



Kamloops Housing Inventory

A Community Initiative

Introduction

The Kamloops Housing Inventory began in response to the wish of a core group of non-profit agencies in the community to identify current housing needs and plans. After an initial meeting, the project was brought forward to the community group, Changing the Face of Poverty, to tackle the first step of assessing the current resources in a collaborative way with the goal of producing a living community housing inventory that is accessible to all.

Purpose

The purpose of this document is to give the community a sense of what housing exists in Kamloops and where the gaps might be. The vision is that this housing inventory be used by those working to house clients on a daily basis and to assist individuals who are not in contact with an agency or individual providing housing assistance.

Scope

This document is an inventory of housing in the city of Kamloops as of December 2009. It does not include any new projects or those that have not yet been completed.

Accuracy

We recognize that there may be errors or omissions in this document. We welcome your feedback and information. Please contact danalee@unitedwaytnc.ca . An updated version of this document will be posted each month on Access Kamloops www.accesskamloops.org .

Housing

Included:

- Emergency Shelters and Extreme Weather Programs
- Transitional Supportive Housing
- Social or Subsidized Housing (including supportive and assisted living)
- Low End of Market Rental

Not Included:

- Group homes for youth through Ministry of Children and Family Development (MCFD)
- Group homes or short term housing for persons with mental health issues
- Housing for the disabled (wheelchair accessible noted where applicable)
- Formal and Informal Market Rental (information to access independently provided)
- Private family care homes for seniors and people with mental health and addictions

Definitions of Housing

*definitions from BC Housing

Assisted Living

Assisted living units are self-contained apartments for seniors or people with disabilities who need some support services to continue living independently, but do not need 24-hour facility care. Services provided include daily meals, social and recreational opportunities, assistance with medications, mobility and other needs, a 24-hour response system and light housekeeping.

Cooperative Housing

A housing development in which individual residents own a share in the cooperative. This share grants them equal access to common areas, voting rights, occupancy of an apartment or townhouse as if they were owners and the right to vote for board members to manage the cooperative. Each member has one vote and members work together to keep their housing well-managed and affordable.

Emergency Shelter

Short-stay housing of 30 days or less typically. Emergency shelters provide single or shared bedrooms or dorm-type sleeping arrangements, with varying levels of support to individuals.

Low End of Market

Some non-profit and co-operative housing developments have low end market units to rent, as well as rent-geared-to-income units. Market unit rents are set at, or slightly below, the rents charged for similar apartments in the private market.

Non-profit Housing

Rental housing that is owned and operated by community –based, non-profit societies. The mandates of these societies are to provide safe, secure, affordable accommodation to households with low to moderate incomes. Most non-profit housing societies receive some form of financial assistance from government to enable them to offer affordable rents. Each society operates independently under the direction of a volunteer board of directors.

Supportive Housing

Supportive housing is a type of social housing that provides affordable housing opportunities for individuals to stabilize their personal situations and re-establish connections to the community. The housing is linked to voluntary and flexible support services designed to meet the tenants' needs and preferences. The level of support may vary, and some support services are provided by on-site staff, while in other instances may be delivered on an outreach basis. Part of the work of the staff is to link tenants to services that are available at other locations throughout the community, in places like community health centres, schools, recreation and community centres.

Subsidized housing

Subsidized housing encompasses all types of housing whereby the provincial government provides some type of subsidy or rent assistance, including public, non-profit and co-operative housing, as well as rent supplements for people living in private market housing.

Financial support for subsidized housing is generally administered based on “rent-geared-to-income”. Rent-geared-to-income is for low-to-moderate income households. Tenants pay rent based on the gross income of the household

rather than paying the market rate. Affordable rent is defined as costing no more than 30% of a household's total gross monthly income, subject to a minimum rent that tenants will be asked to pay based on the number of persons living in the home. Rent-geared-to-income units include all public housing stock and many developments managed by non-profit and co-operative housing providers.

Subsidized housing developments are for people with low to moderate incomes, including:

- Seniors
- People with mental or physical disabilities
- Individuals who are homeless or at risk
- Aboriginal people
- Low-income families
- Women and children fleeing abusive relationships

Transitional Housing

Housing that is provided for a minimum of 30 days and up to two or three years, which includes the provision of on- or off-site support services to help people move towards independence and self-sufficiency.

