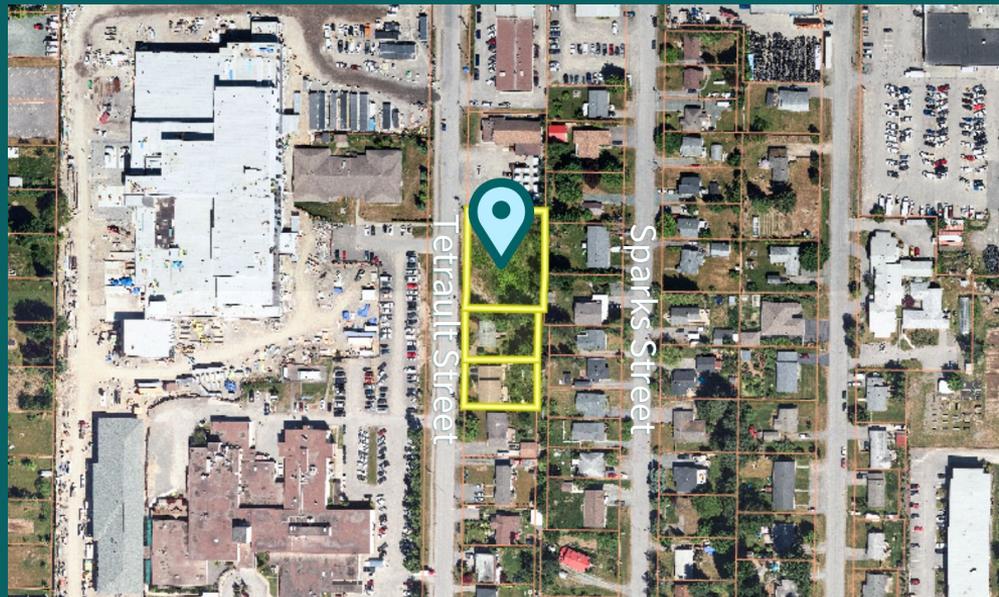


Community Dialogue Session

2802, 2804, 2812 Tetrault Street
Terrace Supportive Housing

Thursday, March 14, 2024

6:30 pm – 8:00 pm



Land acknowledgment

We acknowledge, with gratitude, that the area we are discussing today is located on the unceded traditional territory of the Laxyuubm Tsimshian, Kitsumkalum and Kitselas, toyaxsuut nuusm.



Introductions

Andressa Thompson (she/her) – BC Housing, Non-profit Portfolio Manager

Kirsten Baillie (she/her) – BC Housing, Senior Manager of Development

Susanna Chang (she/her) – BC Housing, Development Manager

For our time together

We commit to:

- Come together in the spirit of community
- Share information openly and transparently
- Balance time for sharing information and answering questions



We ask that all participants:

- Use respectful, people-first language
- Ask brief, genuine questions and allow space for answers
- Consider there may be people experiencing homelessness present



Meeting details

Mute and chat functions

- All participants will be muted during the presentation
- You will be able to unmute during the Q&A portion to ask your question or provide feedback
- Chat messages will only appear to the facilitator

Q&A

- Q&A time is after the presentation
- Type questions into the Zoom Q&A
- Use your “raise hand” function if you want to ask your question verbally.
- This portion is not being recorded



Technical support

Contacts

- communityrelations@bchousing.org
- 604-809-3087 (Meeting host)

Connect by phone

- +1 780 666 0144 (Zoom audio)
- Meeting ID number: 666 3070 2571



Topics for today

- Homelessness & Housing in Terrace
- Tetrault Street Supportive Housing Project
- What is Supportive Housing?
- Q&A



Homelessness in Terrace

- **156 people** identified as experiencing homelessness in Terrace (as of the 2023 Point-in-Time count).
- This is an **increase of 46%** from 2022.
- **60%** have been in the community for five years or more.
- **29%** have always been in the community.
- The actual number is likely higher, as we know point-in-time counts do not accurately reflect people who are couch surfing or sheltering in vehicles and are also in urgent need of housing.



