Welcome

New Homes with Supports Proposed for 660/670 Old Hope Princeton Way

Community Information Sessions

Please drop in to learn more about the proposed housing and talk with representatives from BC Housing, Fraser Health and Hope & Area Transition Society.

Thursday, December 5, 2019

2:00 pm - 3:30 pm
5:30 pm - 7:00 pm

- Please ensure that comments and discussions are respectful
- Please recognize that the issues are complex and we need thoughtful discussion about how to meet community needs
- Please do not bring any signs, banners or placards into the venue
Community Need in Hope

- The last homeless count, in 2017, found **36 people identifying as homeless**
- Outreach workers report over **50 people currently experiencing homelessness**
- There are currently **25 people precariously housed** at the Thunderbird Motel (monthly risk of eviction)
- There are at least six camps set up around the community

People experiencing homelessness in Hope currently have access to:

- **20 year-round shelter beds** consistently at capacity
- **Outreach workers**
- **Extreme Weather Response mats**
  November – March
New Homes with Supports Proposed for Hope

Ensuring everyone has a place to call home.

Proposed Project:
52 new studio apartments with on-site supports

Proposed Location:
660/670 Old Hope Princeton Way

Operated by:
Hope & Area Transition Society

Who it is for:
People experiencing or at risk of homelessness in Hope

Housing Type:
Safe and secure self-contained (own bathroom and kitchenette) studio; shared amenity space; staff on-site 24/7; daily breakfast + hot meal; life-skills training and access to health services

Why here?
Housing for people experiencing homelessness needs to meet people where they are, providing connection to the resources that people need to work towards living a healthy, stable life. Access to community services and transit is key for people without homes. With a remote site, there is no access to services, no regular transit access, and no integration with the community, which is essential for people who are working towards a healthy, stable life. Some, if not many of the people accessing shelter services and living outside, have been isolated for some time and it’s important that we not continue to isolate and marginalize people. Instead, we encourage people to come indoors and seek connection to services, and to integrate with the broader community.

BC Housing criteria for considering supportive housing sites:
› Proximity to community services (eg. shopping, health services and social activities)
› Accessibility to transit
› Adequate lot size
› Connections to utilities available between site and new building
› Compatible land use policies
Municipal Review Process

BC Housing is applying for an Official Community Plan (OCP) and Zoning Bylaw amendment for 650/660/670 Old Hope Princeton Way. We are seeking Comprehensive Development (CD) to allow supportive housing and shelter use.

Conceptual Timeline:

- Application to be received by the District of Hope from BC Housing for an OCP amendment and rezoning
- Application to go before Council for 1st and 2nd Reading
- Application to go before a Public Hearing
- BC Housing to conduct engagement about the project

We Are Here
Renderings

North West Corner

South West Corner
Who Would Live Here?

All residents in supportive housing have made a choice to work towards living a healthy, stable life. They pay rent and sign a program agreement that addresses expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others.

People who apply to live here would need to:

› Be over the age of 19
› Have a history of homelessness or be at risk of homelessness
› Need additional support services to maintain housing
› Live in the community*

*Priority given to Hope residents

Resident Selection Process:

Residents would be selected through a collaborative and thorough assessment process between BC Housing, Fraser Health, Hope & Area Transition Society (HATS) and local service providers to ensure the needs of a resident are well matched to the types of support services that would be provided in this residence.

HATS, through their outreach and shelter operations, has built relationships with a number of people experiencing homelessness in Hope and expect to know most (if not all) people who would apply for an apartment at the new housing.
Support Services

- 24/7 support staff
- Private Washrooms
- Accessible for a diverse group
- Breakfast and one hot meal a day
- Safe and secure place to sleep
- Laundry
- Connection to local community services
- Social Connection
- Peer employment opportunities
- Referral to health care, mental health and addiction services, as required
- Trauma-informed support and care
  - to assist people in stabilizing and creating plans to move from homelessness to successfully housed.
- Individualized case planning
Housing First

Supportive housing is based on an evidence-based and internationally-demonstrated Housing First approach: to first provide stable housing, and then work with a resident to promote recovery and well-being.

Here is how it works:

1. Move people experiencing homelessness into independent and permanent housing. They have a bed to sleep in, a door to close, their own washroom. They have breakfast every morning and one hot meal. **Basic necessities are met.**

2. **Provide additional supports**, services, guidance and encouragement as needed, such as health services, recovery plans, life skills, employment, finances and social connection.