Kamloops Housing Inventory

*please cross reference with the alphabetical listing for clarification of entries	Emergency Shelters	Transitional Supportive Housing	Social or Subsidized Housing (including supportive and assisted living)	Low End of Market	Formal and Informal Market Rental
Men	Men's Christian Hostel	Kamloops Safe Housing New Life Mission New Road Recovery House	The Weiser House		Vacancy Rate 1.5% (CMHC Fall 2009) Rental Websites: RentBC - www.rentbc.com Craigslist - www.craigslist.org Kamloops Daily News Classifieds - www.kamloopsnews.ca Kamloops This Week Classifieds - www.bclocalnews.com
Women	Emerald House Y Women's Shelter Alliance Church (Extreme Weather Shelter)	House of Ruth	Fairview Apartments		
Adult Co-ed	Out of the Cold St. Paul's Cathedral (Extreme Weather Shelter)	Georgian Court	Skyview Ridge Crossroads Lighthouse Victory Inn Henry Leland House Carson Crescent	McGill Student Housing	
Family	Out of the Cold St. Paul's Cathedral (Extreme Weather Shelter)		Brock Duplexes Elizabeth Court Hilltop Sahali Housing Co-op Stokstad Place Spencer Court	Elizabeth Court	
Youth	Youth Safe House Out of the Cold St. Paul's Cathedral (Extreme Weather Shelter)	Seymour Apartments			
Aboriginal	Out of the Cold St. Paul's Cathedral (Extreme Weather Shelter)	Linkage House	Kamloops Native Housing - Lethbridge, Sydney, Springhill		
Seniors	Out of the Cold St. Paul's Cathedral (Extreme Weather Shelter)		Bedford Manor Cariboo Manor Kam Seniors Village *Overlander Ext. Care *Pinegrove Care Centre Thrupp Manor Erin Valley Cottonwood Manor Greenfield Place The Hamlets The Shores Ridgeview Lodge Home Away from Home Berwick on the Park Carrington Collette's Care Home Renaissance	Glenfair PA and JM Gaglardi	
Mental Health	Emerald House (women/children) St. Paul's Cathedral (Extreme Weather Shelter)		Centennial House Corner House Desmond House Formen House The Weiser House		
Addictions	Emerald House (women/children) St. Paul's Cathedral (Extreme Weather Shelter)	New Life Mission House of Ruth Kamloops Safe Housing New Road Recovery House Phoenix Centre Sage Health Centre	The Weiser House		

Alphabetical List of Housing in Kamloops

Housing	Beds	Address	Agency	Phone
Acacia Tower	for seniors	106 units	208/343 Nicola Street	Bob Moser - Manager 250.374.7455
Alliance Church	Extreme Weather Shelter for women for when it is -10C or colder and funded by BC Housing	15 beds	233 Fortune Drive	Alliance Church - Ed Temple 250.376.6268
Bedford Manor	for mostly seniors (but not necessarily) - assisted living - 24 hour staffing, long term care	76 units	529 Seymour Street	John Howard Society, IHA, Home and Community Care 250.434.1702
Berwick on the Park	for seniors- assisted living available	152 units (120 independent, 32 assisted living)	60 Whiteshield Crescent	Berwick Retirement Communities Ltd. - Bev Graham - Marketing Manager 250.377.7275
Brock Duplexes	for families and those with mental health issues subsidized - in partnership with BC Housing. This program is self-referral. Successful applications are based on income and need.	12 units	Calmar Street, Fleetwood Avenue and Windbreak Street	Interior Community Services 250.554.3134.
Cariboo House Apartments	for seniors	46 units	261 Arrowstone	Bob Harvey - Manager 250.374.6781
Cariboo Manor	for seniors - supported (24 hr staff, laundry, meals, personal care, housekeeping)	9 units	831 Serle Road	Cariboo Home Society - non profit 250.579.9350
Carrington House	for seniors - assisted living available	4 bedrooms	3567 Pine Grove Place	Dianne Nelson RN - Manager 250.579.9003
Carson Crescent Rooming House	2 bdr suite rented to 2 different people (coordinated by ASK Wellness), 11 single rooms, mixed gender, laundry and utilities included, house assistant on-site, rents vary from \$400-\$415 due to RRAP contract and grant. Supported means strict rules: no drugs or alcohol on site, no overnight guests, room inspections, emotional support provided by Debra	2 bedroom suite, 11 single rooms	Carson Crescent	Debra Powel - private owner 250.573.4518
Centennial House	for men and women with developmental disabilities	4 beds	n/a	Interior Community Services - Sue Harvey 250.554.3134
Collette's Care Home	for seniors - assisted living available	3 bedrooms	1597 Wedgewood Crescent	Collette Steinback - Manager 250.554.1000
Corner House	for single men and women with mental health issues and brain injury	15 units	925 8th Street	Elizabeth Fry 250.374.2119

