



BRITISH  
COLUMBIA

VIA EMAIL

March 2, 2021

His Worship John Vassilaki and Council  
City of Penticton  
171 Main Street  
Penticton BC V2A 5A9

Dear Mayor Vassilaki and Council:

Thank you again for meeting with our ministry twice on the matter of supportive housing in your community. I appreciate your interest in supportive housing outcomes as we continue to develop much-needed housing for those experiencing homelessness in Penticton.

I am pleased to share with you the attached draft scope of work for the supportive housing evaluation that you requested. We would be happy to meet with you at a later date to discuss this review further.

Yours truly,

A handwritten signature in black ink, appearing to be 'D. Eby', written in a cursive style.

David Eby, QC  
Attorney General and  
Minister Responsible for Housing

Attachment

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Attorney General

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**Penticton Supportive Housing Outcomes:  
Proposed Scope of Work  
February 2021**

**Supportive Housing Evaluation**

Supportive housing is affordable housing that provides access to support staff who help residents experience stability, enhance their independent living skills, and reconnect with their communities. The supportive housing evaluation will seek to measure the impact of supportive housing on the residents, non-profit housing operators, and BC Housing. Specific outcomes that will be examined include impacts on:

- Homelessness
- Housing Stability
- Quality of Life
- Health of Residents
- Community acceptance
- Use of emergency health care services

The evaluation will be undertaken with three supportive housing developments – Fairhaven, Compass Court and Burdock House - in Penticton. It may not be possible to obtain data on all outcomes for the three supportive housing developments, however, every effort will be made to collect all data in each case. BC Housing will procure an external firm for data collection and analysis.

Information from the non-profit provider survey, resident survey, CAC survey, and administrative data will be compiled into one report, as well as individual reports for each site. It is expected that this information will be used by housing providers, municipalities, BC Housing, and the provincial government to show the impact that supportive housing is having in the community.

## **Project Activities**

### **a. Resident Survey**

The objective of the resident survey is to measure the change in well-being and quality of life that supportive housing residents have experienced as a result of being housed. Surveys will be paper-based and voluntary and will be administered by housing operator staff to all building residents. Residents must have resided in the building for a minimum of 6 months. Data from the survey provides information on connection to the neighbourhood, access to health services and satisfaction with housing.

### **b. Housing Provider Interviews**

The objective of the housing operator interview is to gather information about the change in well-being and quality of life that supportive housing residents may have experienced as a result of the supportive housing and associated support services provided by staff. Information gathered from the housing operator staff is meant to supplement information provided by residents in the resident survey, and other administrative data already regularly reported as part of operating agreement with BC Housing.

### **c. Community Advisory Committee Survey**

The objective of the CAC survey is to collect feedback from members of the Community Advisory Committees, which include representatives from the community and local organizations. Information gathered from the CAC will supplement other sources of data to help build an understanding of how the housing is integrating into the community.

### **d. Administrative Data**

This data will be accessed through BC Housing internal administrative data sources. Housing stability data will be accessed through BC Housing databases for residents who have lived in the supportive housing. The administrative data provides information about resident demographics – age, gender, Indigeneity, length of time housed and support needs.

Other data that would be analyzed if it can be obtained from other agencies and organizations e could include ambulance calls, overdoses, emergency room visits, hospital stays, and police calls and visits. It may not be possible to obtain all data for the three supportive housing developments, however, every effort will be made to collect the data.

### **f. Privacy Considerations**

All project activities will be reviewed by BC Housing's privacy officer. No private information will be collected through the surveys and all data will be reported in aggregate.

**From:** [Normand, Nicole AG:EX](#)  
**To:** ["Cheryl Hardisty"](#)  
**Cc:** [Nanninga, Tanera AG:EX](#)  
**Subject:** Material  
**Date:** February 8, 2021 11:19:32 AM  
**Attachments:** [City of Penticton package.pdf](#)

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Good morning Cheryl,

Please see attached material in follow up to the meeting last week.

Please let me know if you have any questions.

Thank you so much.

Nicole Normand  
Administrative Coordinator to the Honourable David Eby, QC  
Attorney General and Minister Responsible for Housing  
Phone: 778-974-5921



## OVERVIEW: ENGAGEMENT FOR SKAHA ROAD SUPPORTIVE HOUSING

### GOAL:

Building and fostering community trust, addressing potential concerns, and successfully integrating the new supportive housing into the community.

### TACTICS AND TIMELINES:

#### 1. NOTIFICATION TO NEIGHBOURS – MAIL BY DEC 11 ... Landed that week

A neighbour letter and fact sheet from BC Housing was sent to a 200 metre radius from the 3240 Skaha Road site notifying people of the plans for the site, and the opportunity to learn more through the project webpage on Let's Talk. They will also be invited to participate in one of two virtual neighbour dialogue sessions.

#### 2. ANNOUNCEMENT – DEC 15

BC Housing news release: <https://www.bchousing.org/news?newsId=1479156662298>

#### 3. LAUNCH LET'S TALK HOUSING – 3240 SKAHA ENGAGEMENT TOOL – DEC-APR

The BC Housing online platform <https://letstalkhousingbc.ca/penticton-3240-skaha> will be used to provide information about the plan for new supportive housing in Penticton, and to take questions and input.

#### 4. STAKEHOLDER OUTREACH – DEC 10/11

BC Housing reached out to key stakeholders via a pre-announcement briefing call and direct email immediately prior to or just after the announcement to provide information about the project. Meetings focused on key stakeholders, and the neighbouring land-owner who is a developer.

