Safety Guidelines

To ensure a safe and welcoming event, the following items are NOT allowed inside the meeting venue:

- Flags, banners, placards or posters
- Drones or other similar objects
- Outside food, drinks, alcohol, illegal substances, glass bottles and cans
- Any object that makes noise (bells, horns)
- Fireworks or other pyrotechnical apparatus
- Any animal, unless a service animal
- Laser pointers
- Knives or other weapons
- Any object that is deemed suspicious by security personnel

Threats, insults, intimidation and abusive language will not be permitted.
Welcome
New Housing for Maple Ridge

Community Open House
Monday, January 29

4:00 pm - 8:00 pm

Please drop in to learn more about proposed projects and talk with representatives from BC Housing, Fraser Health, The Salvation Army, RainCity Housing and Alouette Addictions Services. We look forward to working together with the community on a plan for this essential housing.
Community Need in Ridge Meadows

According to the 2017 Homeless Count in Metro Vancouver, the Ridge Meadows area:

- **5th highest** homeless population (after Vancouver, Surrey, Langley, New Westminster)
- **3rd highest** percentage of homeless seniors (tied with North Shore)
- **3rd highest** percentage of individuals homeless longer than 1 year (after Tri-Cities and White Rock)

60% have lived in Maple Ridge for 10+ years

57% have been homeless > 1 year

67% are male

People who are homeless in Maple Ridge currently have access to BC Housing funded housing and services including:

- Outreach workers with 168 rent supplements
- 30* year-round shelter beds
  - *5 beds funded through The Salvation Army
- 15* transitional units
  - *funded through The Salvation Army and Fraser Health
- 25 Extreme Weather Response mats (November – March)
- 30 temporary shelter spaces
Everyone needs a home.

New Housing Proposed for Maple Ridge

1. **11749/11761 Burnett Street** – 80 units* of supportive housing units and shelter beds with 24/7 staffing and supports

2. **21375 Lougheed Hwy** – 60 units of affordable rental housing

3. **Location TBD** – up to 55 units of temporary modular supportive housing, with 24/7 staffing and supports

* Exact unit mix TBD, with emphasis on housing
Proposed Project:
Up to 80 units of supportive housing and shelter
Exact unit mix TBD, with emphasis on housing

Proposed Location:
11749/11761 Burnett Street

Operated by:
The Salvation Army with 24/7 staffing and support services

Who is it for:
People who are currently homeless

Unit Type:
Mix of self-contained supportive units and shelter beds

Site Benefits:
- Accessible location so people can stay connected to their community and services
- Staff and clients are familiar with one another
- Close to amenities and transit
- Close to community services and employment areas

Proposed Timeline:
- City of Maple Ridge rezoning: planned for 2018
- Construction: 2018
- Occupancy: 2019

This rendering is a sample of what the building may look like. Subject to change during the development and approvals process.
Proposed Project: 60 units of affordable rental housing

Proposed Location: 21375 Lougheed Hwy

Operated by: TBD

Who is it for: Low-income families and seniors

Unit Type: Mix of one, two and three-bedroom apartments

Site Benefits: Close to amenities and transit

Proposed Timeline:
• City of Maple Ridge rezoning: planned for 2018
• Construction: 2018
• Occupancy: 2020
Proposed Project:
Up to 55 units of temporary supportive housing, with 24/7 staffing and support services

Proposed Location:
TBD

Operated by:
TBD

Who is it for:
People who are currently homeless

Unit Type:
Private unit with washroom

Key Factors in Site Selection for Modular Housing:
- Short timeline to have site operational (e.g., services, site preparation, utilities)
- Close to transit and services
- Close to community services and employment areas

Proposed Timeline:
- Identify site: ASAP
- City of Maple Ridge rezoning: Spring 2018
- Occupancy: Fall 2018 for up to two years, while more permanent housing is built

This rendering is an example of what the temporary modular building may look like. Subject to change.
Spectrum of Housing Options

**Proposed**

1. **11749/11761 Burnett Street**
   - up to 88 units of supportive housing and shelter. Exact unit mix TBD, with emphasis on housing

2. **Location TBC**
   - up to 55 units of temporary supportive modular housing

3. **21375 Lougheed Hwy**
   - 60 units of affordable rental housing for low-income families and seniors (operator TBC)

**In Development**

4. **11907 - 228th Street**
   - 94 units of affordable rental housing operated by Maple Ridge Pitt Meadows Community Services

**Highlights**

- Temporary supportive modular housing would address immediate need in community
- Creation of up to approximately 100 new supportive housing units in the community
- Allows people to move from shelter beds into stable housing with support services
- Expansion of affordable rental housing units with 154 new units for low-income families and seniors
Support Services

- 24/7 staffing and support services
- Safe place to sleep
- Meals Provided
- Hot Showers
- Laundry
- Social Connection
- Accessible for a diverse group
- Connect to local community services
- Peer employment opportunities
- Referral to health care, mental health and addiction services
- Trauma-informed support and care
  to assist people in stabilizing and creating plans to move from homelessness to successfully housed.
- Outreach worker assists
  with income issues, apartment viewings, securing housing and liaising with landlords to support stable tenancies.

