

## BRIEFING NOTE

### Meeting with Mayor Surinderpal Rathor Williams Lake

## Briefing Note

### What:

Homelessness and housing issues in Williams Lake.

### Executive Summary:

- The Province is committed to addressing the housing and support needs of people experiencing or at risk of homelessness.
- The Province has released *Belonging in BC*, a comprehensive plan to prevent and reduce homelessness. This cross-government plan is backed by \$1.5 billion in Budget 2023 and will help thousands of people across the province access housing and supports.
- Budget 2023 also supports the *Homes for People* action plan with a commitment to invest \$12 billion over the next 10 years to create more affordable housing across the province.

### Background:

- The 2020 Point in Time homeless count identified 51 people experiencing homelessness in Williams Lake. This was an increase from 43 people identified in 2018. Of the 51 individuals identified, 78 percent identified as Indigenous.
- The City of Williams Lake received \$116,000 through the Strengthening Communities' Services Fund for the Williams Lake Strengthening the Community Project. The City has been using this funding to hire nighttime security at the Hamilton Emergency Response Centre, however the City

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feels this is not a good use of funding and does not represent a long-term solution for homelessness in the community.

- The Province provides one-time funding for local planning and collaborative initiatives to address homelessness through the SPARC BC Homelessness Community Action Grant program. To date there are no SPARC BC funded projects in Williams Lake.

#### Outreach Programs

- BC Housing funds Homeless Outreach Workers in Williams Lake through CMHA – Cariboo Chilcotin Branch.
- The Ministry of Social Development and Poverty Reduction (SDPR) funds the Community Integration Specialist program in Williams Lake. Community Integration Specialists connect B.C.'s most underserved people to income and disability assistance programs and provide cross-sector navigation services including referrals to health and housing programs.

#### Encampments

- In an April 2023, the City of Williams Lake led a decampment at City Hall where 10 to 20 people had been sheltering or spending time in the day. Some people moved to camps along the river and behind a local business. Community Integration Specialists (SDPR) supported two people who remained at the site to find temporary shelter and are now working with CMHA to find long-term housing for these individuals.

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#### **Williams Lake**

- Williams Lake was recently identified as a priority community to receive funding for fire safety supplies for precariously housed individuals. Community Integration Specialists proactively distribute fire safety equipment to clients on a case-by-case basis as measure to build relationships and reduce the risk of death or injury. Clients receiving supplies might be people in shelters, in encampments, or in other community partner locations.
- The Province is developing an encampment response framework that will outline a provincial policy approach to encampments. This framework will include a toolkit to help strategic and operational partners respond to encampments at the local level. This policy framework is being developed based on engagements with local governments, people with lived experience of homelessness, Indigenous organizations, and community service providers.

#### **BC Housing Projects**

- BC Housing staff have monthly meetings with City of Williams Lake staff. Discussions have included opportunities for funding, relocation of the Hamilton emergency response centre, and making connections with local service providers.

#### **The Hamilton:**

- The Hamilton was established as an emergency response centre during the COVID-19 pandemic.

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- Funding for The Hamilton was set to expire on March 31, 2023; however, it has been extended six months, until the end of September 2023.
- s.13

#### **Jubilee Place:**

- Jubilee Place currently offers 33 supportive housing units.
- s.13; s.17
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#### BC Housing Projects in Williams Lake since 2017

STATUS	PROJECT NAME	HOUSING PROVIDER	PROJECT ADDRESS	UNITS	INITIATIVE	PROGRAM NAME	AFFORDABILITY
Completed	Williams Creek Apartments (PRHC Owned)	Williams Lake Association for Community Living	225 1 Ave N, General Delivery	38	Building BC	Affordable Rental Housing	Affordable Market
Completed	Williams Creek Apartments (PRHC Owned)	Williams Lake Association for Community Living	225 First Ave N	1	*Other Initiatives	Provincial Matching of Federal IAH	Affordable Market
Initiated	564 Oliver Street	Cariboo Park Home Society	564 Oliver St	36	Building BC	Community Housing Fund	Mixed

## BRIEFING NOTE

### Year-end housing funding in Burnaby Burnaby

#### Briefing Note

- **What:**

*June 19<sup>th</sup>, 2023: Year End Funding Bundle Announcement Burnaby:* Individuals, families and seniors will benefit from nearly 1,500 new affordable rental homes in Burnaby with the Province investing close to \$253 million to build several new developments.