Cottonwood Manor	for seniors	144 units (120 privately owned, 24 rented w/ SAFER subsidy)	730 Cottonwood	Dwight Hogland - Manager	250.376.4777
Crossroads	for men and women (12 under repair at present), supported 24hrs, rents between \$460-\$700, Managed under Hotel Act	50 bachelor units (1 wheelchair accessible)	569 Seymour Street	Harry/Dennis Walsh - owners	250.851.0899 Ext. 155
Desert Gardens	for seniors	53 units (privately owned, 5 are rented)	540 Seymour Street	Ellen - Manager	250.372.5110
Desmond House	for men and women with developmental and physical disabilities	6 beds	n/a	Interior Community Services - Sue Harvey	250.554.3134
Dufferin Terrace	for seniors		525 Dalgleish	Lorraine - Manager	250.374.0646
Eden Manor	for seniors - assisted living available		1097/1099 Singh Road	Ken and Mary Widmer - Managers	250.376.1594
Elizabeth Court	for families (8 - 1bdr, 29 - 2bdr suites, 9 - 3bdr suites) - semi-supported, subsidized, 10 low-end market units (2 bdr) - semi-supported	45 units (8 wheelchair accessible)	130 St. Paul Street	Elizabeth Fry	250.374.2119
Emerald House	for women and children, low-barrier - emergency	8 beds	n/a	Canadian Mental Health Association	250.828.1211
Erin Valley	for seniors - assisted living available	2 suites	2070 Pratt Road	Judy Eckland RN - Manager	250.573.5931
Fairview Apartments	for women in conflict with the law, referral through parole only - outreach workers on-site	4 units - 6 bedrooms	n/a	John Howard Society	250.434.1700
Formen House	for men in conflict with the law and living with mental health issues, referral through adult forensics only - outreach workers on-site	5 bedroom group home	n/a	John Howard Society	250.434.1700
Georgian Court	for homeless at risk initiative, outreach workers on- site, income assisted	48 units	North Shore	John Howard Society	250.434.1700
Glenfair	for seniors - affordable	80 units (59 studio, 21 - 1bdr) (2 wheelchair accessible)	1100 Glenfair Drive	BC Housing / Kamloops Senior Citizens Society - Ken Monroe - Manager	250.828.0913
Greenfield Place	for seniors - supported - assisted living available	38 units	1835 Greenfield Avenue	North Kamloops Building Society Sue Dennison - Manager	250.376.9596

