



Tanya Ellsworth, CBRM Resident

I'm in a tent on an access road in the woods by a water tank.

I went to the store yesterday, the Needs, it took me three hours.

I've been here for a while. Me, and my boyfriend, and my cat. I can't leave her alone. The snow yesterday was up past my shoulders.

I'm warm. I have candles here. I know it's not safe, but I've been doing it since September.

I had tarps all around the outside so I could walk around the outside. I can't walk around the outside now because it's all snowed in.

I already did the intake for [the new housing].

Site and Buildings





Site Needs

Provincially owned land

Accommodate 30 units

Accommodate communal buildings

Close to transit (500m to closest transit stop)

Travel can be coordinated for those with mobility limitations and disabilities

Walking distance to downtown (30 minutes)

Close to pharmacy (Pier Pharmasave)

Close to groceries/staples (Pier Market)

Access to park/recreation

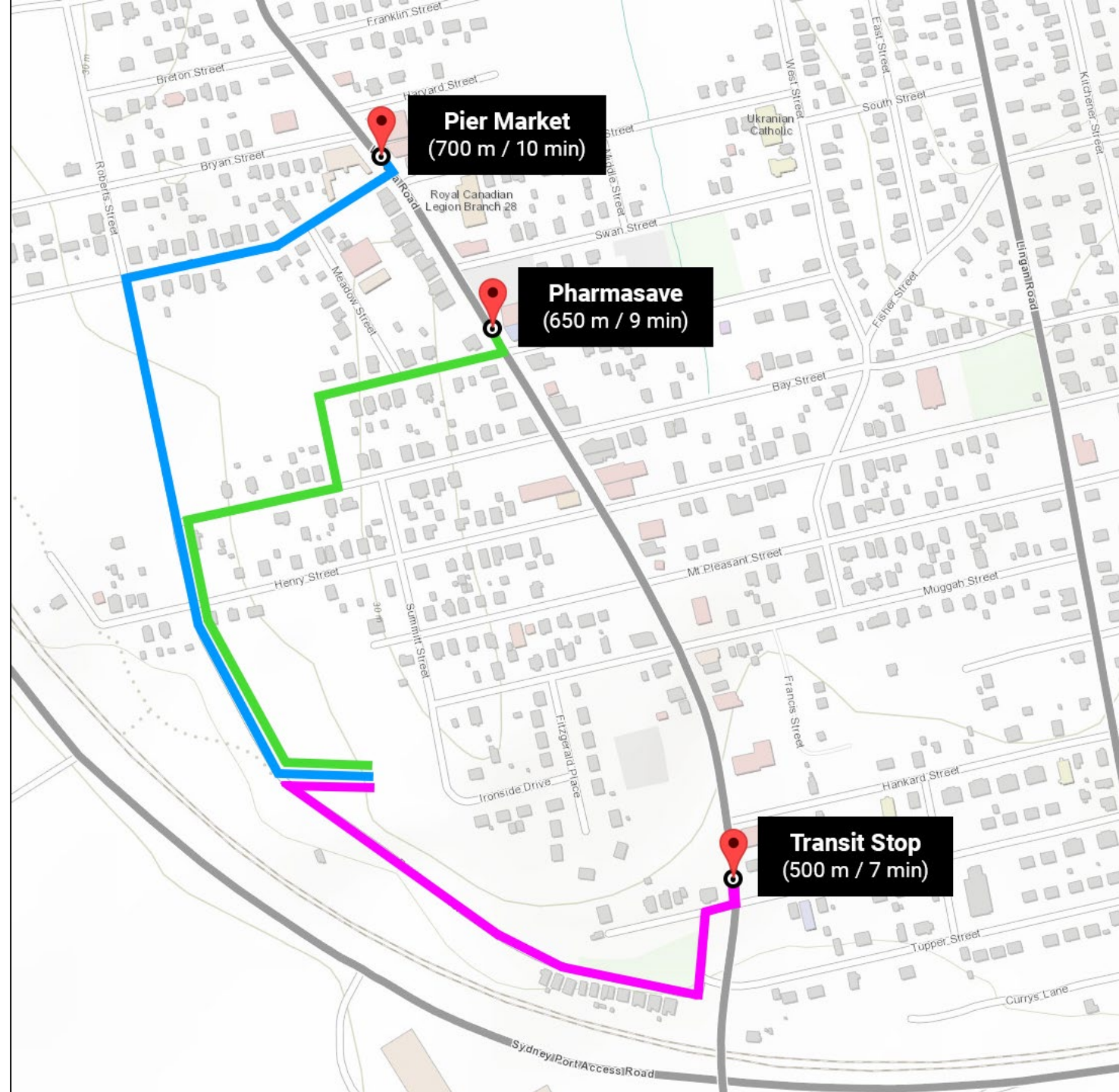
In a community

Some privacy

Flat

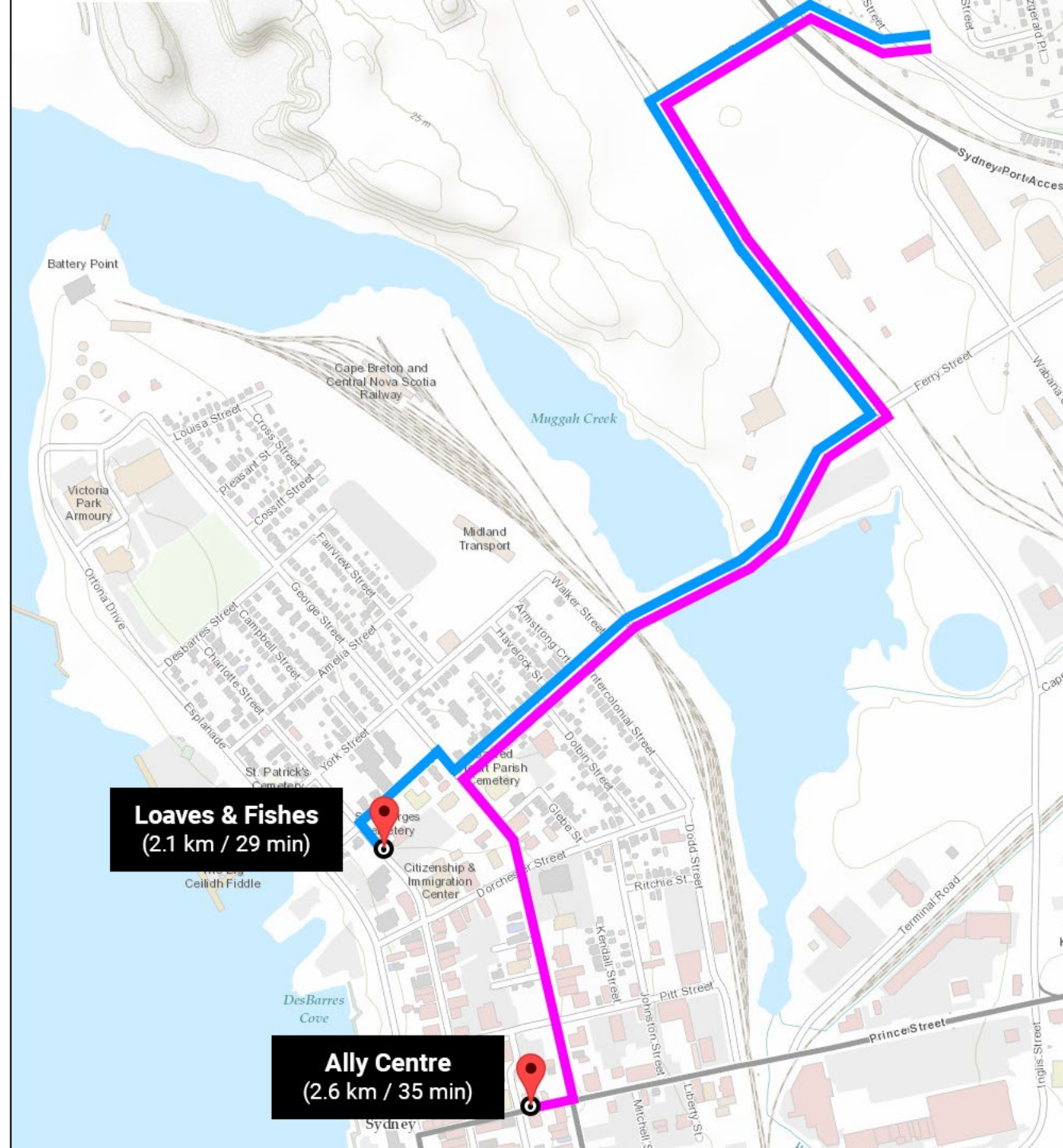
Distance to Services: Transit, Store, Pharmacy

