

PRESENTATION: HOUSING THE HOMELESS PERMANENTLY

SLIDE ONE

THE PROBLEM IS TO FIND A PERMANENT, TIMELY AND COST EFFECTIVE SOLUTION TO HOUSING VICTORIA'S HOMELESS.

SLIDE TWO

THE TWO QUOTES YOU SEE BEFORE YOU WERE MADE ON CBC RADIO PROGRAMS. THE CONTEXT OF MR. DRUKER'S STATEMENT WAS A PERSONAL INTERVIEW ON THE PROGRAM ALL POINTS WEST AFTER THE PUBLIC RESPONSE TO COUNCIL'S PROPOSED TENT CITY IN TOPAZ PARK. THE CONTEXT OF PROFESSOR BLOMELY'S STATEMENT WAS AS THE EXPERT PANELIST ON A HALF HOUR PHONE IN SEGMENT ON BC ALMANAC CONCERNING PANHANDLING IN BC. BOTH THESE STATEMENTS POINT TO THE SOLUTION: YOU SOLVE HOMELESSNESS BY SUPPLYING HOUSING.

SLIDE THREE

THE MOST COST EFFECTIVE SOLUTION TO THIS PROBLEM MUST TAKE INTO CONSIDERATION A NUMBER OF ISSUES. FOR ANY PROGRAM FOR HOUSING THE HOMELESS TO BE SUCCESSFUL IT MUST BE SUSTAINABLE ON THE PUBLIC PURSE.

SLIDE FOUR

IN RESPONSE TO A 1989 QUESTIONNAIRE AVI FRIEDMAN - HERE STANDING ON THE LEFT - AND WITHOLD RYBCZYNSKI - ON THE RIGHT - CAME UP WITH THE PLAN TO A UNIT SPECIFICALLY DESIGNED TO ADDRESS AFFORDABILITY. IT CAME TO BE CALLED THE MCGILL UNIVERSITY GROW HOME. THEY THEN HAD A DISPLAY UNIT OF THE DESIGN BUILT ON THE UNIVERSITY GROUNDS - THE ONE PICTURED HERE.

SLIDE FIVE

ITS UNIQUE FEATURES INCLUDE A FOOT PRINT OF ONLY 500 SQ FT. ITS DIMENSIONS OF 14 FT WIDTH AND 36 FT WIDTH IS DESIGNED TO TAKE THE MAXIMUM ADVANTAGE OF STANDARD DIMENSION CONSTRUCTION MATERIALS AND MAXIMUM ON SITE PREFABRICATION. THIS DISPLAY UNIT - ADMITTEDLY HAVING AN OPEN UPPER FLOOR PLAN AND NO FOUNDATIONS - WAS STILL BUILT FINISHED IN JUST TWO WEEKS.

SLIDE SIX

SINCE THEN A LARGE NUMBER OF UNITS HAVE BEEN BUILT - IN QUEBEC (THE PROVINCE OF THEIR ORIGIN), TO EUROPE (PARTICULARLY THE NETHERLANDS WHO HAVE A LONG HISTORY OF THE TOWN HOUSE), TO MEXICO. THE POINT IS THAT THESE UNITS HAVE A LONG AND PROVEN TRACK RECORD. ALTHOUGH THESE UNITS WERE DESIGNED FOR THE MARKET THERE IS NO REASON WHY THE EFFICIENCIES OF THEIR DESIGN CANNOT BE EXPLOITED TO MAKE PUBLIC HOUSING COST EFFECTIVE.

SLIDE SEVEN

THE QUESTION WAS: COULD THE COST EFFICIENCIES OF THE GROW HOME BE SOMEHOW ADAPTED TO A PROJECT FOR HOUSING THE HOMELESS. AVI FRIEDMAN WROTE THE BOOK ON THE GROW HOME PUBLISHED IN 2001. THIS PICTURE, FROM THAT BOOK, IS OF THREE UNITS UNDER A COMMON ROOF SECTION THAT IS PART OF A LARGER COMPLEX. WHAT THE PICTURE REVEALED IS THAT NOT ONLY COULD THE UNITS BE LOOKED UPON AS MODULES BUT THE FLOOR PLANS COULD BE LOOKED UPON AS MODULES AS WELL.

