

# CITY OF PRINCE RUPERT

## NON-MARKET HOUSING INVENTORY



APRIL 7, 2015

## EXECUTIVE SUMMARY

This report outlines the results of an extensive inventory of Non-Market Housing in Prince Rupert, British Columbia. The work is part of a larger initiative entitled *Planning for Major Projects* that was put in place by Mayor and Council to prepare for pending large-scale economic development in the Prince Rupert area. This latest component will contribute to the overall housing inventory, completed in 2014. Following acceptance of this report, the full continuum of local housing arrangements will be suitably documented. The collected data has been shaped into usable information, presented in various tables and accompanied by descriptive narrative. As a statistical benchmark, it provides a reasonable foundation for future work in terms of tracking ongoing trends or defining the impact of pertinent historical events. A Preamble introduces the information with a short discussion of the technical lessons learned, the limitations of the survey, definitions of the units of measurement and housing categories, shelf-life of the data, and finally, some reflections on the world of Non-Market Housing in Prince Rupert.

## PREAMBLE

Conducting this survey was enlightening on many levels. While no survey is ever perfect, we can state, categorically, that no other current housing data is as factual and accurate. The reason for this is that the work itself is more difficult and time-consuming than a cursory review might suggest. **Technical Lessons** learned include:

- Researching other databases was of little or no value because they were simply inaccurate, incomplete, or both.
- The inventory could only be done by going directly to the facility operators and having them check, and re-check, their own statistics.
- Statistical unreliability increases in direct proportion to the number of people interviewed until the right numbers are proven.
- Definitions become more important as the work evolves. Although, there are still always exceptions, hybrids, and anomalies.
- It would be worthwhile to encourage some of the operators engaged in the local social housing field to thoroughly review their data and issue their own updates on a regular basis.
- We are all at the start of a very long learning curve in terms of all facets of the project.

## Limitations

Of course, this survey also has its own limitations:

- The inventory is only as accurate as the best information provided by the local operators.
- It is only a quantitative inventory with no qualitative analysis. Consequently, there is no attempt to evaluate the acceptability of the services available.
- No degree of historical perspective been presented or documented to inform us of previous initiatives (i.e. the Men's Hostel at Friendship House, the Women's Hostel formerly run by the Salvation Army, or the ongoing loss of BC Housing units). However, the present inventory will provide historical perspective going forward.
- A risk analysis detailing what might happen should the status quo remain static, is beyond the scope of this inventory.

Housing itself, is dynamic and in constant flux. Vacancy rates and wait lists, for instance, change daily.

**Wait list** statistics, in particular, are of limited value. For example,

- Families and individuals may be on two or more wait lists for various sources of local social housing accommodation.
- Wait lists can contain applicants who have either left the region and are no longer interested, or who have never lived in the region and are.
- Some names may simply represent current residents wanting to move to another unit or location within the same or another social housing group.
- Additionally, lists can become so endless (perhaps with an overwhelming number of superfluous names) that potential applicants may no longer bother to enlist, preferring to wait to wait.

While wait lists certainly are indicative of community need, they do not and cannot accurately quantify it. Additionally, unstable funding levels for the agencies involved also impact the number of beds or units available, either quite suddenly or more slowly over time, often regardless of rising local need or any form of statistical analysis.

A final technical point is that this survey's numerical **shelf life** varies with the level of detail required for decision-making purposes.

- For those seeking increased funding, the survey definitively demonstrates the present need and provides quite a reasonable baseline for tracking future trends, based on annual or semi-annual updates.

- For those wanting to collaborate on new local housing initiatives, some statistics, particularly vacancy rates and wait lists would likely need to be updated and evaluated quarterly. In some cases, monthly updates would be the most helpful, with local economic factors driving the update frequency.

## Definitions

Any type of inventory requires consistent units of measurement. While it would have simplified things to use only one unit of measurement in this housing survey, it would not be practical or ultimately useful. The notes below outline the split for units or beds:

UNITS – defined as self-contained living spaces providing significant personal privacy.

- All Independent Housing, including M’Akola and Kaien Senior Citizens Housing.
- The Eagles Landing Facility – Raven’s Keep Transition House and Transition Apartments.
- Assisted Living Apartments in Acropolis Manor.

BEDS – defined as sleeping space with a lower level of personal privacy and self-sufficiency.

- All Supportive Housing, including Acropolis Manor and Thompson Community Services.
- All Emergency Housing such as Salvation Army and the Eagles Landing Facility (Transition House) when providing more short term emergency accommodation.

The following pages list all Social Housing operators in Prince Rupert and the number of units/beds they presently provide.

The list is broken down into the following **categories**:

- **Independent Social Housing:** 354 Units of permanent “affordable housing”.
- **Supportive Housing:** 90 Beds for those requiring various degrees of specialized personal care.
- **Transitional and Emergency Housing:** 23 units plus 9 beds (or 57 beds) for the relatively temporary housing of those with no other suitable accommodation options.

**Reflections**

We would be remiss not to share some of the observations gained through the experience of trying to describe what Non-Market Housing looks like in Prince Rupert.

The Non-Market Housing that is available in our community appears to be at risk from external forces. This is due to both the pending impact of increased population and economic activity and ongoing reductions in Senior Government support. Additionally, the *under-funded competitive system* under which it operates does not encourage or provide for local collaboration. As in all other spheres where the wider world of politics and economics at least partially controls local outcomes, the community would be much better served if the individual proponents of the local Non-Market Housing sector could find innovative ways to work together.

Further, there do appear to be gaps and anomalies in the system:

- Increasing beds for the “local homeless” seems counter-intuitive if a Regional Strategy is not in place to manage the inflow of individuals-in-need from throughout North-West BC.
- A local Drug and Alcohol Rehabilitation facility might also be extremely beneficial.
- Little or no provision appears to be in place to assist people from the outlying villages, coming to Prince Rupert for medical, legal, or other purposes, and finding no suitable accommodation.

**Finally, it should be recognised that this housing sector is significant, not just in terms of housing per se but also as a critical factor in community-building. The local Non-Market Housing sector houses roughly 800 – 1000 people annually in a community of 12,000 to 13,000, or approaching 8% of the population. This certainly justifies the attention currently being paid to this issue.**

**INDEPENDENT SOCIAL HOUSING**

**M’Akola Housing Society**

Kevin Albers, Chief Executive Officer, Victoria, (250) 590-0204 ext. 110

Prince Rupert Office  
 1400 Kootenay Avenue, V8J 3X5  
 (250) 627-7501

The M’Akola Housing Society was originally established to provide safe, affordable housing for families of First Nations ancestry who were in need of affordable housing in the urban centres on Vancouver Island. Since that time, the Society and its mandate have expanded into what is now the M’akola Group of Societies, consisting of eight Housing Societies, including Muks-Kum-Ol in Prince Rupert. M’Akola manages a total of 303 units with 19 more in un-useable condition.

**M’Akola Housing Society – Combined Waiting Lists by Unit Size**

<u>Bedrooms</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>	<u>Five</u>	<u>Six</u>	<u>TOTAL</u>
Wait List	64	77	67	34	9	5	256

Note: The above table shows the wait list information provided by M’Akola Housing Society on April 2, 2015.

**Muks-Kum-OL Properties**

Muks-Kum-Ol Housing Society (White Bear in Tsimshian) was formed in 1985. The housing it provided was taken over by the M’akola Group as of February 1, 2012. Muks-Kum-Ol provided affordable housing in the Prince Rupert area for clients who have Aboriginal ancestry and who are in need of affordable housing. This is done through a program called Urban Native Housing Program developed by Canada Mortgage and Housing Corporation. Evidently, that funding is being phased-out over the next ten years. Currently, M’Akola manages the 56 units in Prince Rupert.

<u>Location</u>	<u># Units</u>	<u>Contact / Source / Notes</u>
108-138 11 <sup>th</sup> Street	8	Low Income Families
Skee-ann Apartments (1139 Park)	16	Low Income Families
Various Addresses	32	Low Income Families
<b>TOTAL</b>	<b>56</b>	

**Muks-Cum-Ol Units / Vacancies by Size**

Bedrooms	One	Two	Three	Four	Five	Six	TOTAL
# Units:	13	6	10	22	2	3	56
Vacancies	1	1	2	4	0	0	8

**BC Housing Properties**

In January of 2014, BC Housing announced that the M' Akola Housing Society had been selected to provide property management and administrative services for the BC Housing-owned properties in Prince Rupert. These properties are as follows:

NAME	UNITS	LOCATION / NOTES
Mariposa Gardens	<i>Low Income Families</i> 84	Hays Cove Avenue, Camarillo Drive, Seville Road
Pineridge Terrace	37	Summit Avenue
Harbour View Gardens	81	McKay Street, Kootenay Avenue + 19 Units in Disrepair
Kootenay Place	<i>Independent Seniors</i> 10	1001-6, 2001-4, 1426-8, Kootenay Avenue All one (1) bedroom.
Sunset Villa Apts.	<i>Frail Seniors</i> 36	Third Avenue West
<b>TOTAL</b>	<b>248</b>	• Plus 19 Units Out-of-Service

*Source:* Inventory by City of Prince Rupert, Planning Department. Individual sets of statistics have been provided by the local operators.

