Addressing Homelessness in Surrey

The proposed housing for 13245 King George Boulevard is part of a larger plan to provide permanent homes with supports for those experiencing homelessness across Surrey. The intention is to build the housing into the fabric of the community to help people transition from homelessness to health. The City of Surrey and BC Housing continue to evaluate sites across the city with the site determination based on:

- City (or provincially) owned land
- Proximity to community services
- Accessibility to transit
- Adequate lot size
- Connections to utilities
- Compatible land use policies

**PHASE 1: Transitional Accommodation**
- 161 units across 3 sites
- People moved from 135A street into shelters and transitional accommodation units

**PHASE 2: Permanent Supportive Housing**
- 250 units across 5 sites
New Homes with Supports Proposed for Surrey

Ensuring everyone has a place to call home.

Proposed Project:
Currently 57 homes with supports at Peterson Place. Proposal would add 38 new homes with supports. Daily breakfast and hot meal; life-skills training and access to health services.

Proposed Location:
13245 King George Boulevard, on the western side of the property.

Operated by:
Fraserside Community Services Society, whose vision is to create communities of belonging where the diversity of all people is welcome.

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

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

Timeline:
- BC Housing conducts public engagement
- Rezoning & Development Permit Application
- Public Information Meeting: March 19th
- Intro to City Council To be determined
- Public Hearing To be determined
- Feedback collected on the proposed project
- City Council process
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 Surrey residents

Resident Selection Process:

Residents are selected through a collaborative and thorough assessment process between BC Housing, Fraserside, and Fraser Health and local service providers to ensure the needs of a tenant are well matched to the types of support services that would be provided in this residence.

Every potential resident would be considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.
Support Services

24/7 support staff
Private Washrooms
Accessible for a diverse group
Laundry
Connection to local community services
Social Connection
Peer employment opportunities

Breakfast and one hot meal a day

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.

The vision of Fraserside Community Services Society is to create communities of belonging where the diversity of all people is welcome.
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:**

People are living on the streets, in shelters and precariously housed, without access to the basic needs of food and a place to live. **People without homes are in survival mode, which makes it difficult to work on their goals and challenges.** Being homeless is traumatic and may result in dependence to drugs and alcohol, and mental health challenges.

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 Surrey residents, Peterson Place residents included, are expected to:

<table>
<thead>
<tr>
<th>Treat neighbours with consideration by…</th>
<th>Void 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>
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<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>
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<tr>
<td>• Cleaning up after pets.</td>
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Communications
A Community Advisory Committee will be developed to support the successful integration of the new building and residents into the community.

Who?
Representation from BC Housing, the City of Surrey, Fraser Health, RCMP, local businesses, community organizations and community members.

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

How?
Fraserside will 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, Fraser Health, the City of Surrey and Fraserside are committed to building a safe community both inside and outside the supportive housing with:

<table>
<thead>
<tr>
<th>Experience</th>
<th>Staffing</th>
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<tbody>
<tr>
<td>Fraserside has over 45 years of experience across Metro Vancouver and has been operating supportive housing successfully at Peterson Place for 10 years.</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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