#### **Who:**

Premier David Eby

Housing Minister Ravi Kahlon

Burnaby Mayor Mike Hurley

Kevin Albers, CEO, M'akola Housing Society

Guyle Clark, board president, New Vista Society

Queenie Choo, CEO, S.U.C.C.E.S.S. Affordable Housing Society

**(NOTE Not all validators to speak at event)**

#### **Executive Summary:**

Premier and Minister will announce funding for nearly 1,500 new affordable rental homes in Burnaby benefitting Individuals, families and seniors, with the Province investing close to \$253 million to build several new developments.

#### **Background:**

#### **Announcement**

The Province is providing approximately \$66.5 million to deliver 695 rental homes across six sites, which are under construction or in development:

- 7392 16th Ave.: 203 homes, under construction.
- 6889 Royal Oak Ave.: 134 homes, under construction.

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### **Year-end housing funding in Burnaby**

#### **Burnaby**

- 6608-6652 Sussex Ave.: 53 homes, under construction.
- 3802 Hastings St.: 161 homes, construction expected to start in late 2023.
- 6488 Byrne Park Dr.: 130 homes, construction expected to start in late 2023.
- 7492 Holly St.: 14 homes, construction expected to start by fall 2023.

The Province has also committed approximately \$132.6 million through Budget 2023 to build approximately 790 additional rental homes in the community. Further details and updates will be provided as plans for each project are finalized.

#### **Metro Vancouver MOU**

- Announced April 2023; 2,000 affordable homes over the next 10 years. Of the five sites announced, two are in Burnaby located at 7730 6<sup>th</sup> St. and 7388 Southwynde Ave.

#### **2019 MOU between City of Burnaby and BC Housing**

- The MOU endorsed the development of non-market housing at seven sites in Burnaby. Six are City owned sites, with one federally owned, and would allow for 1300 non-market units. Construction is underway on two of the projects.

#### **Community Notes**

Since 2017, 4,009 homes have been completed, or are underway in Burnaby (as of March 31, 2023).

Projects to note:

Seton Villa

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### Year-end housing funding in Burnaby

#### Burnaby

- Requested \$8-10M in meeting with Minister Kahlon in shortfall funding to complete a 48-unit extension for tenants whose accessibility requirements have increased.
- Could raise concerns that funding announcement does not include the project; however, the operator is working with the City Of Burnaby on cost-sharing the shortfall, and BC Housing is exploring other cost saving methods.

#### 3986 Norland Ave.

- Operated by Progressive Housing Society, the four-story modular apartment building will contain 43 new homes, each with a private bathroom and kitchen. It will be situated next to Norland Place, a 52-unit supportive housing building that opened in 2019.
- Those currently staying at the Sperling COVID-19 emergency shelter, will be moving into this new housing once it is complete.
- BC Housing's lease of the Sperling emergency shelter ends on July 31, after being extended several times. The City has written to BC Housing stating they will impose fines if the lease is overstayed.
- BC Housing anticipates occupancy in late June and expects to meet the July deadline.

#### Rapid Housing Initiative

- BC Housing provides operating funding to the Elizabeth Fry Society for 8305+8353 11<sup>th</sup> Ave. RHI Phase 2 supportive housing project.
- BC Housing provides operating and capital funding to RHI Phase 3 supportive housing project at 8304 11<sup>th</sup> Ave. operated by Progressive Housing Society.

#### Cooperatives



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### Year-end housing funding in Burnaby

#### Burnaby

- In July 2022, the Province, through BC Housing, partnered with the Community Land Trust of BC (CLT) and the City of Burnaby to preserve 425 units of affordable co-operative housing for seniors and people with low incomes.
- The Operating Engineer's Pension Plan previously owned the buildings and wanted to sell. Without Provincial involvement, there was a very real possibility that the buildings could have been sold to a private developer, putting members families at risk of losing their homes to redevelopment.
- BC Housing provided approximately \$132.6 million, including \$22.5 million for renovations and closing costs, to the CLT to finance the purchase of three co-operative housing buildings located at 9380 and 9390 Cardston Crt. and 4221 Mayberry St. The City of Burnaby contributed \$29.8 million toward the purchase allowing the City to own the Mayberry Street property and will lease it to the CLT for a nominal fee for 60 years.

