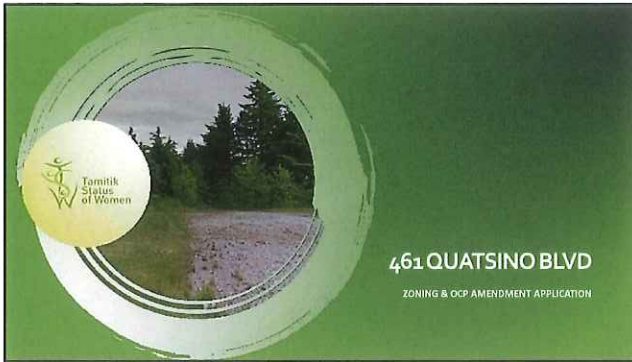


**TSW PROJECT TEAM PRESENTATION TO KITIMAT COUNCIL**

**17 DECEMBER 2018**



### How an individual is looked after in a time of crisis or hardship is an indication of our community's wellness

#### About Us

We are committed to promoting a healthy community by offering ongoing support, education, and opportunities while prioritizing equality and safety.

- Not for profit, charitable organization formed in 1976
- Centre of excellence in Kitimat with respect to the prevention of violence in our community
- Currently running 13 programs out of 6 locations
- Our clients consists of all ethnicities, races, ages, and social statuses

### The Need

**Transition House Over Capacity**

From Jan - Sept 2018, 21 individuals have been turned away from our Transition House due to lack of space. During the same time period the Transition House has been at or over capacity for 201 nights.

**Not Enough Second Stage Housing**

There are only 4 units of second stage housing in Kitimat, and there is a wait list. Only women without children are able to access these units due to their size.

**No Women's Affordable Housing**

The lack of long term affordable housing for women & children following a shelter stay results in an increased risk of homelessness, living in unsafe accommodations & returning to an abusive.

**Difficulty in Providing Wrap-Around Supports**

Tamitik Status of Women operates out of 6 locations in Kitimat. This is an inefficient use of resources as it requires clients and staff to travel between locations.

**Few Secure Gathering Spaces for Women**

Public spaces are not always safe for women. Sometimes our Transition House serves as a safe space for women to meet. However, we do not have the physical space to meet this need often.

### Solution

Mixed-Used Continuum of Housing Prioritized for Women

**14 Bed Transition House**

Transition Houses provide short term shelter and related support services to women, children, and youth who have experienced, or are at risk of violence

**10 Units of Second Stage Housing**

Second Stage housing assists women who have experienced violence make plans for independent living. Women, with or without children, participate in the program for up to 24 months

**20 Units of Affordable Housing**

Providing affordable housing options for women in Kitimat. All lease holders will be women.

### Solution

Supportive community environment with opportunities for education, training & skills development for women & children

**Consolidation of Services**

All TSW programs operating from one location

**Safe Gathering Spaces**

Secured Tenant Common Areas

**Training**

Commercial kitchen with the ability to train women

**Efficient Use of Resources**

Collocation of services ensures wrap-around supports and a reduction in barriers of accessing TSW services

### SITE SELECTION


BEST SUPPORTING CLIENTS & TSW SERVICES WHILE ENABLING ECONOMICAL CONSTRUCTION & OPERATION

## 461 QUATSINO

AN OPPORTUNITY FOR COMMUNITY, SAFE ACCESS TO SERVICES, AND AFFORDABLE HOUSING IN A RESIDENTIAL COMMUNITY


### Deciding on Location

How best to serve our clients



**Cost of Development**


Understanding the cost of retrofitting existing buildings or developing a new site were essential in deciding the path forward for this project



**Research**

We identified a number of sites around Kitimaac that could have potentially been suitable to our project.

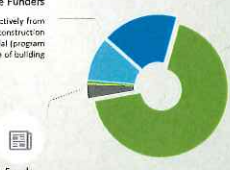
We require a location that enables centralization for all TSW services to lower our overhead operating costs and ensure long-term operational success.



**Access to Services**

Location in proximity to bus routes, grocery stores, hospital, RCMP, DOK leisure services, doctors, etc. are key in determining an appropriate site

### Funding

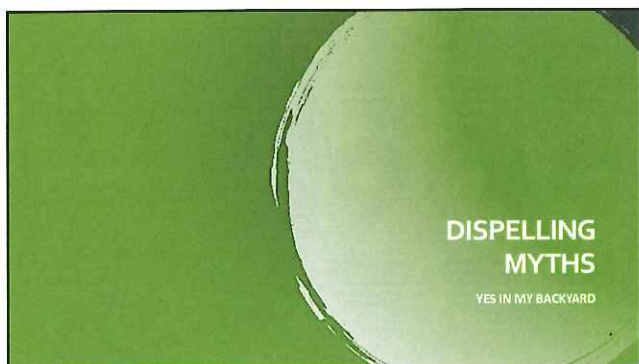


**Private Funders**  
\$2.7M & \$1.5M respectively from 2 private funders for construction costs for commercial program (space portion of building)

**Project Development Funds**  
\$75,000 - BC Housing  
\$45,000 - CMHC  
\$500,000 - DOK AHF

**BC Housing**  
\$10.9M in construction costs for housing portion of building only

Funded through the Province's Building for Women's Transition Housing Fund, a \$154-million investment to support the construction of 1,500 spaces in transition and supportive housing for women and children fleeing violence.



## DISPELLING MYTHS

YES IN MY BACKYARD

### Dispelling Myths

Housing in My Backyard

**Property Values**

- Many studies on affordable housing conclude that there is no impact on property values
- One study found that property values increased and crime decreased *(source: Homeless Solutions, Yes in My Backyard - A Guide for Citizen Supportive Housing Providers, 2016, p. 21)*

**Affordable housing won't fit the character of the neighbourhood**

- Affordable housing must comply with the same building restrictions and design standards of market-rate housing, and will be designed to fit with the character of the neighbourhood

**Traffic will increase**

- Like any new development, a higher density housing proposal must meet the District's planning and engineering standards
- Multiple-family dwellings near transit services are likely to attract residents with lower levels of car ownership, as are dwellings geared to older people, people with disabilities, and families with lower incomes

### Dispelling Myths

Housing in My Backyard

**New residents won't fit into the neighbourhood**


- Often, the future occupants of new affordable housing already live in the neighbourhood. They are people sharing an apartment with other family members or friends, or struggling to pay market rent by giving up meals or having to walk because they cannot afford transit fares. Inclusive communities provide housing opportunities for all.

**There will be a strain on public services and infrastructure**

- Generally, higher-density housing needs less extensive infrastructure than new development - features like piped water, sewer services, schools and roads already exist.
- Higher-density development can provide the larger customer base needed to increase the range and quality of available services (ex. transit)


**Discrimination**

- Individuals wishing to live in this project have been subjected to hurtful comments and a level of negative scrutiny that none of their potential neighbours have had to face when moving into the neighbourhood.



QUATSINO BOULEVARD

## Ensuring that women fleeing violence don't live in poverty or experience homelessness.



When we help women access the housing they need, we are doing more than putting a roof over their head – we are helping lay the ground work for broader social and economic success

**THANK YOU**

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