

ATTACHMENT 5

BEST PRACTICES FROM OTHER JURISDICTIONS

Below are examples of some modular supportive housing projects that were developed across North America, including a few photos of the projects.

Table 1- Modular Housing Best Practices in North America

Project Description	Developer/ Manufacturer	Timeline	Cost	Lessons Learned
Canora Place Edmonton, AB 30 units	Developers: Homeward Trust City of Edmonton Jasper Place Wellness Centre Manufacturer: Cormode & Dickson	Construction start: August 2010 Occupancy: March 2011	~\$187K/ unit	50% of units for Indigenous tenants. On-site support services.
Star Apartments Los Angeles, CA 103 units	Developer: Skid Row Housing Trust Manufacturer: Idaho Guerdon Enterprises	Construction start: March 2012 Occupancy: October 2014	~\$520K/ unit	First mixed-use modular residential project for formerly homeless individuals.
Chelsea Place Boston, MA 56 units	Developer: Federal Realty Investment Trust Manufacturer: Keiser Industries & Tocci Building Co	Construction start: November 2012 Occupancy: August 2013	N/A	Costs reduced by 10% compared to conventional construction. Construction time reduced by five months - 25% time savings compared to site built construction.
Supportive housing Vancouver, BC 606 units total on 10 temporary sites (5- 10 years)	Developers: BC Housing & VAHA Manufacturer: Horizon North	Construction start on first site: Nov 2017 605 units completed with one site (58 units) under construction	~\$145K/ unit	Expedited approvals process – cut approval time in half.

Star Apartments, Los Angeles, CA



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Chelsea Place, Boston, MA



Image retrieved from ZeroEnergy Design's website

Reiderman Residence, 7430 & 7460 St., Vancouver, BC



Image retrieved from Vancouver Affordable Housing Agency's website