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Ministry of Housing and Social Development  
Canada Mortgage and Housing Corporation

## CONSTRUCTION UNDERWAY ON GARFIELD HOTEL

NEW WESTMINSTER – People struggling with homelessness will have access to 11 transitional housing units and 13 affordable apartments once construction is complete on the new \$9.6-million Garfield Hotel in New Westminister.

“The Government of Canada is committed to making affordable housing available in British Columbia and across Canada for those who need it the most,” said the Honourable Diane Finley, Minister of Human Resources and Skills Development and Minister Responsible for Canada Mortgage and Housing Corporation (CMHC). “These new units in New Westminister will provide people who are homeless or at risk of homelessness with access to suitable, affordable housing that meets their specific needs.”

The Province is providing a subsidized mortgage of \$7 million for the development. The funding will help people who are homeless or at risk of homelessness move beyond temporary shelter to more secure housing, gain greater self-reliance, and achieve appropriate employment.

Construction began in July 2009 as part of a partnership between the federal and provincial governments and Lookout Emergency Aid Society. The Government of Canada provided land equity and a \$1.65-million grant through the Affordable Housing Agreement.

“Our government is working with Lookout Emergency Aid Society to provide housing and support services so men and women can break away from substance abuse and homelessness,” said Rich Coleman, Minister of Housing and Social Development. “Garfield Hotel will help people recover and become independent by providing a supportive and stable environment.”

Lookout Emergency Aid Society will manage and operate the Garfield Hotel. Residents will receive life skill training programs on cooking and nutrition, budgeting, and basic hygiene, gaining the necessary skills to move towards living independently.

“We are very grateful for the federal and provincial funding that has been committed to this project so that we can provide the housing, support and services that are necessary to end homelessness,” said Karen O’Shannacery, executive director of Lookout Emergency Aid Society. “The Garfield Hotel will be a pathway to greater independence and a better life for many.”

Last fall, the Government of Canada committed more than \$1.9 billion over the next five years to improve and build new affordable housing and to help the homeless. ‘Canada’s Economic Action Plan’ builds on this, with an additional one-time investment of more than \$2 billion over two years in new and existing social housing and lending of up to another \$2 billion to municipalities for housing-related infrastructure.

Visit [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca) for more information.

Increasing affordable housing and reducing homelessness is a key agenda for the Province of British Columbia. In 2009-10, the Province’s budget for affordable housing and shelters is \$450 million, more than three times as much as in 2001.

‘Breaking the Cycle of Homelessness’ is a website providing a comprehensive and detailed look at provincial programs and services to address homelessness.

Visit [www.bchousing.org/breakingthecycle](http://www.bchousing.org/breakingthecycle) for more information.

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## BACKGROUND

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### **GARFIELD HOTEL**

Lookout Emergency Aid Society's Garfield Hotel will be a four-storey wood frame building with a total of 24 units of supportive housing for men and women with a history of homelessness, mental health issues and substance abuse. The hotel is located at 1105 Royal Ave. in New Westminster.

Residents of the 11 transitional housing units will receive housing with support services for up to two years. The remaining 13 affordable apartments will be permanent independent housing for individuals moving from transitional housing. The ground floor will have amenity space, including a resident lounge and a community kitchen.

The development is scheduled to be complete in June 2010 and will have LEED Gold certification as part of the Province's commitment to environmental sustainability.

Once occupied by the Garfield Hotel, the site was identified as the best available location for providing transitional housing in New Westminster. The new Garfield Hotel was modelled after Lookout Emergency Aid Society's Cliff Block, a nearby supportive housing development.

### **Partners and Funding**

The capital cost of this project is approximately \$9.6 million.

- The Province is providing a subsidized mortgage of \$7 million.
- The Government of Canada, through the Affordable Housing Agreement, is providing a \$1.65-million grant and land equity of \$900,000 through the Supportive Community Partnership Initiative.

### **LOOKOUT EMERGENCY AID SOCIETY**

Established in 1971, Lookout Emergency Aid Society is a non-profit, charitable organization, providing services to adult men and women. Their clients may be homeless or at risk of becoming homeless, and may also face a wide variety of challenges including mental health issues, physical disabilities, social dysfunctions and substance abuse. Lookout Emergency Aid Society provides services through their emergency shelters, transitional and supportive housing and community services. The society operates 22 programs at 14 sites located in three municipalities: Vancouver, New Westminster and the North Shore.

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