SLIDE EIGHT

I WOULD LIKE TO THANK VANCE SMITH OF CORE DRAFTING SERVICES FOR PRODUCING THE CONCEPT DRAWINGS AND ELEVATIONS FOR THIS PRESENTATION PRO BONO. THE PRIMARY LEVEL OF MARKET ACCOMODATION IS THE ROOMING HOUSE. THIS TYPE OF ACCOMODATION USUALLY TOOK THE FORM OF A LARGE OLDER HOUSE THAT WAS CONVERTED TO PRIVATE ROOMS THAT SHARED COMMON FACILITIES, USUALLY A BATHROOM AND /OR KITCHEN. AMALGAMATING THREE GROW HOMES PRODUCES A BUILDING 42 FEET WIDE AND 36 FEET DEEP. BY USING ONE LOWER LEVEL GROW HOME FLOOR PLAN AND FIVE UPPER LEVEL GROW HOME FLOOR PLANS PRODUCES ACCOMODATION FOR 10 PRIVATE ROOMS, 4 BATHROOMS, A COMMON KITCHEN AND A COMMON LIVING AREA.

SLIDE NINE

THE ADVANTAGES OF A PERMANENT HOUSING INCLUDE A FIXED MAILING ADDRESS, WHICH PROVIDES ACCESS TO SOCIAL SERVICES AND THE ABILITY TO SECURE EMPLOYMENT. ONE CAN BATH, WASH CLOTHES (THE KITCHEN IS EQUIPED WITH A WASHER AND DRYER) AND COOK A MEAL.

SLIDE TEN

THE GROW HOME ROOMING HOUSE HOLDS A NUMBER OF ADVANTAGES AS A BASIS OF A HOUSING PROGRAM FOR THE HOMELESS. IT MAKES OPTIMUM USE OF LAND - ADAPTABLE TO SMALL PARCELS AS WELL AS LARGER PARCELS. BEING RESIDENTIAL IN APPEARANCE IT HAS A MINIMUM IMPACT ON NEIGHBOURHOODS. THEY CAN BE BUILT INCREMENTALLY - EACH BUILDING REPRESENTS A SMALL FINANCIAL COMMITMENT. THEY CAN BE USED AS ONGOING PROJECT FUNDING, LAND ACQUISITION AND ZONING APPROVALS PERMIT. THEIR SIZE ALLOWS FOR SPECIALIZATION - ALLOWING FOR SEGRAGATION (MALE AND

FEMALE) AND FOR RESIDENTIAL BASED DRUG AND MENTAL HEALTH TREATMENT PROGRAMS.

SLIDE ELEVEN

FUNDING FOR THESE BUILDINGS ARE ALREADY AVAILABLE THROUGH EXISTING PROGRAMS AT THE FEDERAL AND PROVINCIAL LEVEL. I DO NOT BELIEVE THAT THESE EXISTING FUNDING PROGRAMS ARE DRY UNTIL THEY ARE PROVEN TO BE SO. THIS PROJECT WOULD HAVE THE INTEREST OF BOTH LEVELS OF GOVERNMENT AS IT REPRESENTS A HOUSING SOLUTION FOR THE LEAST POSSIBLE COST. THIS MEANS NO CAPITAL COST TO THE CITY, OTHER MUNICIPALITIES OR THE REGIONAL DISTRICT.

