



## Housing for Women – Benefits of the Project

- TSW's project will bring more appropriate and affordable housing with services for women and children. This important project includes an expansion in our transition house capacity, second stage housing (the lack of which was identified as a gap in the Kitimat Housing Action Plan) and consolidation of existing services. There is an imperative to build high-quality, functional social housing with wraparound supports.
- Project has received funding under the Building BC: Women's Transition Housing Fund, a \$734-million investment over 10 years to build and operate 1,500 transition, second-stage and affordable housing spaces for women and children escaping violent situations.
- BC Housing has committed to stable operating funding for the project. The current transition house, Dunmore Place, has operated consistently with government funding since 1996. Existing funding for Dunmore Place will move with the transition house and funding will be increased to match an expansion of services.
- TSW provides meaningful employment in Kitimat, currently with 25 full and part time positions. The current transition house is staffed 24/7, 365 days/yr. This includes a Program Manager and Support Workers. The current funding will transfer to the new site and will include some additional funding for employee hours. The addition of second stage and affordable housing will mean new positions will be required – up to 6 new FTE positions will be created.
- TSW is a good neighbour and a positive member of the Kitimat Community as demonstrated by numerous support letters from community associations, businesses and the neighbours of Dunmore Place.



## -Housing Project-



# SMART DESIGN

## *Supportive Community*

There is a lack of housing in Kitimat. Although many detached single-family homes are being built, they rarely augment the rental stock and if they do, they are often unaffordable. To solve that affordability problem, a large supply of medium-density housing options is needed in location-efficient neighbourhoods.

Wraparound services are a philosophy of care that strengthens and builds constructive relationships and support networks for clients. It is community based, culturally relevant, individualized, strength based, and family centered. Tamitik Status of Women's programs incorporate the natural support system of clients, along with agency personnel and community representatives to address dynamic needs. The wraparound label refers to supporting the client in all aspects of their life.

Tamitik Status of Women offers programs that women and children need when they have, are, or are at risk for experiencing violence. We offer a safe place to go, free food and clothing, and long-term supports such as counselling and a three month to two-year program that helps clients plan their futures. We need long-term affordable housing for women and their children in Kitimat.

Currently, many Tamitik Status of Women programs operate at a reduced number of hours because they are

housed at disparate locations. These locations are inadequate in size and are functionally insufficient. When services are co-located, Tamitik Status of Women's resources can be shared between programs, creating a continuum of care and fully functional wraparound supports.

Consolidation of Tamitik Status of Women's six service locations conserves construction funds, meets demand for services and minimizes operating costs. Clients will move through a range of housing options and associated support services with few barriers. Co-location is the fiscally responsible solution to service gaps.

Good planning can create conditions that underpin demand for housing, just as bad planning can result in

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

dispersed development that is poorly serviced and has little for fiscal vitality. A more compact development is crucial for this project's success. The low-rise building design fits the character of the neighborhood and will support healthy lifestyles of tenants and the community alike.

With a commitment from BC Housing for operational funds this project will create permanent jobs, along with several ancillary contracts for grounds and building maintenance.

## -Housing Project-

# Development Timeline

March 2012

[Comprehensive Housing Needs Assessment](#) released

October 2014

[Kitimat Housing Action Plan](#) released

January 2017

[Terra Housing Consultants](#) hired

April 2017

[Boni Maddison Architects](#) hired

October 2017

461 Quatsino Ave approved for transfer to TSW

May 2018

[Affordable & Accessible Housing Fund](#) application approved

May 2018

[Yellowridge Construction Manager](#) hired

August 2018

[Women's Transitional Housing Fund](#) application approved

December 2018

Project Open House

April 2019

Anticipated Construction Start

## Case Study

Molly and her husband, Henry, have two children under 5 and work different shifts for the same company.

Molly's mother, Peggy was renovicted recently and has been searching for a new place to live. Sometimes when Peggy goes through a stressful period in her life, she starts to drink. Peggy helps with childcare.



Molly doesn't want her children around Peggy unsupervised incase Peggy begins misusing alcohol, so Molly and Henry alter who calls into work sick. Molly's supervisor asks for a doctor's note. She is unable to provide one, and Molly is fired. Molly searches for other work. She finds a job that is half her previous wage.

Molly and Henry struggle to pay rent and purchase food for their family. They decide to move in temporarily with Peggy. Peggy has moved back in with her ex-boyfriend, James – a sign for Molly that Peggy is drinking.

One night, Peggy and James are intoxicated, and James threatens to hit Peggy. Molly and Henry decide this isn't a safe place for their children. Molly calls Tamitik Status of Women's transition house, but it is full. She calls every day until there is space for her and her children. When Henry knows his family is safe, he goes to stay at with a friend.