The following stakeholders received a targeted email from BC housing engagement's team:

- Mayor and Council
- City staff
- Superintendent of Police
- Downtown Business Association
- Chamber of Commerce

- School District
- Neighbourhood/Resident Associations
- Penticton and District Society for Community Living
- ASK Wellness
- CMHA
- 100 More Homes
- First Nation/Indigenous
- Matt Friendship Centre
- M’akola Housing Society
- SOSBIS – South Okanagan Brain Injury Society: Executive Director, Linda Sankey Isankey
- Oonakane Friendship Centre: Executive Director, Matthew Baran

**5. VIRTUAL COMMUNITY INFORMATION SESSION – JAN 19th 6:00-7:30PM**

The community and stakeholders were invited to a public information session with a professional moderator and panelists from BC Housing and 100 More Homes to learn more about supportive housing, the plan for the new housing and how it fits into the broader plan for Penticton. The session was held on GoTo Webinar with a presentation and Q&A; more than 100 residents attended the session.

**6. SOCIAL/EARNED MEDIA – FEB/MAR**

Posts to Facebook and Twitter to promote community information sessions. Actively pitch local media about housing success stories.

**7. VIRTUAL COMMUNITY DIALOGUE SESSIONS – FEB/MAR**

The community will be invited to neighbor dialogue sessions, with a professional moderator (Catherine Rockandel) and panelists from BC Housing, Interior Health, the operator and the City of Penticton (TBD) to learn more about the plan for the new supportive housing and how it fits into the broader plan for Penticton. The sessions will be structured as small-group conversations, with a presentation and discussion hosted on Zoom.

**MATERIALS:**

- Neighbour letter (BCH)
- Partner FAQ and Key Messages (BCH)
- Project fact sheet (BCH)
- Let’s Talk Penticton 3240 Skaha (BCH)
- Presentation for City Council (BCH)
- Presentation for virtual session (BCH)

**8. COMMUNITY ADVISORY COMMITTEE(CAC)**

We are now going to implement our standard process for CACs, which includes a professional facilitator and a note-taker (to capture action items), with a clear terms of reference, in order to catalyze, and contribute to, a meaningful and productive community dialogue.

Currently, a CAC is in existence but needs to be replaced with a BC housing-backed model that is in wide use throughout the province.



## SUPPORTIVE HOUSING NEED & DEMAND INDICATORS IN PENTICTON

### Household Composition

In Penticton, 69% of all households are renter households. This is slightly higher than the Province, where 64% of households are renters.

### CMHC Data

The vacancy rate in Penticton for Studio apartments is 0%. This is below the Province which is 2.9%. In addition, the vacancy rate for studio units in Penticton has decreased from 2019 at 0.6% to 0%.

In addition, the vacancy rate for 1-bed units is 1.2% in Penticton. This is lower than the Provincial vacancy rate of 1-bed units at 2.3%.

The average rent for a studio apartment in Penticton is \$721. This is lower than the average rent across the Province of 1,151. The average rent for a 1-bed unit in Penticton is \$921 and is lower than the Provincial average of \$1,297 for a 1-bed unit.

Typically, vacancy rates are generally lower for the most affordable units (due to higher competition) in communities.

	Studio				1-bed			
	Vacancy		Rent		Vacancy		Rent	
	2019	2020	2019	2020	2019	2020	2019	2020
BC	0.9%	2.9%	\$1118	\$1151	1.3%	2.3%	\$1260	\$1297
Penticton	0.6%	0.0%	\$758	\$721	1.4%	1.2%	\$917	\$921

### Core Housing Need

When looking at renter households in core housing need in Penticton 33% of renter households are in core housing need. This is higher than cross the Province where 30% of renter households are in core housing need.

When comparing to other larger municipalities across the Province, there are two communities with a larger percentage of households in core housing need, Powell River (35%) and Port Alberni (39%).

Supportive housing primarily serves single person households. 43% of single person households in Penticton were in core housing need in 2016. Single person renter households were more likely to be in core housing need in Penticton compared to BC overall in 2016.

The number of singles in core housing need has increased since 2006 when 34% of renter households were in core housing need compared to 43% currently.

*NOTE: Not all single person renter households require specifically supportive housing.*

### **Affordable Housing Stock**

As of December 31, 2021, there are currently 1,922 units of affordable housing in Penticton.

Of the 1,922 units, 328 (17%) are supportive housing units for the homeless. Most of the affordable housing in Penticton is for seniors. There are 768 units (39%) serving independent seniors and 398 units for supportive seniors (21%).

Over the past 4 years (2017 to 2020) years 443 units of affordable housing have been added to Penticton's affordable housing stock. Over the same period the number of supportive housing units for homeless has increased by 156 units. Units for housing the homeless increased by 37%. For all client groups, housing for the homeless has been the largest increase in units.

### **Housing Registry Data**

As of December 31, 2020, there were 317 households on Housing Registry for Penticton. Of those looking for housing in Penticton, 45% are seniors, 29% people with disabilities and 18% families.

### **Supportive Housing Registry**

As of January 1, 2021, there were 180 applicants on the Supportive Housing Registry. The number of applicants on the Supportive Housing Registry has been steadily increasing since July 2020.