Photo: CBC News

The Housing Ecosystem



Tetrault Street Proposal

BC Housing in Terrace

Recently Completed



Mumsford Lodge

Affordable Rental Housing – 19 Units



Lazelle Avenue

Indigenous Housing – 47 Units

Selected Projects In Development



KSAN House Society Second Stage

Women's Transition Housing – 22 Units

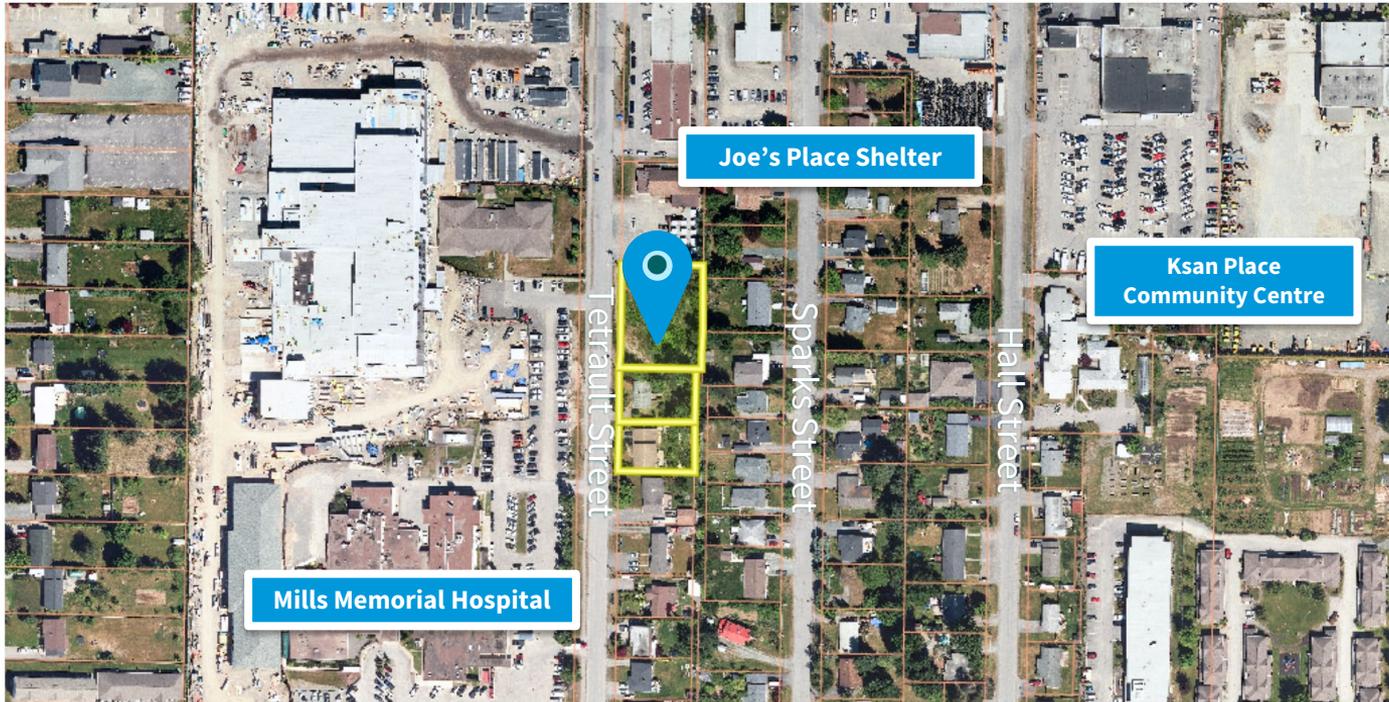


200-3219 Eby Street

Affordable Rental Housing – 43 Units

BC Housing projects in Terrace range from supportive housing to affordable housing, serving local people with varying income levels and needs.