Molly calls Peggy from the transition house and urges her to leave James. They talk about renting a place together. They would prefer to live independently but know this option lays outside of their budgets. They have trouble finding a property appropriate in price and size.

# Good Planning

## Meeting community needs

It is imperative to be prepared for projects that we have accepted into our community. When a community's economy shifts there is an increase in the frequency of sexual and physical violence.

There is a social strain placed on income groups who hold debt and who do not have disposable income.

Tamitik Status of Women's project will address equity, equality and affordability by offering ongoing support, education and opportunities for women while prioritizing equality and safety.

Kitimat will soon share its community with thousands of temporary workers.

Evictions due to property turnover or improvement (aka "renoviction") will occur, and available rental stock will decrease.

This environment is detrimental to renter households. Any risk of homelessness puts individuals in a position where they will risk safety for shelter.

We have a responsibility to properly provide services for those who will not be positively impacted by social and economic change in Kitimat.

Tamitik Status of Women's project will guarantee that women have better options for safety. The goal is to establish adequate living conditions for all residents.

-Housing Project-

# Wraparound Services



## Crisis Services

- Transition House
- Sexual Assault Response Team
- Interagency Case Assessment Team
- Free Store
- Food Share
- Hygiene & Baby Needs

## Counselling Services

- Discovering Healthy Relationships (Children & Youth)
- Stopping the Violence (Women)
- Outreach

## Housing Services

- Homeless Prevention
- Homeless Outreach
- Second Stage
- \*Affordable Housing
- Furniture Exchange

## Research & Education

- Community Vitality Index
- Community Response Network
- Violence is Preventable

\*Women may lease affordable housing units and live with a male partner.

Men are responsible for most violence against women. Most men are not violent. Not all violence against women is inflicted by an intimate partner. Violence against women includes restricting access to finances, education or the labour market, behaviour that causes economic harm, verbal insult, sexual harassment, stalking, physical assault, sexual assault, rape, incest, intimate partner violence, elder abuse, human trafficking, murder.

## Location

### *Viable strategy for addressing violence & poverty*

461 Quatsino Boulevard was chosen for this project because its size allows Tamitik Status of Women to centralize programs and increase service delivery capabilities. Co-location of services streamlines operating expenses and optimizes construction dollars.

Curb-side sewer, hydro and water lines, and road access makes 461 Quatsino Boulevard a feasible construction site. It is adjacent to downtown Kitimat, and is close to banks, doctors, elementary schools, government services, grocery stores, hospital, leisure facilities, library, transportation and RCMP.

The vision, footprint, and scale, for the project has been consistent since inception. Tamitik Status of Women has been transparent and has always worked with input from the District of Kitimat's Planning Department, and City Council.

Located in an established residential neighbourhood the women and children that stay at the transition house, participate in the second stage program, and reside the affordable housing units will integrate into the neighbourhood. It ensures women and their families live near other families

Kitimat City Council approved the transfer of approximately 53% of 461 Quatsino Boulevard in October 2017, and unanimously approved Tamitik Status of Women's Affordable & Accessible Housing Fund application in May 2018.

Tamitik Status of Women takes pride in the collaboration between municipal, provincial and First Nation's governments in the planning for this project, and trusts that these relationships will strengthen as the project moves through the District of Kitimat and the Province of BC's approvals.