- Pier Market: 700m/10min
- Pharmasave: 650m/9 min
- Transit: 500m/7 min



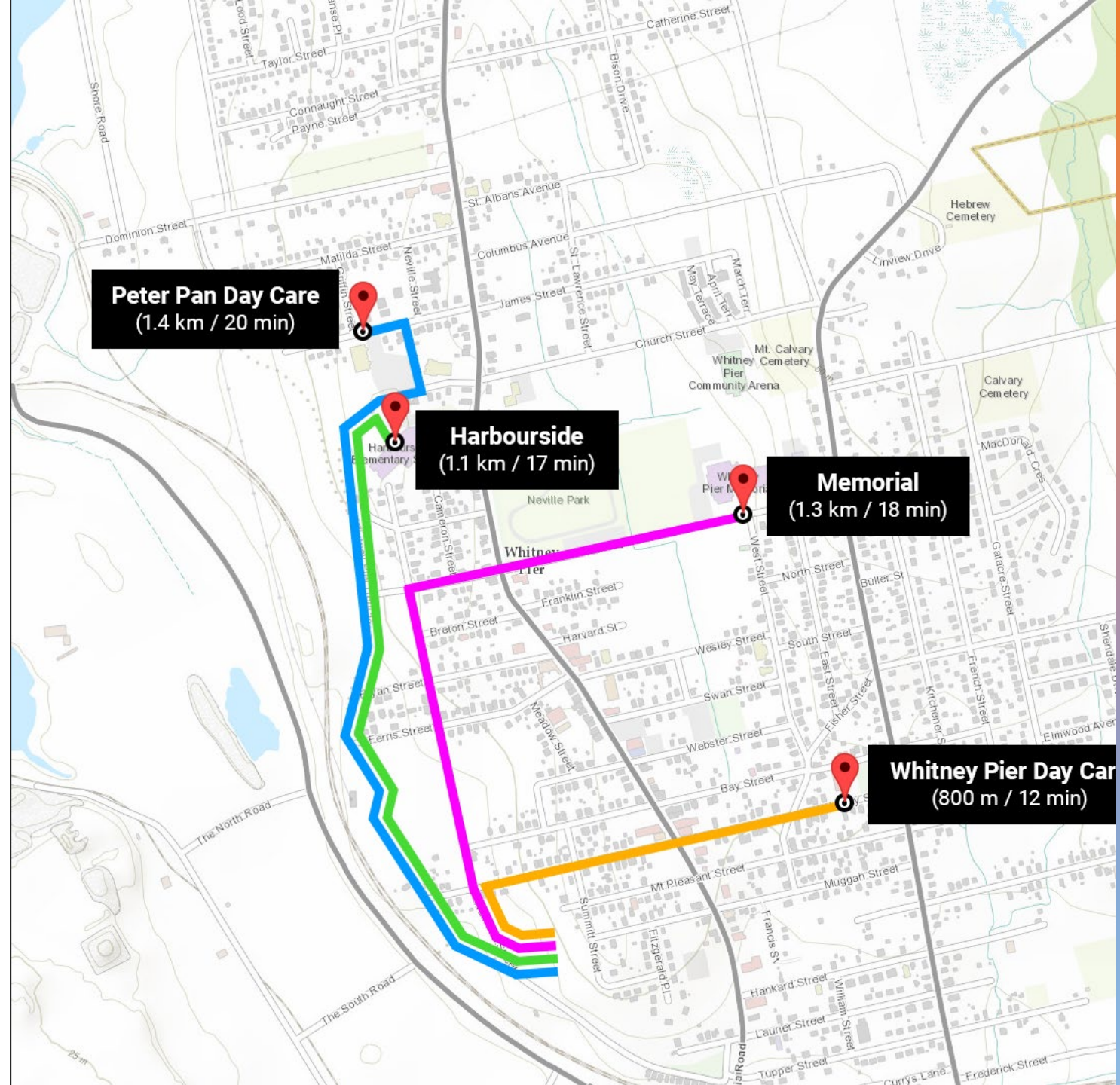
Distance to Services: Ally Centre | Loaves and Fishes

- Times and distances assume travel by foot.
- However, most will use nearby transit stops.
- Accommodations for those with disabilities.
- Two hot meals on site seven days a week.
- Ally Centre services brought to Village.