2802, 2804 & 2812 Tetrault Street



Proposed location of the housing

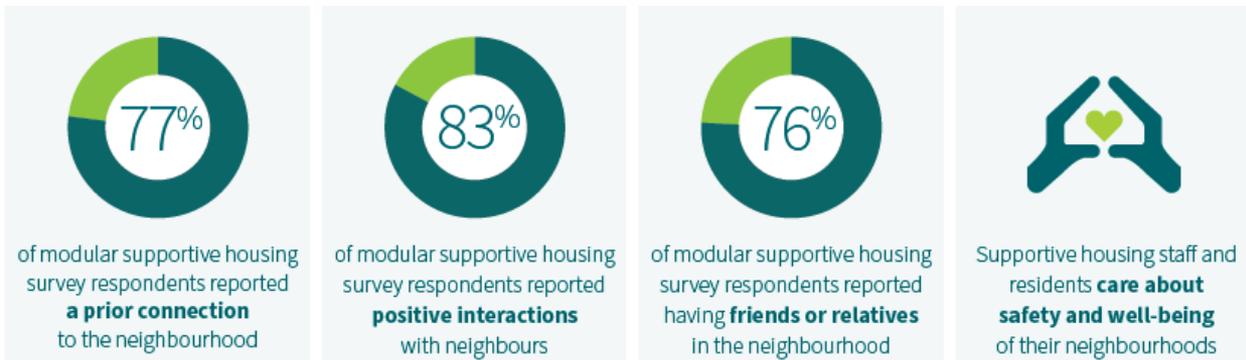
Why develop this site?

- This site could provide up to **35 new purpose-built affordable homes with support services.**
- This project would be a major step forward in providing **more safe homes** for people experiencing homelessness and **addressing and preventing encampments** in Terrace.



How does this fit into my neighbourhood?

- 2812 Tetrault Street is **already zoned for up to 35 units** of supportive housing.
- Purpose-built supportive housing **up to four storeys**
- Collaboration with nearby shelter will help guests enter **permanent housing**
- This, in turn, **opens more shelter spaces** for unhoused community members



What's Next?

Winter/Spring 2024

Introduction of supportive housing proposal

- Site purchase
- Community Engagement

Summer 2024 -2025

Collaborate with the City to envision a plan that includes:

- City staff and BC Housing Design Team collaboration
- Design features including fencing, controlled access, security systems, and intentional landscaping.
- Design to fit in with the neighbourhood context
- **Submission of Development and Building Permits**

2025-2026

Construction to begin pending permitting



Supportive Housing in Terrace: Sonder House, KSAN Society



Sonder House opened June 2019

- Funded under the Rapid Response to Homelessness program
- 52 units of housing for people experiencing or at risk of homelessness in Terrace



Photo Source: ksansociety.com/sonderhouse

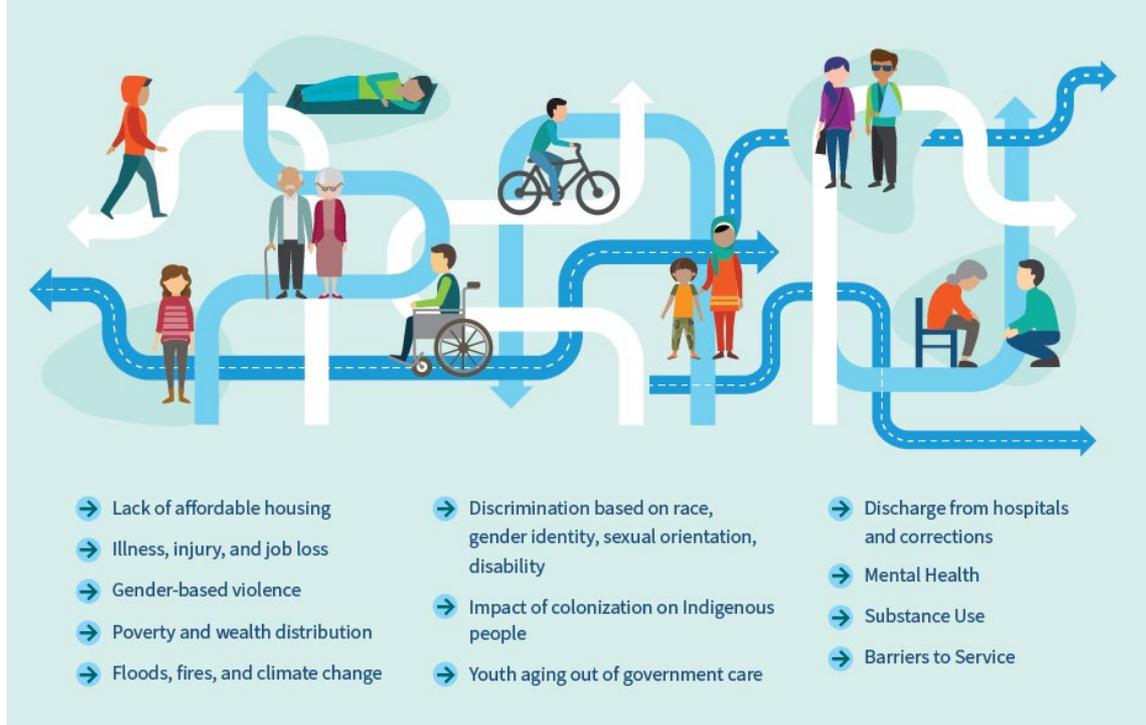
Supportive Housing in Northern Communities