	July 2020	October 2020	November 2020	December 2020	January 2021
Penticton	140	155	167	175	180

Of the 180 individuals on the supportive housing registry approximately 70% are male and 30% are female. In addition, 22% of the individuals on supportive housing registry self-identified as Indigenous, and those 25 to 54 years old represent 71% of the individuals.

These results mirror the 2018 Homeless Count results for Penticton. In the 2018 homeless count, 24% of individuals self-identified as Indigenous (compared to 7% of the general population). In the homeless count 60% of the homeless identified were between 25 to 54 years old.

### **Residents in Supportive Housing**

Of the residents who have been housed in supportive housing, more than 73% of residents in three Penticton supportive housing sites have lived in the community for longer than 5 years; 58% have lived in the community for more than a decade.

## **Shelter Occupancy**

From April 2020 to December 2020, occupancy at emergency shelter and temporary shelters in Penticton has continued to increase. From September 2020 to December 2020 occupancy has been close to or over 100%.

In addition, the current shelter (30 beds) in Penticton is full and cannot expand due to COVID related guidelines.

BC Housing opened a temporary shelter at 352 Winnipeg to provide additional shelter over the winter under a Temporary Use Permit (TUP). Within 48 hours, the 42 beds were fully occupied. The TUP will not be extended beyond March 31, 2021.

Of the individuals who stayed in the emergency shelter, 67% were males. This is lower than across the Province where 74% of individuals who stayed in a shelter were male.

Of those that stayed in the shelter 69% were between 25 to 54 years old. This is the same as the Province where 70% of those who stayed in a shelter were between 25 to 54.

Of those that stayed in a shelter in Penticton 29% of individuals self-identified as Indigenous. This is lower than the Province where 36% of shelter users self-identified as Indigenous.

9-1-1 calls for overdoses spiked in Penticton in 2020. In Penticton, there were 474 overdose calls made in 2020. From January 1, 2019 to October 31 2020 Penticton saw 31 overdose deaths recorded by the B.C. Coroner Service. (News article <https://www.saobserver.net/news/overdose-and-suicide-support-group-starts-in-penticton/> )

<https://www2.gov.bc.ca/assets/gov/birth-adoption-death-marriage-and-divorce/deaths/coroners-service/statistical/illicit-drug-update.pdf>

## **Homeless Count**

Unfortunately, the homeless count that was scheduled for April 2020 did not complete because of COVID. Discussions are taking place to have a modified count take place in spring of 2021.

In the 2018 homeless count for Penticton 108 individuals were identified as being homeless. This included 68 in the shelter, and 40 unsheltered.

Of the individuals identified as homeless, 63% were male. This is comparable to the Provincial count where 68% of homeless were male.

Individuals identified as being homeless in Penticton were primarily between the ages of 25 to 54 (60%). This is comparable to the Province where 65% of homeless individuals were between 25 to 54.

## **Coordinated Access List**

The number of individuals on the Penticton Coordinated Access list has been increasing, and as of January 2021 includes 166 people. More than 80% of the individuals on this list have lived in Penticton for more than 5 years, and more than 60% have lived in Penticton for more than a decade.

### **Demographic Data on Individuals with a VAT**

Of the individuals with a VAT, 75% are between 25 to 54 years of age. This is consistent with individuals who accessed an emergency shelter and individuals on the Supportive Housing Registry.

Of the individuals with a completed VAT 72% are male. This result is similar to the number of males that accessed a shelter or are on the Supportive Housing Registry.

Approximately 22% of individuals with a VAT self-identified as Indigenous. This is consistent with the individuals who self-identified as Indigenous if they accessed a shelter, the supportive housing registry, and the homeless count.

When looking at the individuals on the Coordinated Access List, 37% have lived in the community for more than 20 years, or their whole life. In comparison with the 2018 Homeless Count in Penticton 49% of the homeless respondents have lived in the community 10 years or always.

### **Homeless Domain**

Of the individuals on the Coordinated Access List, more than 65% have a VAT Homeless score of 3.<sup>1</sup> A VAT score of 3 which means they are chronically homeless. Of the individuals who scored a 3, 69% have lived in the community for more than 10 years.

### **Mental Health VAT Domain**

Approximately 62% of individuals who have lived in the community for 10 years or more score moderate to severe in the mental Health VAT Domain.

### **Substance Use Domain**

There are approximately 73% of individuals who have lived in the community for more than 10 years that scored between 3 and 5 for moderate to severe substance use. This is significantly higher than the 48% that scored with mild substance use.

### **Total VAT Score**

Overall, 76% of individuals who have lived in the community for more than 10 years had a total VAT score of 25 or more. This is significantly higher than the 59% of the individuals who had a score of 25 or less.

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<sup>1</sup> The Vulnerability Assessment Tool (VAT) provides a structured way of measuring a homeless person's vulnerability to continued instability. This assessment process is conducted through structured face-to-face interviews. Interviewers use the personal narrative obtained through these interviews to inform scores on 10 domains of vulnerability (Survival Skills, Basic Needs, Indicated Mortality Risks, Medical Risks, Organization/Orientation, Mental Health, Substance Use, Communication, Social Behaviors, and Homelessness).