People who live with substance use issues **will not be excluded** from applying for supportive housing. If we exclude people with substance use issues, they will remain on the street or in shelters, with deteriorating health. They cannot start their journey to a healthier life until they have a roof over their heads.
Being Good Neighbours

Expectations

Like all Hope residents, people living in supportive housing are expected to:

<table>
<thead>
<tr>
<th>Treat neighbours with consideration by...</th>
<th>Avoid excessive noise or disturbance by...</th>
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<tbody>
<tr>
<td>• Ensuring security doors are properly closed.</td>
<td>• Not smoking in common areas or at the front entrance of buildings.</td>
</tr>
<tr>
<td>• Not letting unknown people into secure buildings.</td>
<td>• Not consuming drugs or alcohol in public areas.</td>
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<tr>
<td>• Putting garbage into appropriate bins.</td>
<td></td>
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<tr>
<td>• Cleaning up after pets.</td>
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Communication

The House of Hope Community Advisory Committee that is currently underway will begin meeting regularly once the new housing opens to support the successful integration of the new building and residents into the community.

Who?

Representation from BC Housing, the District of Hope, Fraser Health, RCMP, BC Ambulance, community organizations and community members at large.

When?

Committee would start meeting on regular basis before the housing opens.

How?

The operator would manage the building 24/7 and be available to respond directly to any related concerns that may arise in a timely manner.
Neighbourhood Safety

BC Housing and Hope & Area Transition Society (HATS) are committed to building a safe community both inside and outside the supportive housing with:

<table>
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<tr>
<th>Experience</th>
<th>Staffing</th>
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<tr>
<td>HATS has extensive experience providing services and housing to people experiencing or at risk of homelessness across the region, including operating House of Hope on the adjacent property.</td>
<td>Staff onsite 24/7 to support residents and manage building.</td>
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<tr>
<th>Resident Mix</th>
<th>Property Maintenance</th>
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<tbody>
<tr>
<td>Residents selected based on ability of staff to provide right level of support to all.</td>
<td>Regular sweeps of property and immediate area to ensure cleanliness.</td>
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<tr>
<th>Agreements</th>
<th>Design Features</th>
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<td>Residents sign program agreement around expectations.</td>
<td>Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking.</td>
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Hope and Area Transition Society (HATS)

HATS is a non-profit society in Hope that provides client-centered programs/services to individuals and families. Through a trauma-informed approach HATS will offer services, advocacy and education to build resiliency, empowerment and inclusion, to clients and the community.

House of Hope

House of Hope is a 20-bed shelter that has been operating since October 2018. It provides essential services to those experiencing homelessness and is a gateway to stable housing and support services. It is consistently at capacity.

A Community Advisory Committee has been meeting since House of Hope opened, with representation from BC Housing, the District of Hope, Fraser Health, RCMP, BC Ambulance, community organizations and community members at large.
Who is BC Housing?

BC Housing works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options. BC Housing is leading on the application for Zoning Bylaw Amendment and Official Community Plan amendment, and if approved, will provide capital funding for the development of the site, and will provide operational funding for the supportive housing.
What is Supportive Housing?

<table>
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<tr>
<th>Shelter</th>
<th>Supportive Housing</th>
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<tr>
<td>First come first served</td>
<td>Assessment process for applicants</td>
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<tr>
<td>Access to a bed temporarily</td>
<td>A self-contained studio home</td>
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<tr>
<td>Some meals may be provided</td>
<td>1 hot meal provided, plus private kitchenette</td>
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<tr>
<td>Limited amenity space</td>
<td>No requirement to leave home or building</td>
</tr>
<tr>
<td>Shared sleeping space</td>
<td>Private studio apartment</td>
</tr>
<tr>
<td>No payment</td>
<td>Pay rent for home</td>
</tr>
<tr>
<td>Outreach worker available to connect to support services onsite</td>
<td>24/7 access to staff and support services onsite</td>
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Shelter vs Supportive Housing: Supportive Housing offers a self-contained studio home with a private kitchenette and 24/7 access to staff and support services onsite. Supportive Housing also includes pay rent for home, while shelter is first come first served and provides access to a bed temporarily. Supportive Housing has limited amenity space and shared sleeping space, but shelter does not require payment and outreach workers are available to connect to support services onsite. Shelter may provide some meals, while supportive housing provides 1 hot meal provided, plus private kitchenette. Supportive Housing does not require residents to leave their home or building, whereas shelter does not have this requirement.
Examples of Modular Supportive Housing – Interior
How Can I Provide Input?

Fill out a comment form*

Visit LetsTalkHousingBC.ca/Hope

Attend the public hearing at a future date set by the District of Hope

* all input submitted through comment forms, plus all emails/messages received by December 6 will be included in a summary report submitted to the District of Hope