



Housing for All

Through development and innovation, we enable and implement housing solutions that serve the entire Sunshine Coast.

The Housing Crisis



Workforce Housing

- The construction industry is under-resourced.
- Healthcare providers are reliant on agency contractors.
- Local businesses are struggling to retain qualified staff.
- Shortage of doctors, nurses, and childcare providers.

The Housing Crisis



Seniors Housing

- Seniors living independently are not receiving adequate support.
- Few options to downsize to housing that is more suitable and safe.
- Long waiting lists for assisted living and long-term care.
- Low income seniors are at risk of homelessness.

The Housing Crisis



Prevention and Pathways out of Homelessness

- Growing number of people who are unhoused or living in unsafe conditions.
- Increased occurrences of overdoses.
- Escalating number of people with mental health challenges.
- Increased incidents with RCMP.

Addressing the Need

- 1 Strategic Partnerships and Innovation
- 2 Housing Development and Acquisition
- 3 Capacity and Resiliency



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Strategic Partnerships and Innovation

COVER THE
COAST
Alliance for Affordable Housing

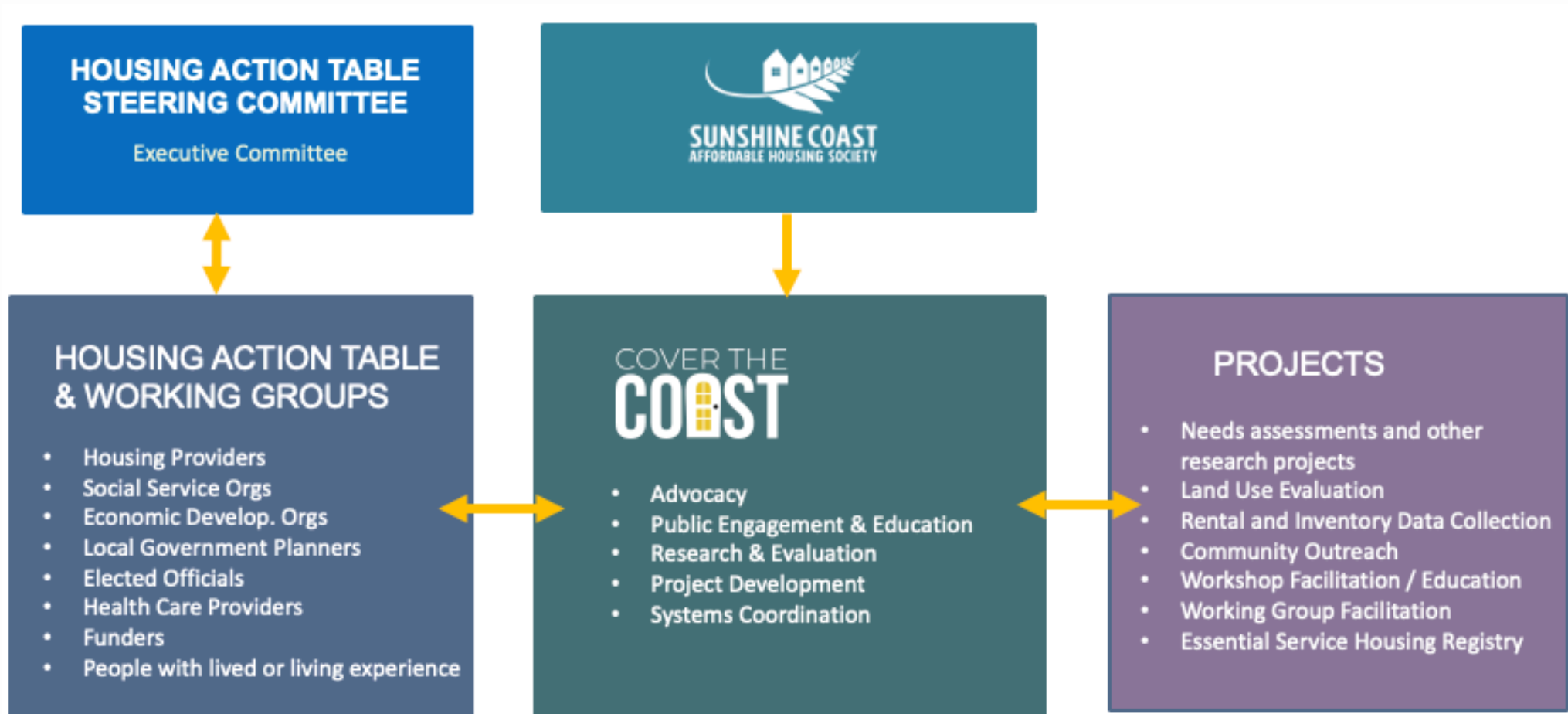




Innovation through collaboration, research, and engagement

A regional program that leverages the skills, knowledge and resources of housing providers, healthcare organizations, local government, social service providers, and community groups to provide safe, affordable, and appropriate housing and support services for all.

Working Structure



Value Proposition

- **Understanding the problem**

We have a research-informed assessment of the needs and gaps in housing and support services.

- **Driving a process for collaboration**

We facilitate a regional Housing Action Table that connects all stakeholders in the housing ecosystem, with cross-sectoral expert working groups implementing solutions.

- **Developing expertise**

We are becoming experts in predevelopment and building processes, innovative housing models, land-use evaluation, gov't regulations and processes, funding streams, financial models and ownership structures.

- **Building partnerships**

We are developing strong relationships with all levels of government, funders, landowners, builders and developers.

- **Garnering community support**

We are developing an educated and engaged community that understands our housing challenges and ways they can support positive change.