## SUPPORTIVE HOUSING AND SHELTER SITES IN PENTICTON

An overview of services at supportive housing and shelter sites in Penticton:

### **Burdock House Supportive Housing**

- 594 Winnipeg St.
- 62 units of supportive housing for people experiencing homelessness in Penticton
- Ask Wellness Society is the non-profit operator
- Burdock House is staffed 24/7 by an experienced team. Supports include wellness checks, meal services, life and employment skills training, opportunities for volunteer work, education, connection and referral to community services and support groups. Residents have access to counselling, as well as health, mental health, and addiction recovery services through Interior Health. Residents also have access to housekeeping, cleaning and laundry services.
- Burdock House employs one full time Licensed Practical Nurse that provides harm reduction supports, care and medication storage oversight to the site. On a more irregular basis, the nurse also administers medication to minimize barriers to medications that otherwise clients wouldn't be receiving.

### **Fairhaven Supportive Housing**

- 2670 Skaha Lake Rd.
- 43 units of supportive housing for people experiencing homelessness in Penticton
- Ask Wellness Society is the non-profit operator
- Fairhaven is staffed 24/7 by an experienced team. Supports include wellness checks, meal services, life and employment skills training, opportunities for volunteer work, education, connection and referral to community services and support groups. Residents have access to counselling, as well as health, mental health, and addiction recovery services through Interior Health. Residents also have access to housekeeping, cleaning and laundry services.
- Fairhaven employs one full time Licensed Practical Nurse that provides harm reduction supports, care and medication storage oversight to the site. On a more irregular basis, the nurse also administers medication to minimize barriers to medications that otherwise clients wouldn't be receiving.

### **Compass Court Supportive Housing**

- 1706 Main St.
- 18 units of supportive housing for people experiencing homelessness in Penticton
- Penticton and District Society for Community Living (PDSCL) is the non-profit operator
- Compass Court is staffed 24/7 by an experienced professional team. Supports include wellness checks, life and employment skills training, opportunities for volunteer work, connection and referral to community services and support groups. Residents have access to counselling, as well as health, mental health, and addiction recovery services through Interior Health.
- Interior Health nurses visit Compass Court once a week to connect with residents requiring support for substance use related concerns. The Interior Health Substance Use Connections Team visits Compass House and Compass Court once a week to support residents interested in opioid replacement therapy, detox and addiction treatment.

### **Compass House Year-Round Shelter**

- 1706 Main St.
- 30 shelter spaces for people experiencing homelessness in Penticton
- Penticton and District Society for Community Living (PDSCL) is the non-profit operator
- Compass House is staffed 24/7 by an experienced professional team. Services include staff onsite 24/7 to support guests and manage operations, 24/7 security, daily meals, storage space, laundry and cleaning services and access to health services through Interior Health.
- Interior Health nurses visit Compass House once a week to connect with residents requiring support for substance use related concerns. The Interior Health Substance Use Connections Team visits Compass House and Compass Court once a week to support residents interested in opioid replacement therapy, detox and addiction treatment.
- In the summer months, the Compass House Shelter is funded by BC Housing to provide up to 30 beds for those experiencing homelessness.
- In the winter months, between November 1 and March 31, BC Housing provides funding for an additional 25 beds, operating a total of 55 beds, however, due to Health Authority physical distancing guidelines, shelter space is restricted to 30 individuals.
- These COVID-19 guidelines will be in place throughout the 2020/2021 winter shelter season.

### **Old Victory Church Temporary Emergency Winter Shelter**

- 325 Winnipeg St.
- 42 shelter spaces for people experiencing homelessness in Penticton. The temporary shelter has been operating since November 1, 2021.
- Penticton and District Society for Community Living (PDSCL) is the non-profit operator
- Services include staff onsite 24/7 to support guests and manage operations, 27/7 security, daily meals, storage space, laundry and cleaning services, access to health services through Interior Health
- The site was formerly operating as a hygiene centre on the ground floor. The hygiene centre provided people without homes much-needed access to showers, washrooms and laundry.
- The temporary use permit for the temporary shelter expires on March 31, 2021.



## **ADDITIONAL RESEARCH AND REFERENCE MATERIALS: SUPPORTIVE HOUSING OUTCOMES**

BC Housing's Research Centre has developed a number of reports which provide research and analysis about resident outcomes and community acceptance in a variety of supportive housing projects across the province. Links to these reports are being provided for further reading and discussion.

Reports relating to resident outcomes in supportive housing may be found at the links provided below:

- Supportive Housing Resident Outcomes Summary Report  
<https://www.bchousing.org/publications/Supportive-Housing-Resident-Outcomes-Summary-Report.pdf>
- Alderbridge Modular Supportive Housing Resident Outcomes  
<https://www.bchousing.org/publications/Alderbridge-Modular-Supportive-Housing-Resident-Outcomes.pdf>
- Aneki Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/Aneki-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>
- Chartrand Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/Chartrand-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>
- Hearthstone Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/Hearthstone-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>
- Larwill Place Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/Larwill-Place-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>
- Margaret Mitchell Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/Margaret-Mitchell-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>
- Reiderman Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/Reiderman-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>

- Sarah Ross Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/Sarah-Ross-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>
- Surrey Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/Surrey-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>
- The Beach Modular Supportive Housing Resident Outcomes Report  
<https://www.bchousing.org/publications/The-Beach-Modular-Supportive-Housing-Resident-Outcomes-Report.pdf>

Reports relating to the impact of supportive housing on communities can be found at the links below:

- Community Benefits of Supportive Housing  
<https://www.bchousing.org/research-centre/library/community-acceptance/community-benefits-supportive-housing>
- Case Study: Property Values  
<https://www.bchousing.org/publications/Property-Values-Case-Study-Overview-Report.pdf>
- Case Study: Community Acceptance Overview Supplement  
<https://www.bchousing.org/publications/BK-Case-Study-Community-Acceptance-Overview.pdf>



