RCMP on solutions.

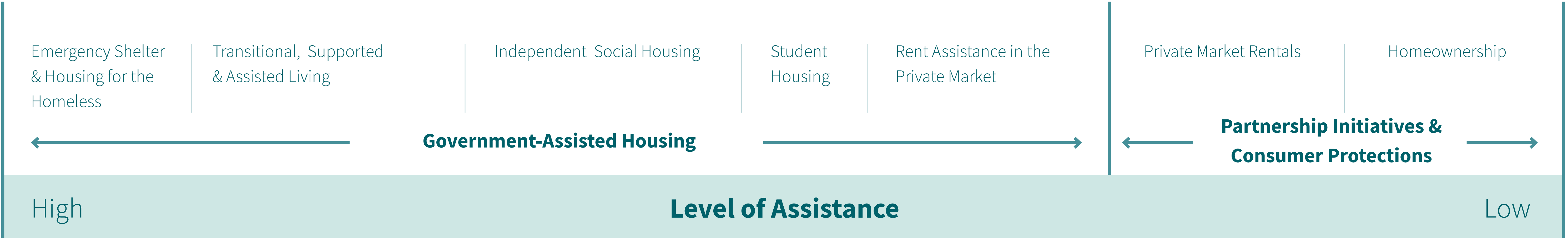
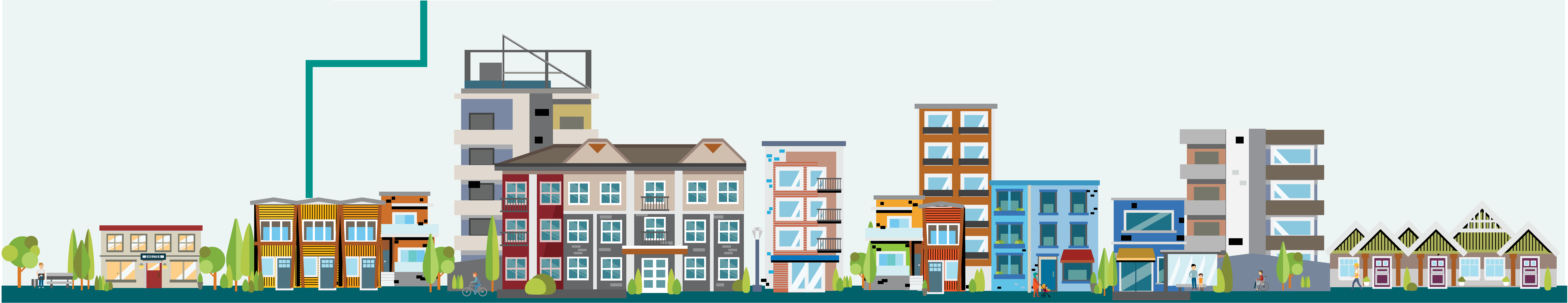
New Supportive Housing for Nanaimo

Highlights

- The addition of up to 44 units of modular housing with supports to address immediate need in community.
- The proposed supportive housing will provide safe and secure homes to individuals experiencing or at risk of homelessness. Supportive housing, in particular, leads to increased stability and wellness by providing the supports needed to maintain housing.
- The new housing will be owned by BC Housing and will be operated by an experienced local non-profit partner and housing provider, Pacifica Housing.
- The responsibilities of Pacifica will include property management, operations management and tenant selection. Once residents move in, staff will be on-site to support residents and make sure they have the best opportunities possible to improve their lives.
- The proposed development meets the City of Nanaimo’s Response to Homelessness Action Plan. The Plan identifies the needs and priorities for long-term housing and support services for the diversity of people who are homeless or at-risk of homelessness in Nanaimo.



up to **44** supportive housing units added



Next Steps



Community Open House

January 31, 2018



Lease Agreement

February 2018



Development Application

March 2018



Development Permit

April 2018



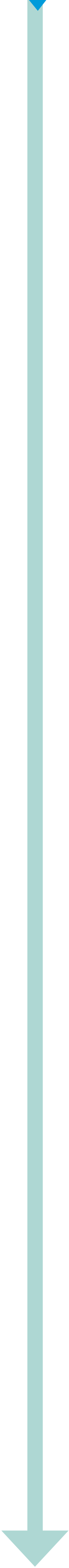
Sitework and Installation

May 2018



Modular housing is scheduled to be ready for occupancy

Fall 2018



How Can I Provide Input?



Email

communityrelations@bchousing.org



Fill out a comment form

Comments will be shared with all project partners:

