



Society of Saint Vincent de Paul
of Vancouver Island

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July 13th, 2015

Mayor Lisa Helps and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Rosalie's Village – Victoria Housing Fund

Dear Mayor and Council,

This letter is to communicate our interest in applying for the City of Victoria Housing Reserve Fund for Rosalie's Village, a project located in Saanich, BC. The development will provide affordable housing for single mothers and young child(ren) who are homeless or at risk of homelessness, and for older women coming from subsidized housing where their children have reached adulthood and they no longer qualify for their subsidized unit as they do not yet qualify for seniors affordable housing (and would be at risk of homelessness). While this project is located in Saanich, the need for affordable housing for young mothers, children, and older women is region-wide.

Rosalie's Village will address Victoria's Housing Fund's objectives of assisting in the development of housing for households with either have no income, low or moderate income; and facilitating the development of affordable rental housing. Specifically, many of the residents, especially the older women, will have cycled through various stages of being under-housed or homeless. This project also aligns with the City's objectives of housing youth, as a majority of the single mothers (and their children) will be youth under 30. In addition, it is important to note that this is a supportive housing project geared towards providing a supportive housing environment to tenants struggling to access market housing or low-income housing without any supports. These supports are geared towards increasing tenant ability to live independently in the future. All supports will be funded and provided for by the Society of Saint Vincent de Paul.

The Society of Saint Vincent de Paul (SSVP) is a registered charity whose mission is to serve those in need with love, respect, justice and joy. SSVP has a strong social presence in the Capital Regional District, including housing in downtown Victoria, Social Concern Office in Victoria, 6 thrift stores in various municipalities, main office in Saanich, and an Ozanam Program in Saanich. Rosalie's Village is the next step in the continuum of housing already offered by the Society, which will focus on moving women off of the street of Victoria into the supportive housing complex downtown and eventually transitioning into Rosalie's Village, once they have gained some stability. As these women reach the age to qualify for seniors housing, SSVP will work with them to transition to the seniors housing (St. Andrew's housing), also located on the same site in Saanich.

Rosalie's Village will be located on the current site of the SSVP administrative offices, St. Andrew Victoria Housing Society, and Ozanam Program, at 4349 West Saanich Road. It will provide 42 units of housing for single parent mothers and for older women with no dependent children. The housing will be a mix of one and two bedroom apartments and townhouses. Rents will be set below the 2014 HIL's for Victoria: \$750 for a 1-bedroom

apartment, \$960 for a 2-bedroom apartment unit, and \$1050 for a 2-bedroom townhouse, and include free daycare for the children of tenants. In addition, three units (two 1-bedroom and one 2-bedroom) will be shelter units for emergency situations and rented at shelter rates.

Rosalie's will have a licensed daycare on-site for 37 children under the age of 5 years at zero-cost to the tenants. Any additional daycare spaces will serve the broader community at low or no-cost depending on income qualifications. There will also be a community kitchen, community space, and Social Concern Office, which will provide support programming available to all residents, as well as to the broader community. Tenant support services will include, but are not limited to: work training programs, women's day programs, life skills training, work readiness, personal boundaries workshops, anger management workshops, an income tax program, emergency financial relief through payment of utility bills, transportation to medical appointments, bus passes etc. food and food vouchers, clothing and furniture free of cost. An on-site support worker, or "house mother" will provide consistent in-building support, especially during non-working hours, in addition to the housing manager, and staff /volunteers at the Social Concern Office.

The entire project will be built to BUILT GREEN® standard, with the goal of reducing the impact the building, and the construction of the building, has on the environment.

Rosalie's Village construction is set to begin late summer/early fall 2015, with a projected completion/operation start date of October 2016. The development team is made up of SSVP Executive Director and key staff (such as the current housing manager), Joe Newell Architect Inc, Kinetic Construction (pre-construction services and will build the project once final funding approvals are met) and M'akola Development Services, who provide development consulting services. To date, this project has achieved the following milestones:

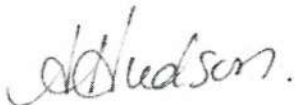
- Development Permit (Amendments): September 2014
- Preliminary Project Approval: September 2014
- Construction Manager Hired (Pre-Construction Services): January 2015
- Subdivision Registration: April 2015
- Building Permit: ready once BC Housing provides the HPO exemption form.

The total project cost will be approximately \$14 million, with over \$7.5 million offset by equity contributions from BC Housing, District of Saanich, CMHC, CRD Regional Housing Trust, Homeless Partnering Strategy, and society fundraising. The Society has committed to fundraising \$1,672,925, of which there is still \$710,580 left to be raised. The Victoria Housing Fund would make a serious impact on that gap still remaining in capital fundraising.

Rosalie's Village will provide young single mothers and children, and older women, with much needed affordable housing and supports to become self-sufficient, engaged members of the job force and community.

If you have any questions, please contact Kaela Schramm, Director of Projects and Planning, at MDS (778) 677-8843, who is coordinating the Rosalie's Village Development Team.

Yours Truly,



Angela Hudson
Executive Director
Society of Saint Vincent de Paul of Vancouver Island