Community Dialogue
Supportive Housing in Surrey

BC Housing, City of Surrey, Fraser Health
Welcome

Introductions
Addressing homelessness in Surrey
Overview of supportive housing
Proposed building at 176A
Challenges and opportunities
Next steps
Meeting Outcomes

• We are here to *listen, learn, and share* perspectives

• Representatives from BC Housing, City of Surrey, Fraser Health are here to provide information and listen
Guidelines for Respectful Dialogue

• Please hold your questions/comments until the end of each presentation
• Respect the views of others
• Avoid side conversations
• No recording (photography, video)
Introductions
Addressing Homelessness in Surrey
Community need in Surrey
2017 Metro Vancouver Homeless Count identified:

602 Homeless in Surrey

399 were sheltered
203 were unsheltered

52% have lived in Surrey 10+ years
24% of Surrey's homeless are seniors / 55+ years
10% are youth/under 25 yrs
85% have 1+ health conditions
57% have 2+ health conditions
Addressing homelessness in Surrey

2 Phases

PHASE 1 – Transitional Accommodations: COMPLETE

• Supported people to move from 135A Street into shelters and transitional accommodation units
• A total of 184 units of transitional accommodations
Addressing homelessness in Surrey

2 Phases

PHASE 2 – Supportive Housing: IN PROGRESS

• Complete 250 modular housing units with supports in up to 5 locations across Surrey
Phase 2 Supportive Housing: 5 locations across Surrey

- Continuing to evaluate sites across the city
- Each site will have between 40-60 units
- Built into fabric of communities to help people transition from homelessness to health

Site determination based on:
- City-owned land
- Proximity to community services
- Accessibility to transit
- Adequate lot size
- Connections to utilities
- Compatible land use policies
176A: Proposed First of 5 Supportive Housing Sites

- 60 studio homes for people experiencing homelessness
- 24/7 staff working closely with residents to connect them to support services
- City-owned land on 176A Street
- 4-storey modular construction

BC HOUSING
Pathways into homelessness

- Poverty and employment challenges
- Lack of access to affordable housing
- Chronic, unmet medical needs
- Previous experiences of discrimination
- Child abuse or domestic violence
- A traumatic event or personal crisis
- Physical and mental health concerns
- Substance use
## Housing Continuum

<table>
<thead>
<tr>
<th>Emergency and Shelter Housing for people who are homeless</th>
<th>Transitional, Supportive and Assisted Living</th>
<th>Independent Social Housing</th>
<th>Rent Assistance in the Private Market</th>
<th>Private Market Rentals</th>
<th>Home Ownership</th>
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<tbody>
<tr>
<td>Government Assisted Housing</td>
<td>Partnership Initiatives and Consumer Protections</td>
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<td>High</td>
<td>Low</td>
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**Levels of Assistance**

- **High**: Emergency and Shelter Housing, Government Assisted Housing
- **Low**: Rent Assistance in the Private Market, Private Market Rentals, Home Ownership
What is Supportive Housing?

• Provides vulnerable people access to safe, secure housing with supports

• Includes 24/7 on-site support services with access to meals, treatment, employment and life skills programming

• Helps people transition towards independent and stable housing

• It is NOT a shelter OR a safe injection site OR a halfway house
Supportive Housing Example: Hearthstone Place

“Residents had been worried the building would magnify property crime problems they attributed to the homeless camps…. However, that ‘ended up not being the case’”

-Calvin de Jong, Neighbour
Abbotsford News
Supportive Housing Example: Dunbar Apartments

- Located in a central area (commercial + residential)
- Opened in 2011
- 51 self-contained studio homes
- Shared amenity space
- Operated by Coast Mental Health Association
- Similar eligibility, programming and services

“At first everyone expected it to be the bad neighbour, but today it’s just the opposite and Dunbar Apartments is seen as the quiet neighbour. I think one thing that gets lost in translation when people come together to talk about supported housing is the fact that nobody has chosen to be here. It’s through their genetics or other circumstances that they’ve gotten here.” Anil Singh, residential neighbour
Inside a studio home with supports
Role of the non-profit housing operator

- Supports tenants onsite 24/7
- Manages each tenant’s program agreements
- Works with each tenant to create an individualized support plan
- Links tenants to health and other social/employment services
- Manages the property and building operations
- Establishes a community advisory committee as a forum for communicating with the surrounding community
- Is available by phone to address any concerns related to the building
Services offered in Supportive Housing

• Daily meal services
• Individual case planning
• Individual and group services (i.e., life skills, community kitchen, women’s wellness group)
• Connecting residents to community supports (i.e., education and employment opportunities, health & wellness services)
People who would live here
• Over the age of 19
• People experiencing homelessness or are at risk
• Need additional support to maintain housing
• Priority to Cloverdale residents

Tenant Selection Process
• The future operator would work with BC Housing and local service providers to match needs of tenant to support services provided
• People will be assessed using a thorough process to determine services need and create healthy tenant mix
• All tenants will pay rent, will sign a program agreement
The Reality of the Opioid Crisis

• Drug use occurs in every part of every community in the Lower Mainland

• Building staff take a health services approach to support residents in various stages of substance use

• People who use alone die, hidden in their home

• Staff will provide a safe consumption space for residents only to ensure safety
DISCUSSION
Proposed Supportive Housing at 176 A

• Self-contained studio units with private bathroom and kitchenette – 310 square feet
• Shared amenity space including offices for counselling, exam room for health services, commercial kitchen for meals and a dining space
• Would include landscaping and trees to fit into neighbourhood aesthetic
Examples
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<tr>
<th>Project Partners</th>
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<tbody>
<tr>
<td>BC Housing</td>
<td>leads tenanting, owns the building, secures professional non-profit supportive housing operator</td>
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<tr>
<td>City of Surrey</td>
<td>locates and secures land</td>
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<tr>
<td>Non-Profit Operator</td>
<td>participates in tenant selection, provides support to tenants, manages the building, serves as primary point of contact with community</td>
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<tr>
<td>Fraser Health</td>
<td>provides health and social services</td>
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Opportunities and Challenges

• What opportunities could this supportive housing bring to Cloverdale?

• What challenges could this supportive housing bring to Cloverdale?
Consultation and Development Process

BC Housing conducts public engagement

- Rezoning & Development Permit Application
- Community Dialogues Sept 10th, 11th, 12th
- Open House Sept 20th
- Intro to City Council To be determined
- Public Hearing To be determined

Feedback collected on the proposed project City Council process
How can I provide input?

- Participate in the community dialogue
- Attend the September 20 open house
- Visit the presentation suite
- Email communityrelations@bchousing.org
- Participate in the public hearing
Thank you