## SOCIAL HOUSING PROJECTS IN PENTICTON

A list of all independent social housing developments currently in operation in Penticton is attached:

Interior Projects - Dec 31, 2020				
PROJECT NAME	PROJECT ADDRESS	HOUSING_PROVIDER	SERVICE ALLOCATION SUBGROUP	Units
Monte Carlo Apartments	165 Edmonton Ave	South Okanagan/Similkameen Brain Injury Society	Special Needs	5
Braemore Lodge	2402 South Main St	BC Housing	Special Needs	16
Murray Drive	110 Murray Dr	Penticton and District Society for Community Living	Special Needs	4
Chestnut Place	453 Winnipeg St	Penticton and District Society for Community Living	Supportive Seniors Housing	30
Abbott Towers	90 Abbott St	South Okanagan/Similkameen Brain Injury Society	Independent Seniors	97
Columbus Park	2575 South Main St	South Okanagan/Similkameen Brain Injury Society	Low Income Families	43
Creekside Terrace	524 Pickering St	Penticton and District Society for Community Living	Low Income Families	34
Bethesda House	66 Okanagan Ave W	BC Housing	Special Needs	4
Kiwanis Court	360 Brunswick St	Penticton Kiwanis Housing Society	Independent Seniors	30
Common Ground Apartments	320 Brunswick St	South Okanagan/Similkameen Brain Injury Society	Homeless Housed	23
Reed's Corner	885 Fairview Rd	Penticton and District Society for Community Living	Homeless Housed	20
Village by the Station	270 Hastings Ave	Good Samaritan Canada (A Lutheran Social Service Organization)	Supportive Seniors Housing	35
The Tower	431 Winnipeg St	Penticton and District Society for Community Living	Supportive Seniors Housing	123
The Concorde Assisted Living Residence	3235 Skaha Lake Rd	Diversicare Canada Management Services Company Inc.	Supportive Seniors Housing	23
Chestnut Place	453 Winnipeg St	Penticton and District Society for Community Living	Supportive Seniors Housing	3
Village by the Station	270 Hastings Ave	Good Samaritan Canada (A Lutheran Social Service Organization)	Supportive Seniors Housing	100
Van Horne St	234 Van Horne St	Penticton and District Society for Community Living	Special Needs	4
Kiwanis Van Horne	150 Van Horne St	Penticton Kiwanis Housing Society	Independent Seniors	36
TH Program Emergency House	22-650 Duncan Ave W	Okanagan Nation Family Intervention and Services Society	Women and Children Fleeing Violence	10
Penticton Safe Home	102-1027 Westminster Ave W	South Okanagan Women in Need Society	Women and Children Fleeing Violence	1
Kiwanis Van Horne	150 Van Horne St	Penticton Kiwanis Housing Society	Independent Seniors	22
The Rise	285 Nanaimo Ave W	Catalyst Community Developments Society	Low Income Families	56
Tamarack - SOWINS Housing	City Hall, 171 Main St	South Okanagan Women in Need Society	Women and Children Fleeing Violence	12
Skaha Sunrise Apartments	2872 Skaha Lake Rd	BC Housing	Homeless Housed	46

Charles Manor	333 Martin St	Vancouver Resource Society for the Physically Disabled	Supportive Seniors Housing	84
Bruce Court Apartments	150 Bruce Crt	Penticton and District Society for Community Living	Special Needs	5
Bruce Court Apartments	150 Bruce Crt	Penticton and District Society for Community Living	Low Income Families	10
Compass Court	1706 Main St	Penticton and District Society for Community Living	Homeless Housed	22
Winnipeg St	633 Winnipeg St	Penticton Recovery Resource Society	Special Needs	11
Hughes House Transition House and Second Stage	102-1027 Westminster Ave W	South Okanagan Women in Need Society	Women and Children Fleeing Violence	31
Compass Court	1714 Main St	Penticton and District Society for Community Living	Homeless Housed	20
Fairhaven	2670 Skaha Lake Rd	Ask Wellness Society	Homeless Housed	41
Burdock House	594 Winnipeg St	Ask Wellness Society	Homeless Housed	62
PDSCL Compass House	1706 Main St	Penticton and District Society for Community Living	Homeless Shelters	30
			<b>Total</b>	<b>1093</b>

Prepared by BC Housing's Research and Corporate Planning Dept., February 2021

Source: Unit Count Reporting Model, 31 December 2020

**Notes:**

1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.
2. BC Housing's 'Housing Continuum' reports are based on 'units' ( housing units, beds, spaces and rent supplements, depending on each program)
3. Service Allocation definitions:
  - a. Homeless Housed: Housing for clients who are at the risk of homelessness, or formerly homeless for a period of at least 30 days and up to
  - b. Homeless Sheltered: Short stay housing. The shelters provide single or shared bedrooms or dorm-like sleeping arrangements, with varying
  - c. Special Needs: Housing for clients who need access to affordable housing with support services. These clients include for example adults with
  - d. Supportive Seniors: Housing for seniors who need access to housing with on-going supports and services. Frail seniors are those who cannot
  - e. Women and Children Fleeing Violence: BC Housing provides funding for transition houses, safe homes and second stage housing programs
  - f. Low Income Families: Independent housing for low to moderate income households with a minimum of two people including at least one
  - g. Independent Seniors: Housing for seniors where minimal or no additional services are provided. Seniors are usually defined as individuals
  - h. Affordable Home Ownership: Home ownership housing for middle-income households.
  - i. Affordable Rental: Rental Housing at or below market rate for middle-income households.