- **Implementing solutions
(affordable Housing and services)**

Through our expert working groups, we are creating partnerships and developing innovative solutions to address our gaps in housing and services.

Working Groups



Seniors Housing

- Support older adults Aging in Place
- Identify continuum of care models and bring them to the Sunshine Coast
- Support the development of below-market accessible housing
- Support intergenerational and shared living models



Workforce Housing

- Promote & protect private rental stock
- Support the development of housing that meets the needs of our workers and families.
- Identify ways to streamline predevelopment and building processes and reduce costs
- Support the development of low-carbon design and retrofits



Prevention and Pathways out of Homelessness

- Develop a continuum of care of housing and supports for people who are homeless or at risk of homelessness including:
 - Complex Care Housing
 - Recovery Housing and Services
 - Affordable Housing
 - Supportive Housing
 - Rental Subsidies

Current Initiatives



Naturally Occurring Retirement Communities (NORCs)

A pilot project to coordinate onsite social and healthcare supports for older adults living in NORCs.



Property Conversion Model: Green+Affordable+Accessible

A pilot project to develop a sustainable model for converting single-family properties into multi-units that are low-carbon, accessible, and below-market.



Recovery Housing and Services

A needs assessment and business case for recovery housing and support services.



Social Purpose Real Estate

Developing an inventory and assessment of all under-utilized public and non-profit land on the Sunshine Coast.

Engaging with land owners to support them in developing a real estate strategy.



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Housing Development and Acquisition



Housing Development

Building community housing assets for long-term affordability and stability.

76 HOUSING UNITS



Franklin Road

3 UNITS

Opened in 2021



Shaw Place (Phase I)

40 UNITS

Opened in 2024



Shaw Place (Phase II)

33 UNITS + CHILDCARE

Opening in 2027

Acquisition of Apartment Buildings

RENTAL PROTECTION FUND

Protecting Existing
Rental Stock



Evaluating Opportunities



Developing Renovation
and Retrofit Programs



Streamlining Maintenance and
Property Management

Affordable Housing

The foundation of a healthy and resilient community

Our residents are:



People in the Workforce

Below-market suites are affordable for essential service providers.



