

Phosy, Krisna SSBC:EX

From: Steves, Gregory MEM:EX
Sent: Tuesday, September 13, 2011 11:21 AM
To: Murphy, Gloria MEM:EX; Page, Doug MEM:EX; Clews, Simon G MEM:EX
Subject: FW: FINAL Package - Nanaimo Announcement

Thanks

Greg Steves, M C P , R I
Executive Director
Housing Policy Branch
Office of Housing and Construction Standards

[Pre-register for the Strata survey](#)
[Strata Properties webpage](#)

Direct Line: (250) 387-3087
Fax: (250) 356-8082
Mobile: (250) 361-7145

From: Anderson, Maryann GCPE:EX
Sent: Tuesday, September 13, 2011 11:16 AM
To: Vasey, Jeff MEM:EX; Steves, Gregory MEM:EX
Subject: FW: FINAL Package - Nanaimo Announcement

FYI – News release announcing two supportive housing sites in Nanaimo.
Going out today at 1:00 p.m.
Thanks,
Maryann

Maryann Anderson
Communications | Ministry of Energy and Mines, Minister Responsible for Housing
p: 250 952-0152
w: www.housing.gov.bc.ca

NEWS RELEASE

For Immediate Release
2011ENER0080-001156
Sept. 13, 2011

Ministry of Energy and Mines
and Minister Responsible for Housing
City of Nanaimo

New supportive housing sites for housing options in Nanaimo

NANAIMO – Two supportive housing developments proposed for Nanaimo will enter the next stage of the planning process with a call for Expressions of Interest (EOI) being issued on Sept. 12, 2011.

Experienced non-profit housing providers are invited to confirm their interest in designing, developing and operating the housing with support services. A series of meetings with the neighbourhood to share information and gather feedback will begin once the housing providers are selected.

The two sites are located at 1612 Dufferin Crescent and 6025 Uplands Drive. Each building will have between 35 and 40 units of supportive housing.

The developments are being created through a partnership between the Province and the City of Nanaimo to help address homelessness in the city. In total, approximately 160 new supportive housing units will be built that help connect individuals with the services and supports they need to stabilize, regain their confidence and rebuild their lives.

One of the partnership developments, Salish Lelum at 477 Tenth Street, opened earlier this year and provides 18 apartments for Aboriginal youth and elders.

The submission deadline for the EOI is Friday, Sept. 23, with the goal to have the new operator(s) announced before the end of the year. Other steps in the planning process will include an information session for non-profit operators and a Request for Proposals.

Quotes:

Rich Coleman, Minister of Energy and Mines and Minister Responsible for Housing –

Supportive housing works because it addresses the root causes of homelessness. People have a safe place to call home along with the supports needed to help them turn their lives around and get off the streets permanently. It makes a positive difference to the individuals who live there and to the community as well.

MLA Ron Cantelon, Parksville-Qualicum –

The Province has worked closely with the City of Nanaimo on this project, and the next step is to work with the community, to ensure that area residents have an opportunity to join the dialogue about these housing needs.

Mayor John Ruttan, City of Nanaimo –

“These supportive housing developments are a giant leap forward for our city. With all partners working together, we can make our community a better place for even our most vulnerable citizens.”

“I look forward to seeing some great non-profit partners join these projects, and watching these developments come to life – providing safe, supportive homes for those in need.”

Quick Facts:

- Under the provincial housing strategy, Housing Matters BC, the government has partnerships with eight communities to build more than 2,300 new units of supportive housing for those who are homeless or at risk of homelessness in B.C. (Abbotsford, Campbell River, Kelowna, Maple Ridge, Nanaimo, Surrey, Vancouver and Victoria.) Construction is now underway at many of the 32 housing developments proposed under these municipal partnerships.
- Over the last decade, the Province has invested \$2.8 billion to provide affordable housing for low-income individuals, seniors and families. This year, more than 95,000 B.C. households will benefit from provincial social housing programs and services.
- In Nanaimo, the government will invest approximately \$6.8 million this year to provide subsidized housing and rent supplements for more than 250 low-income individuals, seniors and families. The Province also funds 43 year-round emergency shelter beds.