**SUPPORTIVE HOUSING PROJECTS  
IN OPERATION IN PENTICTON and INTERIOR REGION**

A list of all supportive housing developments currently in operation in Penticton and in the Interior region is on the following pages:

<b>Penticton - Supportive Housing - Dec 31, 2020</b>				
<b>PROJECT NAME</b>	<b>PROJECT ADDRESS</b>	<b>HOUSING PROVIDER</b>	<b>COMMUNITY</b>	<b>Total</b>
Common Ground	320 Brunswick St	South Okanagan/Similkameen Brain Injury Society	Penticton	23
Reed's Corner	885 Fairview Rd	Penticton and District Society for Community Living	Penticton	20
Skaha Sunrise Apartments	2872 Skaha Lake Rd	BC Housing	Penticton	46
Compass Court	1706 Main St	Penticton and District Society for Community Living	Penticton	22
Compass Court	1714 Main St	Penticton and District Society for Community Living	Penticton	20
Fairhaven	2670 Skaha Lake Rd	Ask Wellness Society	Penticton	41
Burdock House	594 Winnipeg St	Ask Wellness Society	Penticton	62
				<b>234</b>

<b>Interior Region - Supportive Housing (excluding Penticton) -</b>				
<b>PROJECT NAME</b>	<b>PROJECT ADDRESS</b>	<b>HOUSING PROVIDER</b>	<b>COMMUNITY</b>	<b>Total</b>
Abbott Garden	2400 Kootenay St N	Canadian Mental Health Association for the Kootenays	Cranbrook	23
Hillcrest Heights	1710 2nd St S	Aqanttanam Housing Society	Cranbrook	12
				<b>35</b>
Chrysalis House	1202 8th Ave, General Delivery	Elk Valley Family Society	Fernie	<b>10</b>
Corner House	925 8th St	Kamloops and District Elizabeth Fry Society	Kamloops	15
The Lighthouse	1605 Trans Canada Hwy E	John Howard Society of the Thompson Region	Kamloops	18
Victory Inn	1420 Halston Ave	John Howard Society of the Thompson Region	Kamloops	32
Georgian Court	406 Fortune Dr	John Howard Society of the Thompson Region	Kamloops	48
Henry Leland House	506 St Paul St	Ask Wellness Society	Kamloops	27
Monmouth Dr	380-382 Monmouth Dr	John Howard Society of the Thompson Region	Kamloops	5
Acadia Building	253 4th Ave	Interior Community Services	Kamloops	24
Crossroads Inn	569 Seymour St	Ask Wellness Society	Kamloops	50
Emerald Centre	259 Victoria St	Canadian Mental Health Association, Kamloops Branch	Kamloops	11
Bridgeway	506 Columbia St	Ask Wellness Society	Kamloops	15
Rosethorn House	Emerald Centre, 259 Victoria St	Canadian Mental Health Association, Kamloops Branch	Kamloops	44
The Maverick	Maverick Motel, 1250 Trans Canada Hwy W	Ask Wellness Society	Kamloops	42
Spero House	317 Tranquille Rd	Ask Wellness Society	Kamloops	62
Kee-Kek-Yel-c	975 Singh St., General Delivery	Lii Michif Otipemisiwak Family & Community Services Society	Kamloops	15
Columbia Motor Inn	575 Columbia St W	Ask Wellness Society	Kamloops	24
Mission Flats Manor	805 Mission Flats Rd	Ask Wellness Society	Kamloops	54
Hamilton House	1306 Hamilton St	A Way Home Kamloops Society	Kamloops	6
				<b>492</b>

Ethel Street	1720 Ethel St	New Opportunities for Women (NOW) Canada Society	Kelowna	21
Mom and Child Safe House	1208 Irene Rd	New Opportunities for Women (NOW) Canada Society	Kelowna	5
Safe House for Women	800 Princess Crt	New Opportunities for Women (NOW) Canada Society	Kelowna	5
Cardington Apartments	1436 St. Paul St	John Howard Society of Okanagan & Kootenay	Kelowna	30
Ozanam House	2629 Richter St	The Society of St. Vincent De Paul of Central Okanagan	Kelowna	18
Shiloh House	870 Birch Ave	Kelowna Gospel Mission Society	Kelowna	10
New Gate Apartments	189 Rutland Rd N	John Howard Society of Okanagan & Kootenay	Kelowna	49
Willowbridge	330 Boyce Cres	Canadian Mental Health Association - Kelowna and District Branch	Kelowna	40
Tutt Street Place	2970 Tutt St	New Opportunities for Women (NOW) Canada Society	Kelowna	39
Hearthstone	1642 Commerce Ave	John Howard Society of Okanagan & Kootenay	Kelowna	46
Samuel Place	280 McIntosh Rd	John Howard Society of Okanagan & Kootenay	Kelowna	50
Heath House	2639 Highway 97 N	Canadian Mental Health Association - Kelowna and District Branch	Kelowna	40
Stephen's Village	2025 Agassiz Rd., General	John Howard Society of Okanagan & Kootenay	Kelowna	51
Gordon Place	1780 Gordon Dr	Canadian Mental Health Association - Kelowna and District Branch	Kelowna	44
1055-63 Ellis St, Kelowna	1055-63 Ellis St, Kelowna, General Delivery	Canadian Mental Health Association - Kelowna and District Branch	Kelowna	38
				<b>486</b>
Gatehouse Gardens	275 Tadanac Blvd	Canadian Mental Health Association for the Kootenays	Kimberley	<b>23</b>
Temporary Housing Lake Country	11610 Rogers Rd	Lake Country Health Planning Society	Lake Country	<b>8</b>
The Lake	7185 Tunkwa Lake Rd, General	Visionquest Recovery Society	Logan Lake	<b>50</b>
Juniper House	2270 Quilchena Ave	Ask Wellness Society	Merritt	<b>30</b>