Distance to Schools and Daycares

- Site is not beside schools or daycares.
- Schools and daycares are not near other services (food, pharmacy, coffee) residents will be accessing
- Most residential sites that have proximity to transit will have similar non-problematic proximity to schools and daycares





CBRM Pallet Units

- Energy efficient panelized construction
- Solid core door and frame with weather stripping
- Energy efficient windows with insulated glass
- Interior LED lighting and 120V convenience plugs
- Non-organic materials reducing mold, mildew, pests
- 120V 2750W or 240V 4500W Heater
- Lockable lever handle and peephole
- 8000 minimum BTU A/C unit

In addition to the 30 shelters, the Village will include washrooms and accessible washrooms, showers, laundry facilities, and a communal building for shared meals, programming, and client services.

Operations



Goals for CBRM

(1) Bring people inside who are sleeping rough to prevent weather-related injuries and death.

(2) Bring wraparound services and supports to individuals that help them to transition to permanent supportive affordable housing.

Keep people alive.

Help them to move from homelessness to being housed.

Staffing | Management | Roles

Two 24-7 support staff: support and guidance to residents, coordinating mealtimes, ensuring grounds, units, and communal buildings are well kept, ensuring site adherence to safety and occupational health and safety checks

Manager on site in daytime working hours responsible for village policies, village programming, village operations, staffing, coordinating intake, and overall case management

Housing Manager on site in daytime working hours responsible for unit maintenance, planning and executing transition to permanent housing, data and reporting, community relations etc.

Province of NS: Funding for purchase of village and operations; coordination with CBRM and various provincial departments on set up.

New Dawn Enterprises: Agreement holder. Coordination of non-staffing services. Coordination of hot meals. Coordination of Community Liaison Committee.

Ally Centre of Cape Breton: Hiring and oversight of staff and manager. Provision of Ally Centre services in Village (healthcare, housing support). Intake and case management of residents.

Intake Process

The Pallet Village is for people who are experiencing homelessness. These people are most at risk of dying from extreme weather.

People can self-refer (they can contact the Ally Centre and request to do an intake) or they may be referred from other organizations like Elizabeth Fry or Transition House.

The Ally Centre will complete intake.

Staff have been trained in the intake tool, the Vulnerability Assessment Tool (VAT).

Each prospective resident must complete the VAT which takes about 2 hours and assesses vulnerability (how at risk they are).

Those who are most vulnerable are prioritized for a unit.



On Site Services and Programming

Case management

Hot lunch and supper seven days a week

Healthcare: identify critical physical health issues and ensuring a pathway to care

Housing Support for Transition to Permanent Housing

Addictions and Mental Health Supports

- AA (Alcoholics Anonymous)
- NA (Narcotics Anonymous)
- Counselling

Digital Access and Training (GEO NS)

Other Services and Programming



Transition to Permanent Housing

Rapid Housing Initiative (underway)

- 25 harm reduction affordable apartments
- Opening late 2024/early 2025
- Supportive housing; 24/7 staff
- Northend of Sydney



Small Home Community (proposed)

- Proposed for Pine Tree Park
- Low-medium supportive housing
- Requires zoning amendment
- Late 2024/early 2025
- Affordable
- 15 units

Safety and Security



Operating Policies

- Adapting policies from organizations who host similar (temporary, supportive) communities
- When finalized, post to ND website for a clear understanding of how the village operates.
- Residents will be able to drink alcohol, smoke cigarettes, and smoke cannabis.

Housing First

- Residents with addictions will not be turned away.
- Housing is a first and necessary step in moving towards long term stability and health.
- There will be no overdose prevention site or supervised consumption site.

Zero-Tolerance

- No violence, abuse of power, threats, intimidation, sexual harassment/assault, or discrimination
- Residents must be able to abide by these Pallet Shelter guidelines.

Staffing and Security Cameras:

- Village will be staffed 24 hours a day 7 days a week by at minimum two staff
- 24/7 security cameras all around the site
- Site and perimeter will be well lit

Police Protocol

- Will engage the CBRP to discuss police protocol
- Will engage the CBRP to review the site plan
- Request for meeting has been submitted

Site and Surroundings Clean Up:

- Planning for personnel to inspect and clean up the grounds around the village daily
- Scope of the area to be inspected/cleaned finalized as the layout of the village is finalized
- At minimum: area around the village, approaching the village, down to/through Heritage trail

Community Liaison Committee

Committee of 5-7 community members

Monthly meetings with representative of New Dawn

Possible committee members:

- Henry Street resident
- School representative
- Business representative
- Community organization representative

Objectives of committee:

- Maintain communication between community and New Dawn
- Address issues that arise and opportunities for community integration and relationship building

Community decision on committee composition/membership

Whitney Pier Heritage Trail

The disrepair of the trail (burned out lights, overgrowth) has been raised several times.

We have reached out to municipal representatives about the repairs and work needed on the heritage trail, particularly the entrance to the trail.

We want to coordinate the installation of village lighting in a way that supports well-designed visibility and feelings of safety when accessing the trail.

Suggestions have included: (1) replace all burned out lights (2) add additional lighting (3) clear trees and bushes that people are currently using to conceal drug dealing (4) add mirrors to tunnel in a way that allows tunnel users to assess their safety as they pass through.

In response to concerns about trail access, we have looked at moving the village back as far as possible from the trail entrance and will locate the entrance to the village opposite the trail entrance.

These measures are in response to requests and not a reflection of concerns of the Province or operators.

FAQs

Is this being put in the Pier because of the Women's World Curling Championship?

Are homeless individuals being transported from Halifax to the CBRM?

Do the Pallet shelters meet building requirements?

Is the Ally Centre moving to Whitney Pier?

Did other communities say no to this?

Why can't children live in the village?

What about my property values?

Why do we need these shelters?

December 2022 Point-in-Time Count: 259 people experiencing homelessness.

Of these, 78 were unsheltered.

December 2018 Point-in-Time Count: 115 people experiencing homelessness.

Of these, 9 were unsheltered.

Over-representation of Indigenous individuals in CBRM homeless population.

Supportive housing to one household:
\$631/month

One correctional centre facility bed:
\$4330/month

Causes of homelessness:

- Poverty
- Family violence
- Shortage of affordable housing
- Lack of social or family support
- Physical or mental health problems
- Unemployment and precarious employment
- Divorce, relationship or family breakdown
- Addictions (drugs, alcohol, compulsive gambling)
- Levels of school, social isolation, low self-esteem
- Stigmatization of mental health problems or drug dependency and lack of adequate services
- Discrimination based on race, age or sexuality

What does New Dawn do?

Founded in 1976. Non-profit with a volunteer board of directors and more than 100 staff.

- New Dawn Homecare
- New Dawn Properties
- Cape Breton Island Centre for Immigration
- Supportive Housing for Individuals with Mental Illness
- Pine Tree Park Care Home and Home Living (formerly New Dawn Guest Home and New Dawn Home Living)
- New Dawn Meals on Wheels
- New Dawn Centre
- Eltuek Arts Centre
- Café Marie