Older Adults

Designated suites for seniors who want to live independently.



People living with disabilities

Accessible suites are designed to support people living with diverse abilities.



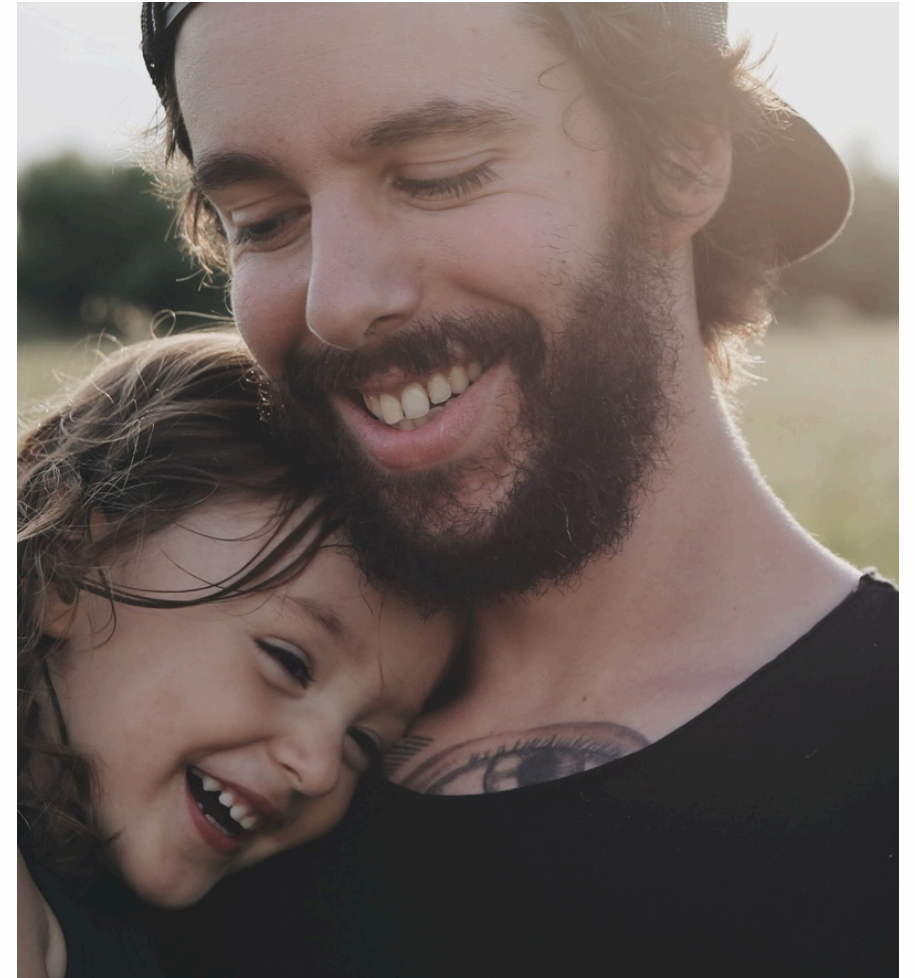
Women and Children Fleeing Violence

Designated suites for women and children who have experienced domestic violence.



Young families

Two and three-bedroom suites are ideal for young families. Our childcare centre will support working parents.



Who's doing the work?

75% of the work is done by volunteers

- **Volunteer Working Board (10 Directors)**
Over 4,500 volunteer hours per year.
- **A Part-time Contractor**
1,450 staff hours per year.



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Capacity and Resiliency





Building for the Future

Strategic Priorities

- Organizational Restructuring
- Capacity Development
- Financial Health
- Program Performance

Ways to Thrive:

Secure One-Year Transitional Funding to:

- Retain a full-time paid Executive Director and part-time administrator
- Transform from a working board to a governance board
- Develop a strategy to secure multi-year operational funding
- Produce a five-year real estate development plan





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