

-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.

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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.

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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.