Source: QSSS, Bridges Supportive Housing, Quesnel

Source: SCSA, Goodacre Place, Smithers

Pathways to Homelessness



Housing First – Why Supportive Housing is Important

Step 1: Offer people experiencing homelessness **safe, long-term housing**



Potential encampments

**Housing First
Approach**

Step 2: Provide supports, services and guidance to **maintain housing** and **achieve other personal goals**



Supportive Housing

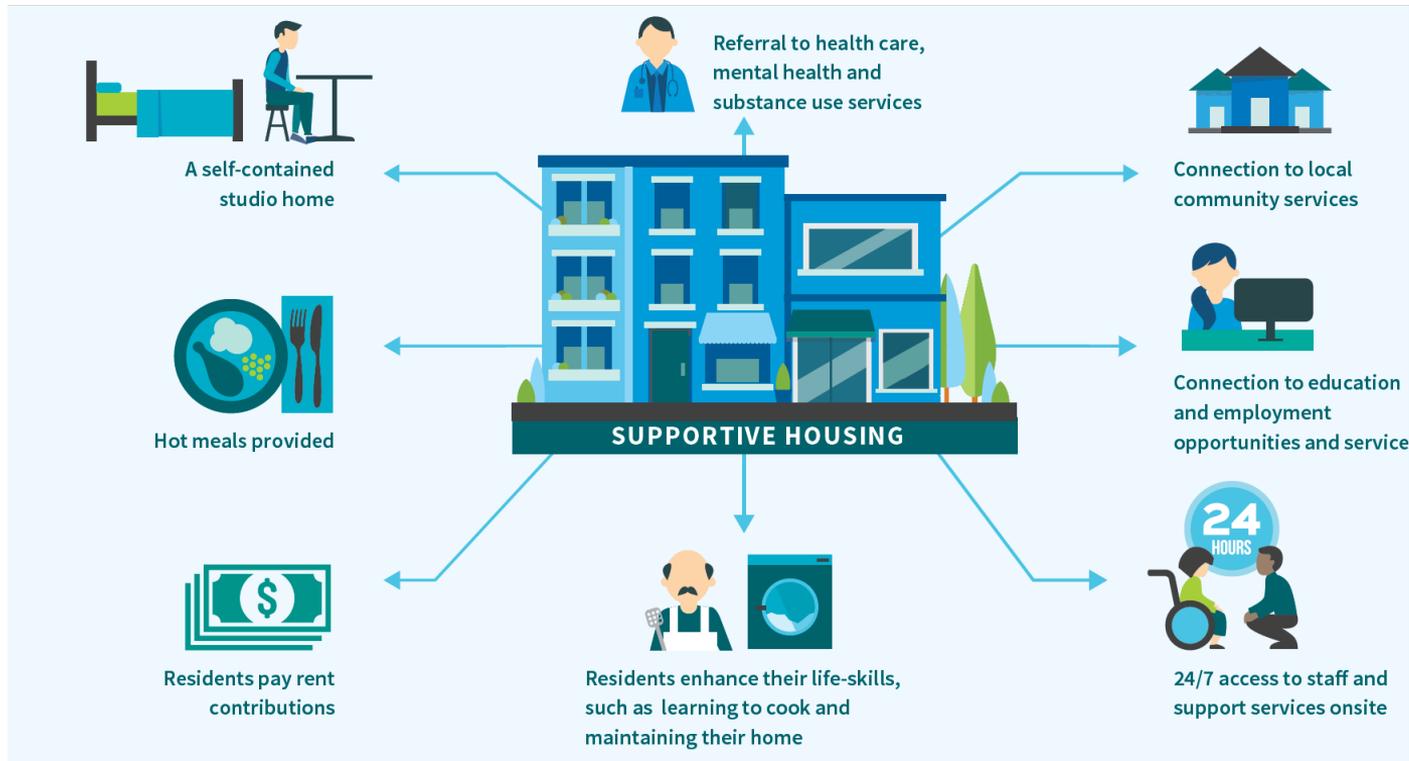
What is Supportive Housing?