Learn More:

- Information is available on the City of Nanaimo’s website at:
www.nanaimo.ca/EN/main/departments/Community-Planning/4302/49740.html
or residents can contact the City directly at 250 755-4483.
- To learn more about provincial programs and services to address homelessness, visit:
www.bchousing.org/Initiatives/Creating/PHI

Contacts: Fergus McCann
BC Housing
778 452-2745

John Horn
City of Nanaimo
250 755-4483

Connect with the Province of B.C. at: www.gov.bc.ca/connect

ADVICE TO MINISTER

CONFIDENTIAL ISSUES NOTE

Ministry of Energy and Mines
and Minister Responsible for Housing
Date: Sept. 8, 2011

Minister Responsible: Hon. Rich Coleman

Nanaimo MOU Site Announcements & Community Consultations

KEY FACTS REGARDING THE ISSUE:

- The Province will issue an Expression of Interest (EOI) call on September 13, 2011 inviting experienced non-profit housing providers to design, develop and operate housing with support services at two sites in Nanaimo. The EOI will be for the operation of one or both sites once provincial funding has been identified.
- The two sites being proposed stem from the Memorandum of Understanding between the Province and the City of Nanaimo and are located at:
 - 1612 Dufferin Crescent (formerly announced as 1598 Townsite Rd.) and
 - 6025 Uplands Dr. in Nanaimo's North end. A previously unannounced location will likely generate significant public interest.
- Each of these proposed new buildings will have 35 to 40 units of supportive, low-barrier housing.
- In low-barrier housing, people are not turned away when they have challenges. Rather, they are provided with supports to help stabilize and address their challenges. For example, a person with an addiction is not required to enter a rehab program or abstain from substance use while a resident in order to be considered as a tenant. However, tenants are expected to follow strict rules. Their behaviour must not have a negative impact on other tenants or the neighbourhood. Failure to comply is grounds for eviction.
- Previous supportive housing sites proposed in the City have encountered community opposition. As a result - the partners will implement a comprehensive neighbourhood information program.
- Information will be shared with neighbours of the Uplands site via hand delivering information brochures on September 12th to residents and business in the general vicinity. The brochures were produced by the City and cover the overall strategy and some FAQs about the nature of the sites.
- The City of Nanaimo will also arrange a series of small-scale meetings with neighbours of the Uplands site – specifically, the firehall adjacent to site, the Vancouver Island Library administration staff next door to the firehall, and staff from area schools. Other meetings will be arranged with home owners associations or strata groups for the residential areas near the site.
- The Dufferin site is already well known by residents and meetings will be held with the Community Association and any other interested groups to share information.
- The City will not hold any large information meetings or open houses. It felt these will be counterproductive in providing information and obtaining feedback from residents and businesses. Larger public meetings will be held once the housing operator is selected.
- There are two other supportive housing sites under the MOU:
 - 437 Wesley St – currently under construction; and
 - Salish Lelum at 477 Tenth St. – officially opened in May 2011.

PROPOSED TIMELINE

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ADVICE AND RECOMMENDED RESPONSE:

- The Province and the City of Nanaimo have a partnership to build supportive housing in the city for people who are homeless or at risk of homelessness. These developments are part of a larger action plan from the City to address homelessness in the community.
- These new developments are low-barrier housing - which is essentially a housing first model – with extra supports that help address the root causes of homelessness.
- We get people into safe, secure housing and once there, provide them with the services and supports they need to overcome their challenges and achieve stability.
- We know supportive housing works. Through the provincial housing strategy we have partnerships with eight communities - to build more than 2,300 units of supportive housing in the province.
- The City will send out an information brochure to area residents providing details about the project and the development process. They will also host a number of small scale information sessions for neighbours of the new developments.
- Once we identify a non-profit housing society – we will work with them to develop the onsite programs and services. The society will also hold larger public information and education meetings for neighbours.