These services are for residents of the proposed supportive housing and shelter.
The Maple Ridge & Pitt Meadows Intensive Case Management (ICM) Team works to improve health, social functioning, and access to care. The Team is a wrap-around service including outreach and services in the community where people live. Clients are engaged via multi-disciplinary teams, integrating the provision of direct services with the coordination and navigation of services and systems to support individuals and families in the community.

### Team includes

- Outreach Support Workers
- Nurses
- Nurse Practitioner
- Addiction Specialist
- Addictions Medicine Physician
- Psychiatrist
- Peer Support Worker
- Indigenous Cultural Liaison Worker

### Services are 7 days a week, 24 hours a day

<table>
<thead>
<tr>
<th>Services</th>
<th>Subservices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing brokerage and support</td>
<td>Assisting with educational and employment goals</td>
</tr>
<tr>
<td>Provide up to 40 rent supplements</td>
<td>Supporting short and long-term goals related to health, housing, finances and food security</td>
</tr>
<tr>
<td>Assessing need for and facilitating access to medical care, including primary care (NP/GP), dental care and specialist care</td>
<td>Assisting with educational and employment goals</td>
</tr>
<tr>
<td>Life skills support/skill building</td>
<td>Connecting the person to community resources</td>
</tr>
<tr>
<td>Mental Health Assessment, treatment initiation, connection to ongoing care</td>
<td>Connecting clients to income assistance and benefits services</td>
</tr>
<tr>
<td>Social and recreational events</td>
<td>Supporting integration and connectedness of people in their community</td>
</tr>
<tr>
<td>Medication administration</td>
<td></td>
</tr>
</tbody>
</table>

### Clients must be:

- 19 years of age or older
- Experiencing problematic substance use
- Facing complex health, mental health, housing, and/or poverty challenges
- Continuing to have unmet health and housing needs despite available health care services

Fraser Health partners with RainCity Housing in ICM service delivery, and partners with BC Housing in funding.
BC Housing will purchase land for the proposed temporary modular housing; BC Housing has purchased a property for the proposed supportive housing and the relocation of the existing Salvation Army shelter. BC Housing will provide operational funding for both initiatives and provide capital funding to develop 60 units of affordable rental housing on city-owned land.

Fraser Health will partner with BC Housing to co-fund an Intensive Case Management (ICM) team which will follow a ‘Housing First’ philosophy that supports people who are homeless to obtain and maintain housing. Fraser Health delivers a wide range of health care services, including mental health and substance use services, acute care, public health, primary care, home and community care, to more than 1.8 million people living in communities stretching from Burnaby to White Rock to Hope.

RainCity Housing leads the Intensive Case Management (ICM) team to support people who are homeless to obtain and maintain housing. RainCity Housing provides innovative, outcome oriented programs and services for people experiencing homelessness or who are at risk of homelessness.

The Salvation Army would operate up to 80 units of supportive housing and shelter. Exact unit mix TBD, with emphasis on housing. The Salvation Army has been part of the community since 1990 and has operated the existing shelter, Ridge Meadows Ministries, since 2003. We work within the core operational values of compassion, respect, excellence, integrity, relevance, cooperation and celebration. Our services are provided without discrimination to persons of all race, religion, sex, sexual orientation, color and creed.

Fraser Health 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.

RainCity Housing leads the Intensive Case Management (ICM) team to support people who are homeless to obtain and maintain housing.

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Alouette Addictions Services is a community based organization that provides one-on-one counselling, group programs, Opioid Replacement Therapy, housing supports and outreach services to anyone living and/or working in Maple Ridge or Pitt Meadows. Alouette Addictions is committed to improving the health of all citizens by supporting individuals negatively affected by substance use as well as loved ones affected by their use.
What’s Next?

All of the proposed housing will need to go through a rezoning process with the City of Maple Ridge. This open house is an introduction to the proposals that will be going forward at a future date. Each project will follow a series of steps to move through the City process. This chart reflects the general process of rezoning, and is subject to change with each project.

1. **Rezoning application** will be submitted to the City of Maple Ridge.
2. **Notice to neighbours** outlining proposed use with an **invitation to a public information meeting**.
3. **Development sign placed** on property to include description of project + date/time/place of public meetings.
4. **First Reading** at public meeting - Council will receive staff report identifying information that BC Housing must provide and requirements.
5. **Public Information Meeting** hosted by BC Housing and future operator to provide details of the proposed housing.*
6. **Summary Report submitted** by BC Housing to City of Maple Ridge including feedback from public engagement.
7. **Second Reading** at public meeting, council review staff report and community feedback, may grant, deny or defer second reading.
8. **Public Hearing** held for Council to hear comments of public.*
9. **Third and Final Readings** but please remove (if first readings pass).
10. **Application for Building Permit** but remove (if development permit is accepted).
11. **Construction Phase** but remove (if building permit is accepted).
12. **Application for Occupancy Permit**
13. **Housing opens for occupancy**.

Each step reflected above is subject to review and approvals through the City of Maple Ridge, before advancing to the next step. *The community has an opportunity to provide input at these points.*
How Can I Provide Input?

This open house is an introduction to the proposals that will be going forward at a future date. There are many opportunities for input moving forward.

- Email communityrelations@bchousing.org
- Fill out a comment form
- Participate in the Public Hearing for each project
- Learn more about the Community Advisory Committee for the supportive housing