- Subsidized homes for people in the community at risk of or experiencing homelessness
- 24/7 access to staff and support services onsite
- Connection to local community, education, and employment services



Building a home and community in Supportive Housing. (Quesnel and Smithers)

What services are typically available?



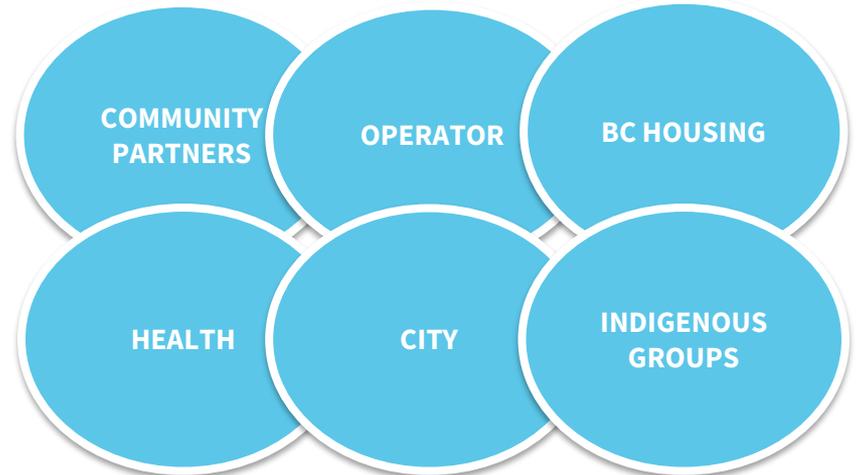
Residents

Who lives in supportive housing?

- Adults over the age of 19, including:
- All genders
- Seniors
- People with disabilities
- Experiencing or at risk of homelessness
- In need of supports to maintain housing
- All residents pay rent and sign a program agreement around expectations and behaviours



Coordinated Access and Assessment



NEEDS ASSESSMENT

AVAILABILITY AND SUPPORTS

RESIDENT MIX



and to be the place of
keep caring for people.

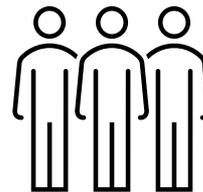
Community & Resident Safety

The most important security feature for everyone is **staffing**:

- **Staff on site 24/7**
- **Who To Call | When To Call** info sheet with key contacts will be provided to neighbours and made available on BC Housing's Let's Talk webpage

Other features that contribute to community & resident safety include:

- Design features, such as **lighting, security cameras and perimeter fencing with controlled access**
- **Regular sweeps** of the property and the immediate area by staff and residents
- **Program agreement** signed by residents that addresses expectations about appropriate and respectful behaviour



Economic Benefits of Supportive Housing



VS



On average, a person **experiencing homelessness** with addictions and/or mental illness used

\$55,000 per year in health care and/or corrections services

On average, a person **in supportive housing** with addictions and/or mental illness used

\$37,000 per year in health care and/or corrections services



Every dollar invested in supportive housing **creates \$4-5** in social and/or economic value

Supportive housing residents were **64% less likely** than shelter clients **to use ambulance services**



Average hospital stay for supportive housing residents was **50% less** than shelter clients

Community Engagement

We want to be a good neighbour and keep lines of communication open

What we've done:

- ✓ Notification to neighbours living within **200m** of the properties
- ✓ Created a new **Let's Talk webpage** for public information and feedback
- ✓ **Virtual information session** open to the public
- ✓ **Ongoing support** for questions and comments via communityrelations@bchousing.org

What's to come:

- ✓ Additional **engagement opportunities** for neighbours, local businesses, and public
- ✓ **Engagement summary reports**



We want to hear from you!
**Please ask your questions using the Zoom Q&A
or by raising your hand.**

If we do not get to your question,
please email us: **communityrelations@bchousing.org**

To stay informed, please visit the project webpage:
letstalkhousingbc.ca/Terrace-Tetrault-Street