## PROJECT DEVELOPMENT TIMELINE

- March 2012 – [Comprehensive Housing Needs Assessment](#) released
- June 2014 – [North Development Initiative Trust](#) initiates Housing Action Plans for Kitimat, Terrace, Prince Rupert, and Port Edward
- October 2014 – [Kitimat Housing Action Plan](#) released
  - o February 2015 – updated Kitimat Housing Action Plan released
  - o Both the original and updated Housing Action Plan lists TSW, DOK, and BCH as partners on second stage housing. Other priorities include accessible housing and seniors' housing.
- December 2016 – TSW submits Expression of Interest letter to BCH
- January 2017 – TSW works with DOK Planning Department & local developer to identify district lands suitable for project, including municipal property.
- January 2017 – TSW begins work with DOK staff on [Affordable & Accessible Housing Fund](#) application
- January 2017 – TSW selects development management consultant – [Terra Housing Consultants](#)
- February 2017 – TSW secures lawyer, [Warner Bandstra Brown](#)
- April 2017 – TSW selects architect, [Boni Maddison Architects](#)
- June 2017 – TSW receives 18 support letters for project from local government (including DOK & HNC), health, businesses, and organizations
- May-August 2017 – preliminary concept designs developed
- August 2017 – TSW contracts property management consultant, [Terra Property Management](#), for assistance in operational budget development
- August 2017 – TSW requests municipal owned land to be gifted to TSW by DOK Council
- October 2017 – TSW receives written confirmation of DOK gifting a portion of municipal property after subdivision
- December 2017 - TSW secures \$75,600 of project development funds (PDF) from BCH
- January 2018 - TSW secures \$25,000 of PDF from Canadian Mortgage & Housing Commission
- February 2018 – TSW submits Affordable Housing Application to DOK
- April 2018 – TSW presents Affordable Housing Application to DOK Housing Committee
- May 2018 - TSW secures \$500,000 of development funds from DOK Affordable Housing Fund
  - o Includes value of land (\$297,500)
  - o Remaining monies to be used for capital costs, planning approvals, and project development
- May 2018 – TSW selects Construction Manager, [Yellowridge Construction Ltd.](#)
- June 2018 – TSW submits Expression of Interest application to BCH for women's transition housing fund dollars
- August 2018 – BCH announces \$10.3 M investment in construction costs to TSW project, and commitment for annual operating funds from [women's transition housing fund](#)
- November 2018 – TSW submits OCP and zoning amendment application
- November 2018 – TSW submits draft development permit application
- November & December 2018 – TSW presents project to Advisory Planning Commission and Housing Committee, both groups recommend approving OCP and zoning amendment
- December 2018 – TSW holds public information meeting

## HARM REDUCTION

TSW has operated various aspects of Northern Health's Harm Reduction<sup>i</sup> program for many years at various TSW locations. Harm Reduction involves a range of support services and strategies to empower and support people to be safer and healthier and have anonymity while accessing a variety of additional services in the health and social sectors. The services<sup>ii</sup> that TSW has made space for vary depending on location and need, and include:

- Enhancing client resources, supports, skills and knowledge
- Nursing Services (monthly vaccination clinics)
- Condom distribution
- Community Health Education & Referral to Health and Social Services<sup>iii</sup>
- Distribution of supplies, injection and inhalant kits (aka Needle Exchange Program<sup>iv</sup>)
- Engaging clients and referrals to community
- Most of our staff are trained for Naloxone and we have some staff that have Naloxone kits registered to them.

We are not involved in methadone maintenance programs, nor are we a safe injection site (sometimes referred to as a wet needle site).

We believe strongly in the Harm Reduction services; however, we do not require the distribution of injection and inhalant kits. Primarily due to the lack of access for this service in our 3-year history of providing it. In that time there were 2 clients; one of whom is now deceased. No clients have accessed the supply exchange in over 12 months.

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<sup>i</sup> <https://www.northernhealth.ca/health-topics/harm-reduction>

<sup>ii</sup> <https://towardtheheart.com/about>

<sup>iii</sup> Drug users often do not seek health care because they fear legal consequences, face stigma from service providers, or are disenfranchised from society. **Harm reduction encourages drug users to seek adequate care and encourages service providers to provide that care without discrimination.** It facilitates access to medical and social services for people who are isolated and would not normally access mainstream services. One of the basic tenets of harm reduction is the right to comprehensive, non-judgmental medical and social services and the fulfillment of basic needs for all individuals and communities affected by drug use.

<sup>iv</sup> Needle exchange programs (NEPs) distribute sterile syringes and collect used syringes. They operate on the principle that every injection should be performed with sterile equipment. The use of non-sterile injection equipment increases the risk of HIV, hepatitis C and bacterial infections which are difficult and costly to treat. In Canada, injection drug use is currently the single most important route of hepatitis C transmission. Blood borne pathogens are also a public health threat to others, including spouses, partners and unborn children of injection drug users. Needle exchange programs often recover more needles than they distribute, which means fewer used needles discarded publicly in the community.

NEPs have been scientifically demonstrated to reduce risks of contracting HIV and hepatitis C. Studies have shown that they can decrease the risk of contracting HIV by as much as 50 to 80%. NEPs serve as a collection point for used needles and can minimize the number of publicly discarded needles that can be found in parks, playgrounds and school yards. NEPs also serve as an entry point for drug users to access critical health and social services,

including referrals to detoxification and treatment services when desired. NEPs have not been associated with increases in crime. The best results are achieved by creating good access to sterile needles and other injection equipment.

NEPs are an established international best practice in health. In B.C., the Ministry of Health and the B.C. Centre for Disease Control have direct responsibility for NEP policies and guidelines related to effective and safe implementation. In 2004/05, approximately 6.38 million needles and syringes were exchanged across the province.