**Units / Vacancies by Size**

Bedrooms	Bachelor	One	Two	Three	Four	TOTAL*
# Units:	21	41	60	125	20	267
Vacancies	1	3	15	28	2	49

\*Totals include the 19 units that are out of circulation.

**INDEPENDENT SOCIAL HOUSING**

**Kaien Senior Citizens Housing Society**

Dorothy Stewart, 250-624-6861

Bill Hardy, 250- 624-246 (Wait List)

The Kaien Senior Citizens Housing Society was formed in Prince Rupert in 1960. Senior Housing units that were built in the city include Wayne Place built in 1966, the Kaien Senior Citizen Apartments built in 1969. The rents are not subsidized and no funds come from government. But rents are kept very low by the Society and vary between \$370 to \$395 per month for a one bedroom and \$345 for a bachelor. They went up 2.5 % in the last year. There are 2 couples in Kaien and 3 in Wayne Place. The rest have single occupants. Wayne Place is in decent shape but exterior cladding work and a new roof are needed at Kaien. No government assistance is provided to the Society for these 51 units:

<u>Location</u>	<u>Number of Units</u>			
	<b>Total</b>	<b>One Bedroom</b>	<b>Bachelor</b>	<b>Vacancy</b>
550 5 <sup>th</sup> East (Kaien)	26	5	21	0
630 Wayne Place	25	6	19	0
<b>TOTAL</b>	<b>51</b>	<b>11</b>	<b>40</b>	<b>0</b>

The Kaien Senior Citizens Housing Society has a waiting list of approximately twenty (20) applications at all times. Additionally, they receive inquiries at the rate of about three (3) per month. Vacancies are very rare and occur only during transition periods.

**SUPPORTIVE HOUSING****Thompson Community Services Residential Housing**Guido Mattucci, 4<sup>th</sup> Floor Ocean Centre Mall 778-884-5761

420 - 309 West 2nd Ave, Prince Rupert, BC V8J 3T1

Tel: 250.624.9573, fax: 250.624.9631

Email: [gmattucci@tcsinfo.ca](mailto:gmattucci@tcsinfo.ca) or [infopricerupert@tcsino.ca](mailto:infopricerupert@tcsino.ca)

Thompson Community Services cares for individuals with developmental disabilities who require assisted living support. They assist individuals live as fully and as independently as possible, and adapt plans to each individual's changing needs. They typically offer a range of residential support options for individuals. Placement in different residential settings is part of an individual's plan and is based upon their unique needs. There are currently 14 Home Sharing and Independent Living beds.

Residential Programs at Thompson Community Services may include the following:

Home Sharing: an individual with a developmental disability shares a home with a caregiver.

Independent Living: individualized programs and care settings designed to meet each client's unique needs. Two individuals live with one caretaker there (on a rotation) at all times.

Group Living: More than two residents live together with one or more caregiver. There are no Group Homes in Prince Rupert.

<u>Location</u>	<u>Beds</u>	<u>Vacancy</u>	<u>Contact / Source / Notes</u>
Home Sharing	4	0	Private
6 <sup>th</sup> Ave. East (100 blk.)	2	2	Private (Parent)
Crestview	2	0	Thompson Community Services
Kootenay Rental	1	0	Thompson
Seal Cove Rental	1	0	Thompson
1711 2 <sup>nd</sup> Avenue W.	4	4	Thompson Community Services
<b>Total</b>	<b>14</b>	<b>6</b>	<b>No Wait List</b>

**SUPPORTIVE HOUSING****Acropolis Manor**

Angela Szabo, Home and Community Care Manager (250-622-6313)

1325 Summit Avenue

Prince Rupert, B.C. V8J 2H4

(Adjacent to the Prince Rupert Regional Hospital)

The 61 Residential Care beds at Acropolis Manor meet all proper standards for residential care for seniors needing around-the-clock nursing care. The facility is run by the Northern Health Authority (NHA).

Acropolis Manor also contains 15 Assisted Living apartments, operated in partnership with BC Housing, through Independent Living BC (ILBC). ILBC is a housing-for-health program where tenants pay 70 per cent of their after-tax income for their units. Residents receive two meals a day, weekly housekeeping and linen services, 24-hour emergency response, personal care services and recreational and social opportunities. Assisted Living Apartments add to the range of housing and care options available to seniors by providing a middle option between home support and residential care. The units have full wheelchair accessibility, and the ability to include patient lifts and support devices.