Cicada Place	605 Lake St	Nelson Community Services Society	Nelson	11
Lakeside Place	813 Nelson Ave	Nelson CARES Society	Nelson	12
Anderson Gardens	302 Anderson St	Canadian Mental Health Association for the Kootenays	Nelson	33
816 Vernon Street	CMHC IAH, 816 Vernon St	Nelson CARES Society	Nelson	4
Ward St/Victoria St Nelson	567 Ward St	Nelson CARES Society	Nelson	10
				<b>70</b>
SILA House	680 Shuswap St SE	Canadian Mental Health Association - Shuswap/Revelstoke Branch	Salmon Arm	18
Foxridge	Units 1 to 28, 761 2 St SE	Canadian Mental Health Association - Shuswap/Revelstoke Branch	Salmon Arm	27
				<b>45</b>
Melrose Apartments	3003 28 Ave	Canadian Mental Health Association, Vernon and District	Vernon	6
Blair Apartments	3000 28 Ave	Turning Points Collaborative Society	Vernon	39
My Place	3500 27th Ave, General Delivery	Turning Points Collaborative Society	Vernon	52
				<b>97</b>
South Third Ave	99 Third Ave S	Cariboo Friendship Society	Williams Lake	23
Jubilee Place	845 Carson Dr	Canadian Mental Health Association - Cariboo Chilcotin Branch	Williams Lake	33
				<b>56</b>
		Total for Interior (without Penticton)		<b>1402</b>
<b>Prepared by BC Housing's Research and Corporate Planning Dept., February 2021</b>				
<b>Source: Unit Count Reporting Model, 31 December 2020</b>			Penticton	234
			Rest of BC	1402
				<b>1636</b>

Notes:

1. BC Housing only tracks units where we have a financial relationship. There may be other subsidized housing units in the community.
2. Supportive Housing - Housing for clients who are at the risk of homelessness, or formerly homeless for a period of at least 30 days and up to two or three years. This type of housing includes the provision of on- or off-site support services to help the clients move towards independence and self-sufficiency.

March 8, 2021

City of Penticton  
171 Main Street  
Penticton, B.C.  
V2A 5A9

**Attention:**     *The Mayor and Council*

Dear Sirs/Mesdames:

**Re: 352 Winnipeg Street, Penticton (the "Property")**

We write with respect to the decision of the Penticton City Council on March 2, 2021 concerning the 42-bed emergency winter shelter located at the Property (the "**Shelter**").

The facts relating to this matter are as follows:

On October 27, 2020, Penticton City Council authorized the issuance of Temporary Use Permit PL2020-8834 with respect to the Property (the "**TUP**"). The TUP was issued in accordance with Section 493 of the *Local Government Act* to allow for the temporary use of the Property for an "emergency shelter" subject to the following conditions:

1. Permitting the number of beds for winter emergency shelter at the Property to a maximum of 42 beds;
2. Requiring all of the beds in existing support locations in the community be full before using the Property;
3. Requiring appropriate staffing supports to be on-site 24 hours a day;
4. Requiring security to be provided on-site 24 hours a day;
5. Requiring communication be sent to the neighbouring properties from BC Housing indicating resources available for neighbours; and
6. That operations at Penticton's other shelter location remain operational during the winter months with no consolidation of shelter services to the Property.

The TUP is set to expire on April 1, 2021. Following a meeting between the Attorney General and Mayor and Council on February 3, at which the Mayor indicated support for a renewal of the TUP, on February 4, 2021 an application was made by BC Housing to renew the TUP until March 31, 2022. On March 2, 2021 BC Housing's application to extend the TUP until March 31, 2022 was rejected by Penticton City Council.

## **BC Housing's Use of the Property**

BC Housing's interest in the Property is held pursuant to a facility licence agreement dated for reference May 1, 2020 between the registered owner of the Property, s.21 as licensor (the "**Licensor**"), and Provincial Rental Housing Corporation ("**PRHC**"), as licensee, as extended by a facility license amendment dated July 24, 2020, and a facility license amendment dated February 8, 2021 (together, the "**License**"). PRHC is a British Columbia corporation wholly-owned by the Provincial Crown and controlled by BC Housing.

The Licence is valid and binding, and gives PRHC the full right and entitlement to exclusively use the Property until March 31, 2022.

## **Paramountcy Option**

Given the dire circumstances surrounding the homeless population in the City of Penticton, which are compounded by the COVID-19 pandemic, the continued use of the Shelter is a matter of urgent need. Were the Shelter to close, at least 42 people would be forced to sleep in outdoor public spaces, such as in encampments in local parks, as has been witnessed in other municipalities in British Columbia. Converting the Shelter to a hygiene and COVID isolation centre would not address the urgent need for indoor spaces in Penticton; isolation spaces can only be accessed by individuals diagnosed as COVID-positive or those who are awaiting test results, and there exist adequate isolation spaces in Penticton.