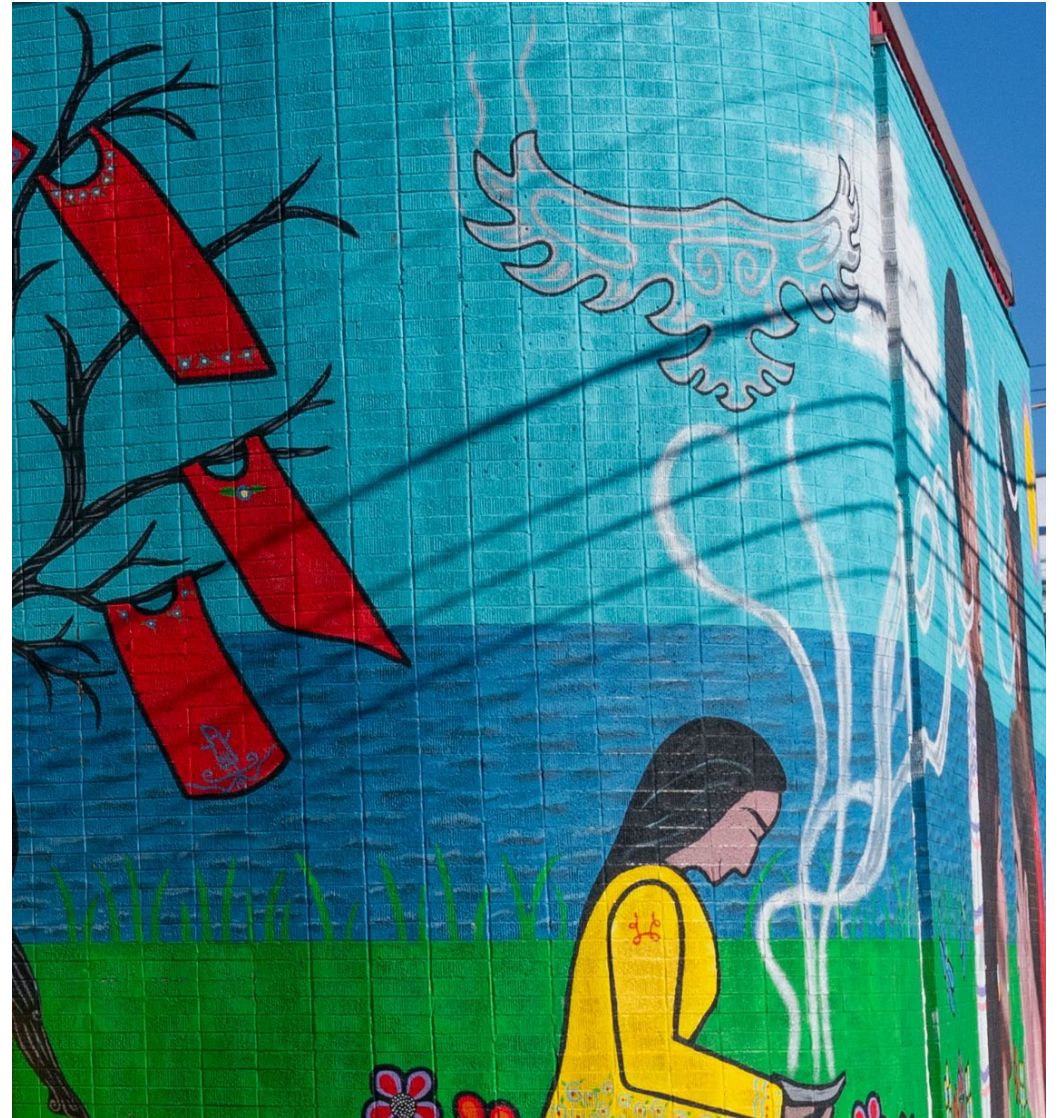


What does the Ally Centre of Cape Breton do?

Founded in 1991. Operating in downtown Sydney since 1999.

Non-profit with a volunteer board of directors and 37 staff.

- Safe needle exchange
- Healthcare services
- Mental health support
- Food and clothing bank
- HIV and Hepatitis C testing
- Peer support for sex workers
- Overdose Prevention Site (OPS)
- Community Housing “Housing First” Partnership



In Closing

Things we all want:

- More deeply affordable non-market housing
- More treatment options and treatment options available as soon as someone is ready for recovery
- More mental health and addictions services throughout the community
- A long-term community plan for housing and homelessness
- People to be cared for and live through the winter

These are not mutually exclusive.

Advocacy on all these fronts is needed.

The opportunity at hand is to create temporary shelter.

Efforts Underway: CBRM Affordable Housing Taskforce, Downtown Steering Committee, Affordable Housing and Homelessness Working Group, Dept Community Services Supportive Housing Action Plan. The Pallet Shelters are not the first, or the only, effort underway.