SLIDE TWELVE

I VIEW THE GROW HOME ROOMING HOUSE AS THE MIDDLE PART OF THREE TIERED HOUSING PROGRAM. EXISTING TEMPORARY SHELTERS AND EMERGENCY BEDS DEALING WITH THE INITIAL FLUX OF TRANSIENT HOMELESSNESS. THE ROOMING HOUSE PROVIDES PERMANENT HOUSING OF THE HOMELESS PROVIDING SOCIAL SERVICE PROGRAMS TO ADDRESS POVERTY, DRUG AND MENTAL HEALTH ISSUES. THE THIRD TIER UTILIZES THE GROW HOME AS DESIGNED TO PROVIDE AFFORDABLE LOW INCOME HOUSING.

I BELIEVE THAT SOCIETY HAS A COLLECTIVE MORAL OBLIGATION TO HOUSE, CLOTH, AND FEED THE HOMELESS AND THE POOR. I DO NOT BELIEVE, HOWEVER, THAT MEETING THIS OBLIGATION NEEDS TO BE ONEROUS TO THE TAXPAYER. THERE IS SOMETHING WRONG WHEN PUBLIC AGENCIES ARE SPENDING IN EXCESS OF \$135,000 A UNIT TO HOUSE THE HOMELESS IN AN AREA WHERE THE CONDO MARKET STARTS AT \$89,900. THIS PROJECT REPRESENTS DELIVERING PERMANENT HOUSING AT A CONSTRUCTION COST OF ABOUT \$15,000 A BED PLUS LAND, DEVELOPMENT COSTS AND FURNISHINGS.

Housing
the
Homeless
Permanently

“Homes are the solution to homelessness”

John Ducker
Former Deputy Chief
Victoria Police Department
CBC All Points West

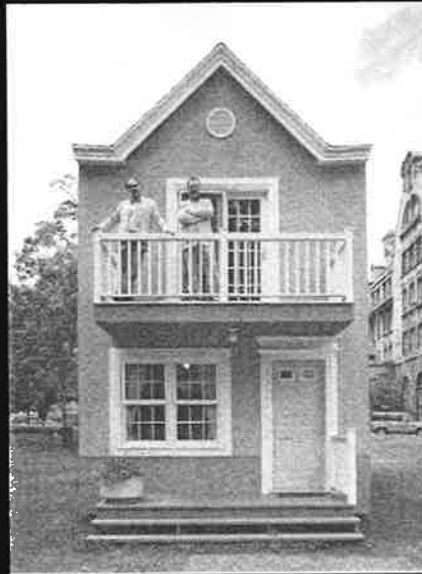
“The causes of homelessness are the lack of
housing, income and social services.
You solve homelessness with housing, income
and social services.”

Prof. Nicholas Blomley
Simon Fraser University
CBC BC Almanac

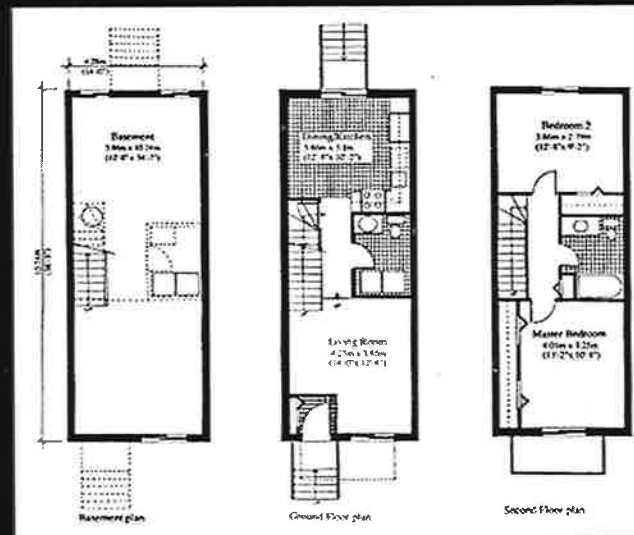
Project Considerations:

- Existing Programs
- Land Costs
- Construction Costs
- Flexibility - Poverty
 - Alcohol/Drug
 - Mental Health

Grow Home



Avi Friedman and Witold Rybczynski
Affordable Housing Program
McGill University School of Architecture