The Province of British Columbia is required, in the course of its duty to serve the public good, to ensure the health and safety of its citizens. This includes ensuring that the individuals currently staying at the Shelter receive the appropriate care and supports, and do not end up living in unsafe situations subject to the adverse health and social impacts that this would entail. We would draw your attention to the data shared with Penticton Mayor and Council previously, which demonstrates that the Shelter has been operating at full capacity, and that there were 166 people on the Coordinated Access list in January 2021, of whom over 80% have lived in Penticton for more than five years.

One of the powers that is available to the Province in the present circumstances is found in Section 14(2) of the *Interpretation Act*, which grants the "Paramountcy" powers of the Provincial Government.

Paramountcy arises when the provincial government invokes section 14(2) of the *Interpretation Act* of BC, 1996 c 238 (the "**Act**"):

### ***Government bound by enactments; exception***

*14 (1) Unless it specifically provides otherwise, an enactment is binding on the government.*

*(2) Despite subsection (1), an enactment that would bind or affect the government in the use or development of land, or in the planning, construction, alteration, servicing, maintenance or use of improvements, as defined in the Assessment Act, does not bind or affect the government [emphasis added]*

As noted in section 14(1) of the Act, municipal "enactments" are generally binding on the Provincial Government. However, section 14(2) of the *Act* sets out an exception to this general rule, providing that municipal "enactments" do not bind or affect the provincial government if they concern the "*use or development of land or... improvements*".

Section 14(2) of the Act therefore authorizes the Provincial Government to proceed with the "*use or development of land or... improvements*" in particular instances without complying with the bylaws (including zoning bylaws) of a municipal government.

If the Province were to invoke its Paramountcy powers pursuant to Section 14(2) of the Act, it could properly and lawfully override the Bylaws of the City of Penticton that currently prevent the use of the Property as the Shelter.

### **Proposal**

The Province would prefer not to exercise its extraordinary powers under Section 14(2) of the Act to override the Bylaws of the City of Penticton and allow for the continued use of the Property for the Shelter. However, the Province may be left with no alternative but to do so if an accommodation between the Province and the City of Penticton cannot be reached.

We respectfully ask that the Mayor and Council reconsider its rejection of BC Housing's application to renew the TUP, and permit the Shelter to continue operating on the Property until March 31, 2022. We believe that proceeding in this manner will ensure that both the needs of the people experiencing homelessness in Penticton, and the mutual desires of the City Council of Penticton and the Province to avoid the creation of a homeless encampment in Penticton, can be met.

The Province remains committed to working with Penticton on new permanent housing solutions for people in the community to add to the existing more than 1,000 affordable homes funded through the Province. Construction is set to begin soon on approximately 50 new supportive homes with 24/7 support services being developed on Skaha Lake Road, with completion in early 2022. The supportive homes are the first phase of the site's redevelopment; the rest of the site will be kept available for future affordable housing projects for people in Penticton, including seniors, singles, families and/or people with a disability.

We look forward to your response, which we ask that you provide by no later than Monday, March 15, 2021.

Yours truly,

A handwritten signature in black ink, appearing to read 'Shayne Ramsay', written in a cursive style.

Shayne Ramsay, CEO



March 19, 2021

City of Penticton  
171 Main Street  
Penticton, B.C.  
V2A 5A9

***Attention: The Mayor and Council***

Dear Sirs/Mesdames:

***Re: 352 Winnipeg Street, Penticton (the "Property")***

I am writing to confirm BC Housing's intention to continue to operate the 42-bed emergency shelter located at the Property (the "**Shelter**"), notwithstanding the recent decision of Penticton City council not to renew Temporary Use Permit PL2020-8834 (the "**TUP**").

BC Housing is acutely aware of the current need to provide supportive housing to Penticton's residents who do not have access to adequate shelter. We are committed to ensuring that the 42 individuals who are currently housed at the Shelter are not forced to vacate the Shelter at this time, which we believe will be the outcome of the City's unwillingness to renew the TUP.

I refer you again to my letter of March 8, 2021 in which I made it clear that the Province of British Columbia is required, in the course of its duty to serve the public good, to ensure the health and safety of its citizens.

In that context, BC Housing, as a Crown corporation, is required to take whatever steps are necessary to ensure that the 42 individuals who are currently staying at the Shelter continue to receive the appropriate care and supports, and do not end up living in unsafe situations subject to the adverse health and social impacts that their being forced out of the Shelter would entail.

As you know, BC Housing is working with all stakeholders to address, in the longer term, the current state of homelessness in Penticton. In the meantime, there is a pressing and urgent need, as a matter of public policy, to ensure that the Shelter is maintained for a limited period of one more year.

This will prevent an increased number of the City's residents being forced onto the streets of Penticton, which could potentially lead to an encampment being set up in one of the City's public spaces. This is an outcome that is not in the interests of those who are homeless or at risk of homelessness in the City of Penticton, or indeed of the population of the City at large.

Clearly the sentiments of council and the Penticton community at large, along with the powers of the City with respect to the use of land in Penticton, need to be considered in this instance.

However, on a balance of convenience, it is clear that the interest of maintaining the Shelter for an additional period, and protecting its residents, should prevail.

Yours truly,

A handwritten signature in black ink, appearing to read "Shayne Ramsay". The signature is written in a cursive, flowing style.

Shayne Ramsay, CEO