Henry Leland House	for singles or couples, May/June 2009 - transitional, \$375.00 per month (standard shelter rate for those on assistance) or 30% of net income for those not on a form of assistance. In addition to shelter and 24-hour support, this will include in-house access to service providers, personalized life-skills development, laundry facilities, and a common area with internet access.	28 units (15 studio, 13-1bdr) (1 wheelchair accessible)	506 St. Paul Street	BC Housing / ASK Wellness/CMHA - Matt McLean/Paul Sims	250.320.0846
Hilltop	for families, subsidized	35 units (5-1bdr suites, 16-2bdr suites, 14-3bdr suites) (2 wheelchair accessible)	455 Hilltop Avenue	Elizabeth Fry	250.374.2119
Home away from Home	for seniors - assisted living available	3 rooms	883 Surrey Avenue	Sandy and Doreen - Managers	250.376.9953
House of Ruth	for women in recovery - 24 hour support	16 beds	n/a	New Life Mission	250.376.5621
Jason Adam Manor	for seniors	30 units	845 Tranquille Road	Valerie Wouters - Manager	250.554.4590
Kamloops Men's Christian Hostel	for men - emergency (5 day stay by self-referral, need a ministry recommendation to stay longer)	38 beds	207 West Victoria	Kamloops Men's Christian Hostel	250.372.3031
Kamloops Native Housing	for Aboriginal families, family support available, rent is based on 25% of income, available for First Nations with a 25% First Nations Background, low-income families who have been residents of Kamloops for six consecutive months, homes are administered on a needs basis through an application and interview process.	6 houses (1 family per house)	North Shore	Kamloops Native Housing - Loretta or June, Tenant Relations Officer	250.376.6332
Kamloops Safe Housing	for men - transitional, caretaker suite 1 bed - clean, recovering, 24 hour peer support from caretaker suite, Paul Syms 1/2 hours each day 5 days a week.	7 beds	566 4th Avenue	Kamloops Safe Housing	250.851.2720
Kamloops Seniors Village	for seniors, market - private/public, extended care facility		1220 Hugh Allan	Retirement Concepts	250.374.1616
Le Jeune Manor	for seniors		289 Maple Street	Le Jeune Senior Citizens Housing Society - Mark Wyler - Manager	250.376.3653

Lethbridge Urban Native Housing	for Aboriginal families - subsidized, family support available, rent is based on 25% of income, available for First nations with a 25% First Nations Background, low-income families who have been residents of Kamloops for six consecutive months, homes are administered on a needs basis through an application and interview process.	30 units (2 wheelchair accessible)	1565 Lethbridge Avenue	Kamloops Native Housing - Loretta or June, Tenant Relations Officer	250.376.6332
Lighthouse	for men and women, referral through parole, probation and adult forensics only, income assisted - outreach workers on-site	18 units (studio)	n/a	John Howard Society	250.434.1700
Linkage House	for Aboriginals in conflict with the law, referral	2 duplexes -	n/a	John Howard Society	250.434.1700
McGill Student Housing	for students	350 units	850 McGill Road	TRU	250.372.7778
New Life Mission	for men - safe recovering house for those with addictions	30 beds	181 West Victoria Street	New Life Mission	250.434.9898
New Road Recovery House	for men - transitional	6 beds	461 Nicola Street	New Roads Recovery	250.374.5582
Nicola Towers	for seniors		525 Nicola Street	Rosalie Leroy - Manager	250.372.7161
North Shore Apartments	for seniors		Various locations		250.554.4590
Out of the Cold/ Extreme Weather Program	for men/women, families and seniors at St. Paul's Cathedral (4th/Nicola) Wednesday and Sunday evenings: 7:30pm-7:30am, and when it is -10C or colder it is then an Extreme Weather Shelter and funded by BC Housing keeping the same hours	28 beds (max 34 beds)	St. Paul's Cathedral	St. Vincent de Paul	250.318.4704
Overlander Extended Care	for seniors, extended care facility	184 beds	953 Southhill Street	Interior Health	250.554.2323
PA and JM Gaglardi Senior Citizens Society	for seniors - affordable, not subsidized	84 units (56 studio, 28-1br)	174 St. Paul Street	PA and JM Gaglardi Senior Citizens Society	250.374.1616
PA and JM Gaglardi Senior Citizens Society	for seniors - affordable, not subsidized	66 units (44 studio, 22-1br)	360 2nd Avenue	PA and JM Gaglardi Senior Citizens Society	250.374.1616
Pinegrove Care Centre	for seniors, extended care complex	75 units	313 McGowan Avenue	Mary-Ann Nadeau	250.376.5701
Ponderosa Place	for seniors	192 units	421 Columbia Street	Barry and Maureen - Managers	250.372.0651
Renaissance Retirement Residence	for seniors - assisted living available, 24 hr staff	97 units	628 Tranquille Road	Chartwell Seniors Housing, Kevin Cundari - Manager	250.376.5363