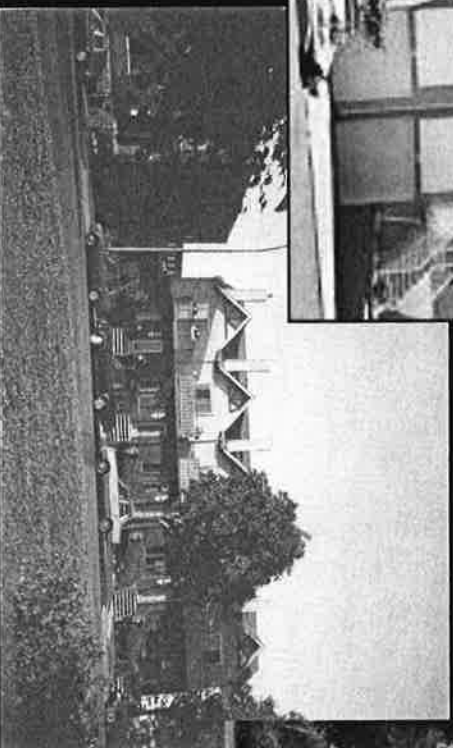


Grow Home Solutions

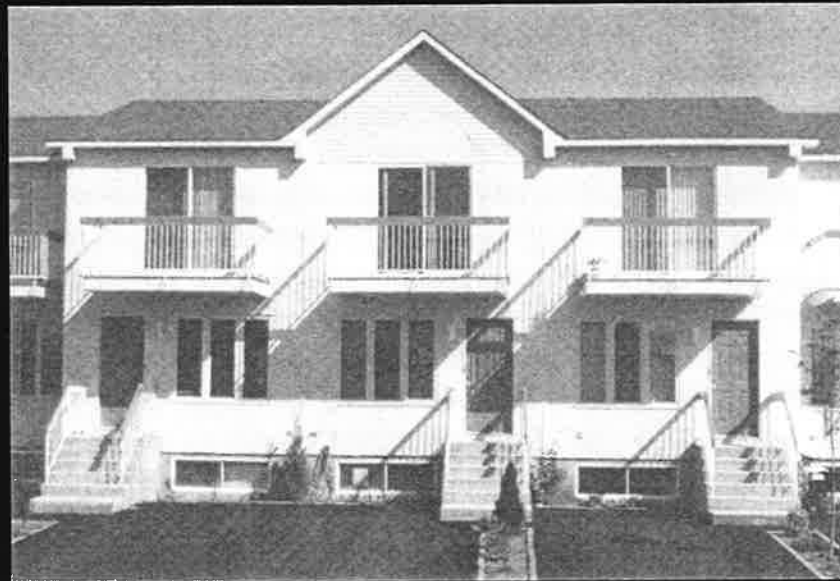
Land Costs: Density - 500 sq. ft. (46.5 sq. m.) footprint

