



United Way  
Maritimes

Serving Central &  
Southwestern NB,  
PEI & Mainland NS

**FAQ** – Updated December, 2025

### **Why must work start on this development now?**

We know the need for housing is urgent, and we want to ensure people can start moving into the homes as soon as possible. Beginning the civil work is critical to being able to place units and ensure that people can start moving into the community in 2026.

### **Who is funding Sunnyside?**

Like many nonprofit housing providers, we're applying for and accessing funds from governments and soliciting donations to cover the capital costs of the development. We've been extremely fortunate to have the support of several generous donors who share our goal of ensuring people can be safely housed.

### **Who is this housing for?**

The Sunnyside Community is for individuals currently experiencing homelessness in the Saint John area. The homes will be rented at an affordable rate based on income. Tenants will be selected from the Coordinated Access List, a community-wide system designed to make the process of getting housing and support services consistent, efficient, and equitable for people experiencing or at risk of homelessness. Our partner providing wrap-around supports will be responsible for intakes.

These homes are not for sale, and we will not be taking rental applications.

### **Who is providing wrap around supports?**

We will be identifying a local community partner to deliver wrap around supports. They will be chosen through a request for proposals process. These supports could include things such as counselling, education and job readiness, budgeting as well as social activities.

### **How will United Way ensure units and grounds in the community are well-maintained?**

United Way is developing policies and procedures to ensure the units and grounds are well-maintained. Regular check-ins with residents through programming, ensuring proper garbage receptacles and regular garbage removal, and volunteer and job opportunities for residents to help keep the grounds clean are just some of the ways we'll work to keep things in order. Professionals will be engaged where needed to ensure proper grounds maintenance is done to keep things safe and looking their best. There will be opportunities for residents to have input on

what they want to see in their community, and to create pride in their homes. We'll also consider lessons learned through our tiny home community in Lower Sackville, Nova Scotia, and through the experience of other tiny home providers such as 12 Neighbours and others. This is a huge investment for United Way and our partners and it's in our best interest to ensure this community is well-maintained for many years.

### **Who is building the units and developing the land?**

Shaw Homes Inc is the builder that we are working with on this development.

### **Will there be any accessible units?**

Yes, 20% of the units are accessible.

### **What is the difference between affordable housing and supportive housing?**

Affordable housing provides low-cost housing options for individuals and families with limited income, focusing solely on making rent more manageable. In contrast, supportive housing combines affordable housing with additional services such as mental health care, substance abuse treatment, and life skills support, aimed at helping vulnerable populations like those experiencing homelessness or living with disabilities to live independently.

### **How does this differ from other housing projects and public housing?**

The Sunnyside Community is a non-market housing alternative, that will be owned and operated by United Way. These homes will offer supportive housing for people experiencing homelessness and include wraparound supports for residents. The Sunnyside community will be privately owned by United Way, and wraparound supports will be coordinated by an experienced service provider

Housing NB owns and operates a number of public housing units for people and families with low-income across the province. While these units are also deeply affordable, public housing does not provide wraparound supports.

### **Who will manage snow and property care, and how?**

Maintenance of the property, in all seasons, will be responsibility of United Way as the property owners. We'll work with city to ensure we understand where their services end and where our responsibilities begin. We'll use what service, equipment and personal that make sense to keep the property safe and accessible. We'll also ensure there's proper garbage removal and receptacles. When possible, residents may be hired to help with maintenance of the property, adding an additional layer of personal responsibility to keeping the property well maintained.

**Will the development and building be disruptive to neighbours?**

While we acknowledge that every development is disruptive to some degree, we will make every effort to ensure residents living in close proximity are aware of disruptions in advance.