#### Recommendations:

N/A

## **BC HOUSING MEETING POINTS**

**PURPOSE: MEETING** Points for Premier David Eby

**Meeting with:** Snuneymuxw First Nation partnership celebration, on 06/21/2023

**Issue:**

The Premier will attend a partnership celebration event between the Snuneymuxw First Nation (SFN) and BC Housing on National Indigenous Peoples Day (June 21, 2023).

**BULLETS:**

- The Snuneymuxw First Nation (SFN) and the Province, through BC Housing, are working on finalizing a Memorandum of Agreement (MOA) that outlines their commitment to work together on shared housing initiatives.
- The objective is to support SFN's vision for diverse housing opportunities to the SFN territory including the Nation's goal of addressing housing needs in a holistic and integrated manner.
- BC Housing and the Snuneymuxw First Nation began meeting regularly in 2018 to discuss the Nation's housing needs. At that time, projects to support women experiencing or at risk of violence were a top priority for the Nation.
- A Memorandum of Understanding (MOU) between Snuneymuxw and BC Housing was signed in 2021, setting out basic terms, conditions, and priorities. The MOU also emphasized the importance of a collaborative partnership.
- s.13; s.16; s.17

- s.12; s.13

However, the event will still go ahead on June 21. The Premier and SFN Chief will be signing a symbolic document that affirms their commitment to continued partnership.

- Since signing the MOU in 2021, SFN and BC Housing have deepened their partnership. The MOA outlines priorities to be addressed through partnership, including the following projects:
  - **611 Kennedy Street (NEW)** – A four-plex of three-bedroom units that will provide affordable rental homes for working professionals. The Province, through BC Housing, provided a \$2.65 million Shovel Ready Housing Grant in 2023 to the SFN to purchase the building. Residents are

expected to move in this June. This project is new and was not included in the previous MOU.

- **La'lum'utul (lots 87-89 Road A, IR #4)** – Located on-reserve-, La'lum'utul- (which means “care for one another”) will provide eight homes for Indigenous families. s.13; s.17

s.13; s.17

- **355 Nicol Street supportive housing** – A 35-unit supportive housing project that will be operated by SFN and provide housing for Indigenous Peoples experiencing or at risk of homelessness. This project is expected to go for Provisional Project Approval in December 2023, and is going to Council June 19 for first and second reading, then if passed, to public hearing on July 27, 2023.
- **Fifth St. And Howard Ave. (Te'tuxtwun)** – Located on a 5.8-acre site owned by City of Nanaimo, School District #68, and BC Housing, this redevelopment project will include a mix of subsidized, affordable rental and market housing, community gathering spaces, and an alternative learning school. This project will require a future funding application.

○ s.13; s.17

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- This MOA supports the implementation of the Province's Declaration on the Rights of Indigenous Peoples Act (DRIPA) and delivering on BC Housing's strategic direction and mandate. BC Housing is committed to working in partnership with Indigenous peoples to embrace and implement the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Truth and Reconciliation Commission of Canada (TRC): Calls to Action.
- Recently, the City of Nanaimo passed third reading for the redevelopment of the former Howard Johnson hotel property at Terminal Avenue and Comox Road.
  - The city intends to redevelop the site to include 750 units, mixed residential and commercial property that includes a hotel.
  - The land historically is the site of an ancient Snuneymuxw First Nation village called Sxwayxum and First Nation leaders say the city is proceeding without its consent.

○ s.13

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**Prepared by:**  
Jessica Dueck  
Government Affairs Advisor  
Communications  
236-993-5169

**Approved on June 15, 2023 by:**  
Bonnie Ruscheinski  
A/Executive Lead  
Strategic Governance & Accountability  
778-974-5870

Sara Goldvine  
VP Communications & Public Affairs  
BC Housing  
604-218-1504