Construction Costs: Maximum Utilization of Standard Materials

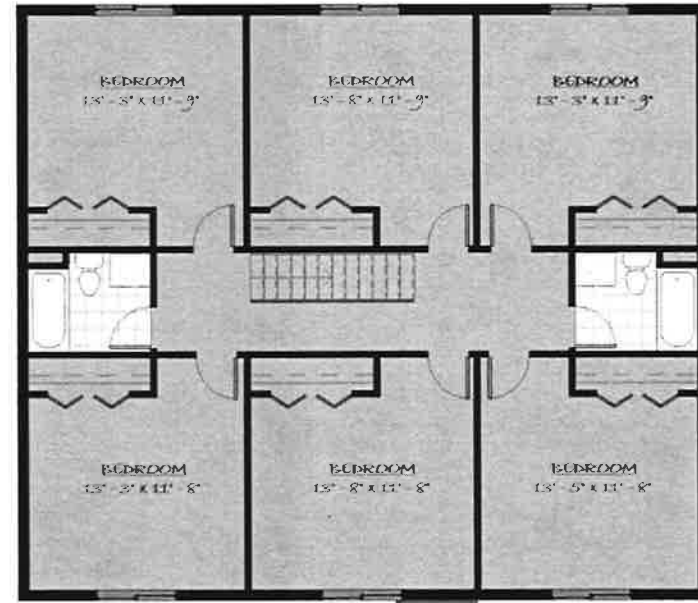
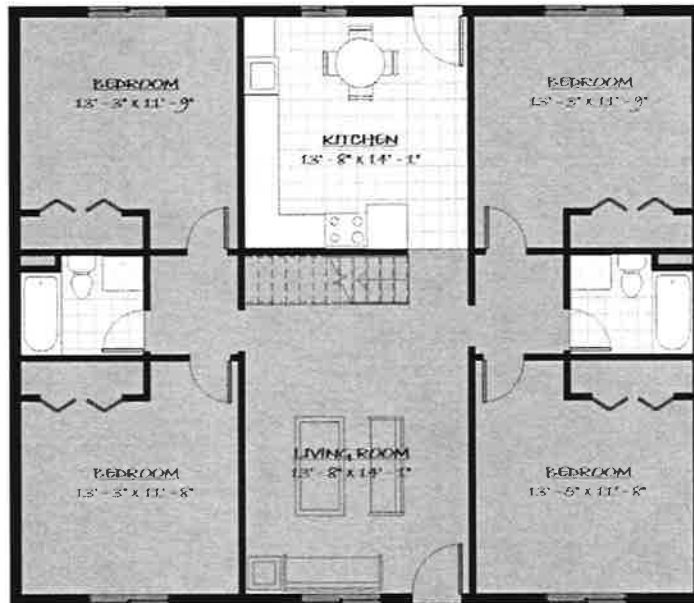
Maximum On Site Prefabrication



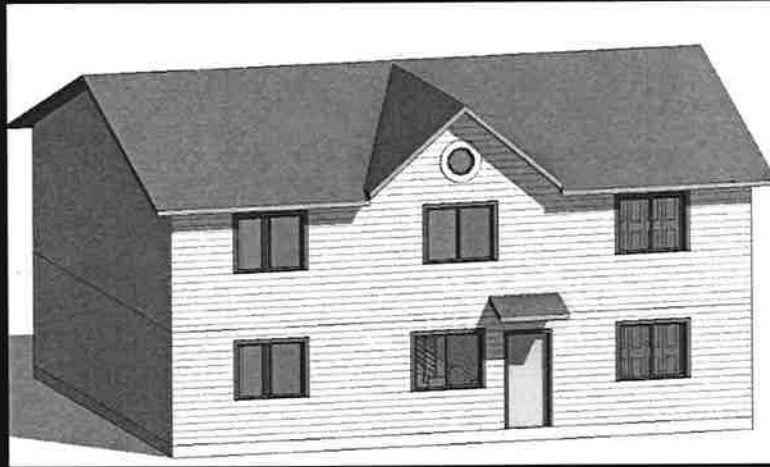
Units Built From Quebec and the Netherlands to Mexico
Designers Stopped Counting After 10,000 Units



How Can the Grow Home Be Adapted
To Solve Homelessness?



Entry Level Accommodation: The Rooming House



Advantages for the Residents:

- Permanent Address
- Access to Social Benefits
- Ability to Shower
- Ability to Wash Clothes
- Ability to Cook a Meal

The Grow Home Rooming House Project Advantages:

- Incremental - Can Be Built One or More at a Time
- Optimum Land Use - Can Utilize Small Parcels of Land
- Segregation - e.g. Male/Female
- Specialized with Programs - Alcohol & Drug Treatment
 - Mental Health Support

Funding:

Federal Government:
Homelessness Partnering Initiative

Provincial Government:
Provincial Homelessness Initiative
Through Housing Matters BC



The Grow Home

In a Three Tiered System

- Existing Shelters and Emergency Beds
- The Grow Home Rooming House
- Grow Home Terrace Housing as Affordable Housing for Families on Social Assistance & the Working Poor