Welcome

New Homes with Support proposed at 13245 King George Boulevard

Public Information Meeting

Tuesday, March 19, 2019

5:30 pm - 7:00 pm

Please drop in to learn more about the proposed housing and talk with representatives from BC Housing, Fraser Health, the City of Surrey and Fraserside Community Services Society.

- 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
Housing Need in Surrey

In 2017, the Homeless Count found 602 homeless individuals in Surrey.

399 were sheltered

203 were living on the streets

People who are homeless in Surrey currently have access to the following BC Housing funded services:
The Face of Homelessness

According to the 2017 Surrey Homeless Count:

- 69% Male
- 30% Female
- 4% Another Gender

- 10% Youth (under 25)
- 18% Seniors (over 54)

Age Breakdown

- 29% of respondents self-identified as Indigenous/Aboriginal
- 2% of the general population identified as Indigenous/Aboriginal in 2011

- 46% had been homeless for over 1 year
- 36% had been in the same community over 10 yrs

- 68% live in Surrey Central

Why do people experience homelessness?

- A lack of adequate income and access to affordable housing (50% say rents too high to maintain housing)
- Physical health problems or disabilities or mental health concerns (83% have at least one health condition)
- Experiences of discrimination, traumatic events and personal crisis
“I am very thankful for all the help and guidance that Peterson Place was able to provide me.”

A few years ago, a newcomer to Canada in his early 20s came to us from the local shelter. He had an extremely traumatic history from his native country of Uganda, a child soldier exposed to countless tortures and extreme violence. When we met him, he was a full-time university student priced out of his housing situation and had limited funds due to not working. As a supportive housing resident at Peterson Place, he had regular connection with staff identify his needs and review his goals, plus a community of residents that made him feel at home. He was able to avoid the detrimental health and psychological effects of homelessness, finish his studies and secure a full-time job. Soon after, he started a romantic relationship which resulted in a pregnancy. Peterson Place staff worked closely with him and his new family to transition to a housing co-op in Vancouver close to his in-laws and workplace.
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

Safe and secure place to sleep

Private Washrooms

Laundry

Accessible for a diverse group

Connection to local community services

Breakfast and one hot meal a day

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

The vision of Fraserside Community Services Society is to create communities of belonging where the diversity of all people is welcome.
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 Surrey residents, Peterson Place residents included, are expected to:

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<tr>
<th>Treat neighbours with consideration by...</th>
<th>Void excessive noise or disturbance by...</th>
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<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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<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:

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<th>Experience</th>
<th>Staffing</th>
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<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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<th>Resident Mix</th>
<th>Property Maintenance</th>
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<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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<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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Example of Supportive Housing

Dunbar Apartments in Vancouver

- 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.”

Anil Singh, residential neighbour
Examples of Modular Supportive Housing – Exterior
Examples of Modular Supportive Housing – Interior
Proposed Site Plan

Disclaimer: These technical drawings are subject to change during the municipal approvals process.
Building Rendering

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How Can I Provide Input?

Fill out a comment form*

Visit LetsTalkHousingBC.ca/Surrey

Attend the public hearing at a future date set by the City of Surrey

Learn more about a community advisory committee

*all input submitted tonight through comment forms, plus all emails received by March 20, will be included in a summary report submitted to the City of Surrey.