Ridgeview Lodge	for seniors - assisted living available	129 units	920 Desmond	Baltic Properties/ Interior Health Dana - Manager	250.376.3131
Sahali Housing Cooperative	for families, some subsidy available for a portion of the units, very long waiting list - several years	60 units (12-2bdr, 40-3bdr, 8-4bdr) (1 wheelchair accessible)	480 Hollyburn Drive	Sahali Housing Cooperative Society	250.374.2712
Seymour Apartments	for youth (10 units for Youth Transition) and the remainder of the units will be affordable housing for everyone	24 units (10 studio, 14-1bdr)	400 Seymour Street	Interior Community Services	250.554.3134
Skyline Apartments	for men, women, students, MH and disabilities	5 units (2bdr)	1320 6th Avenue	Interior Community Services	250.554.3134
Skyview Ridge	for men and women, subsidized perm housing	44 units	n/a	John Howard Society	250.434.1700
Spencer Court	for families living in inadequate and/or expensive accommodation, affordable/subsidized. This program is self-referral. Successful applications are based on income and need.	46 family townhouses (2 wheelchair accessible)	1580 Summit Drive	Interior Community Services Kim Everatt - Manager	250.372.1070
Springhill Urban Native Housing	for Aboriginal families - subsidized, family support available, rent is based on 25% of income, available for First nations with a 25% First Nations Background, low-income families who have been residents of Kamloops for six consecutive months, homes are administered on a needs basis through an application and interview process.	24 family units	1450 Springhill Drive	Kamloops Native Housing - Loretta or June, Tenant Relations Officer	250.376.6332
Springhill Urban Native Housing2	for Aboriginal families and students, Sept 2009 , market housing	TBA	Springhill Drive	Kamloops Native Housing - Loretta or June, Tenant Relations Officer	250.376.6332
Stokstad Place	for families, subsidized. Stokstad is located on the North Shore of Kamloops and is offered in partnership with British Columbia Housing. This program is self-referral. Successful applications are based on income and need.	6 family townhouses (1 wheelchair accessible)	1693 Tranquille Road	Interior Community Services	250.554.3134
Sydney Urban Native Housing	for Aboriginal seniors/elders subsidized, family support available, rent is based on 25% of income, available for First nations with a 25% First Nations Background, low-income families who have been residents of Kamloops for six consecutive months, homes are administered on a needs basis through an application and interview process.	24 units (3 wheelchair accessible)	685 Sydney Avenue	Kamloops Native Housing - Loretta or June, Tenant Relations Officer	250.376.6332

The Hamlets	for seniors - supported - assisted living available, extended care facility	10 units	3255 Overlander Drive	H & H Total Care Services - Linda	250.579.9061
The Oaks	for seniors		373 Battle Street	Bert Wallace - Manager	250.374.3429
The Pines	for seniors		421 Battle Street	Frank and Teresa Cross - Managers	250.372.7185
The Shores Retirement Residence	for seniors - assisted living available	66 units (wheelchair accessible)	870 Westminster Avenue	Prime Time Living, Kimberly - Manager	250.376.0315
The Weiser House	for men, rooming house, kitchenette, shared bathroom - tolerant housing for men with addictions, mental illness and brain injury - 30 - 80 years old, social worker support: advocacy, networking, referrals, emotional support, community development within building \$375 furnished, including utilities	20 units	91 West Seymour Street	Dennis Dams - Manager	250.851.5747
Thompson Villa	for seniors	59 units	520 Battle Street	Mike and Jean Gray - Managers	250.372.0510
Thrupp Manor	for seniors - assisted living available	36 units	591 Royal Avenue	Anne Jack - Manager	250.376.6536
Victory Inn	open to community - income assisted - outreach workers on-site as needs arise	32 units (1bdr) (2 wheelchair accessible)	n/a	John Howard Society	250.374.3844
Y Women's Shelter	for women and children leaving abusive relationships - emergency	23 beds	n/a	Kamloops Y	250.374.6162
Youth Safe House	for youth 13-18 years old - emergency, 14 day maximum stay	4 beds	1286 River Street	Interior Community Services	250.314.0771