**Type of Accommodation****Occupancy**

	<b>Beds</b>	<b>Vacancy</b>	<b>Wait List*</b>
Residential Apartments	15	0	1
Residential Care	56	0	0
Respite (Short Term) Care	3	0	0
Palliative Care	2	0	0
<b>TOTAL</b>	<b>76</b>	<b>0</b>	<b>1</b>

\*For the last several years the average wait list is two (2) for the Residential Apartments and four (4) for Residential Care. The wait is usually less than a year.

**TRANSITIONAL HOUSING / EMERGENCY SHELTER**

**North Coast Transition Society (NCTS) - Eagles Landing Facility**

Christine White, Executive Director (250) 627-8959 Ext. 21  
 1402 Park Avenue  
 Prince Rupert, BC V8J 3W6

The Prince Rupert Transition House (then called Maude Bevan house) first opened in the spring of 1981. In 2013, Eagles Landing, a new 23-unit building funded by the government of B.C., was officially opened to replace Maude Bevan House and provide transitional and supportive housing for women and their children fleeing domestic abuse in Prince Rupert.

Transitional housing provides temporary apartments with support services for up to two years for women and children fleeing domestic abuse. This gives tenants the time and support they need to help stabilize their lives before moving on to more independent, permanent forms of housing. The building is managed and operated by North Coast Transition Society. The society provides a number of programs and support services to help women through their journey to full independence.

<u>Name</u>	<u># Units</u>	<u>Notes</u>
Raven’s Keep Transition House Bedrooms	15	Only funded for 10
Homeless Transition Apartments (up to 2 years)	8	
TOTAL Housing Units	<b>23</b>	

**BEDS**

Total number of Beds Available	48
Beds in Daily Use (Annual Average)	19.5

No current waitlist as they usually accept an overflow using unfunded beds.

NOTE: Funding, not space, is the major problem. This facility serves as the only Emergency Shelter for Women in Prince Rupert.

**EMERGENCY SHELTER**

**Salvation Army Men’s Shelter**

Emergency Shelter Program

Ken Copping, Shelter Operations Manager

Tel: (250) 624-6786

714 Fraser Street

Prince Rupert, B.C.

The Salvation Army provides Prince Rupert’s only Emergency Homeless Shelter for men. They rent eight (8) rooms with one (1) additional room for overflow. Their occupancy rate is about 75 to 80% throughout the year but significantly higher in the Winter. There is no waiting list. Those waiting for a room can only be referred to Terrace and from there perhaps on to Smithers. It is up to them to travel to these locations on their own, either by hitchhiking or getting a ride. It is obvious that a Regional strategy is needed here, to prevent any one community from literally becoming the “go to” place for the homeless from the whole region, thereby creating a truly displaced transient population.

There is some degree of public subsidy but the Salvation Army relies primarily on donations from the Community and the proceeds from their Thrift Store. The most current occupancy rates available are listed below:

Nov. /14	70 %
Dec. /14	83%
Jan. /15	91%
Feb. /15	104%

<u>Location</u>	<u># Beds</u>	<u>Notes</u>
Rented Rooms at Raffles Inn	8-9	1 bed overflow

**SUMMARY NON-MARKET HOUSING**

<b>OPERATOR</b>	<b>UNITS</b>	<b>BEDS</b>	<b>Vacancy</b>	<b>Wait List</b>
	<i>INDEPENDENT</i>	<i>HOUSING</i>		
<b>M'akola Society</b>	303	0	30	256
<b>Kaien Senior Citizens Housing Society</b>	51	0	0	20
	<i>SUPPORTIVE</i>	<i>HOUSING</i>		
<b>Thompson Community Services</b>	0	14	6	0
<b>Acropolis Manor</b>	15	61	0	1
	<i>TRANSITIONAL</i> /	<i>EMERGENCY</i>	<i>HOUSING</i>	
<b>North Coast Transition Society</b>	23	48	28 Beds	0
<b>Salvation Army Shelter</b>	0	9	1	0
<b>TOTAL</b>	<b>392</b>	<b>132</b>	<b>65</b>	<b>277</b>
NOTE: Some Emergency Shelter Beds are moveable and not related to unit size or number.				

Source: Inventory by City of Prince Rupert, Planning Department. Individual statistics have been provided by the local operators.