Contact: Maryann Anderson, 250 952-0152

What is today's announcement?

The Province issued a call for Expressions of Interest (on September 13, 2011) and invite experienced non-profit housing providers to confirm their interest in designing, developing and operating supportive housing – for one or both sites.

The two sites are located at 1612 Dufferin Cres. (formerly announced as 1598 Townsite Rd.) and 6025 Uplands Dr. in Nanaimo's North end that has not been previously identified.

The city has expressed concerns about the delay in this announcement. Why has it taken so long to announce the sites?

I appreciate that the City is anxious to move forward on these projects. The Province shares that goal and the commitment to these developments.

Today's announcement includes a public consultation strategy; in fairness to the community, we wanted to ensure that this took place at a time- after summer holidays - when people were available to participate in neighbourhood meetings to learn more about the proposed developments.

Since receiving approval by Treasury Board, BC Housing has been working with the City of Nanaimo to get to this next stage where we can begin public consultations and initiate the search for a non-profit housing operator. This process is unique to each community and to individual sites within a community.

I know the wait can be difficult, these housing developments takes a great deal of time in the planning stage. It is important to take that time up front to make sure that the projects are successful.

There are some concerns about the community impact of low-barrier housing.

I understand that there are some concerns and there may be some misconceptions about these projects. The City has committed to work with the community to address them and develop neighbourhood strategies.

We know that supportive housing works. We see the success supportive housing has had in Vancouver and other communities, in changing people's lives and addressing homelessness.

These two projects are a part of the City's action plan to address homelessness. The last homeless count (2007) indicated that there were between 150 and 300 homeless people living on the streets or in shelters.

Will you consult with the Community?

The City will be meeting with individuals and groups in the neighbourhoods over the coming weeks. Any individuals or groups not included in the initial round of meetings are encouraged to contact the City for additional information on the next steps in the planning process.

What is low barrier supportive housing?

Simply that we don't turn people away because they have challenges. Instead we provide housing with supports to help people stabilize and address their challenges. As an example, if a person has an addiction they are not required to enter a rehab program – or abstain from substance use while a resident in order to be considered as a tenant.

Tenants are expected to follow strict rules. Their behaviour must not have a negative impact on other tenants or the neighbourhood. Failure to comply is grounds for eviction.

What kinds of support services will be offered?

That is part of the planning process. We work with the housing operator to identify and develop support services that are specific to the location and need in the community.

What is the partnership between the Province and the City of Nanaimo?

We have a partnership to develop five sites and 160 units of supportive housing at 1612 Dufferin Cres.; 6025 Uplands Dr.; 437 Wesley St.; and Salish Lelum at 477 Tenth St. The Province provided \$36 million in capital, the city provided the land. The exception is Salish Lelum, where the land was provided by the Tillicum Lelum Aboriginal Friendship Society. The fifth project is Bowen Road which the city has put on hold until the other sites are complete.

When will the sites begin construction?

The two sites announced today are still a long way from beginning construction. The EOI will close on September 20 and will be followed by an information session on September 21 for non-profit operators interested in this project. A Request for Proposals (RFP) will be issued on September 26 and will close October 27. We hope to have the new operator announced before the end of the year. At that point all the partners will work together to design the building and services.

The City recently delayed the Bowen Road project until the other sites are complete and only if there is still a need for it. Does this mean the Province is holding that money?

The Province and the City of Nanaimo have worked together on all proposed partnership sites – and we'll continue to do so if and when the Bowen Road project goes forward. However, there is a need for supportive housing throughout British Columbia and as such we cannot guarantee that those funds will remain available over the long term.

What does the good neighbour consultation program consist of?

We send out an information brochure to area residents providing details about the project and the development process. Once we have a non-profit housing society in place the selected society will hold information and consultation meetings.

The City is also planning a series of small scale meetings with neighbours of these two sites – those will take place over the coming weeks.