

NO: R219

COUNCIL DATE: December 12, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 7, 2022**

FROM: **General Manager, Community Services**

FILE: **4815-01**

SUBJECT: **Surrey Homelessness Prevention and Response Plan**

RECOMMENDATION

The Community Services Department recommends that Council:

1. Receive this report for information;
2. Endorse the approach for developing the Surrey Homelessness Prevention and Response Plan, as outlined the report titled A Strategic Approach for Developing the Surrey Homelessness Prevention and Response Plan, attached as Appendix “I”;
3. Authorize staff to proceed with the development of the Surrey Homelessness Prevention and Response Plan, as generally described in this report; and
4. Direct staff to report back to Council with a status update by July 2023 and the draft Surrey Homelessness Prevention and Response Plan for Council’s consideration by the end of 2023.

INTENT

The purpose of this report is to seek Council endorsement of the strategic approach for developing the Surrey Homelessness Prevention and Response Plan (the “Homelessness Plan”) to replace the Master Plan for Housing the Homeless in Surrey which was adopted by Council in 2013 and to seek Council direction to report back with a progress report by July 2023, and with the Homeless Plan by the end of 2023.

BACKGROUND

Surrey, similar to other municipalities across Metro Vancouver, is facing significant pressures related to housing affordability, especially for low-and moderate-income renter households.

Currently, the City’s approach to homelessness is guided by the 2013 Master Plan for Housing the Homeless which identifies targets and priorities for action to address homelessness. Circumstances involving housing and homelessness have changed significantly since 2013 and rates of homelessness have risen over the past decade requiring a renewed focus to address the issue. It is timely, therefore, to refresh the plan and bring it forward for Council endorsement.

In addition to the above, several other reports inform the City's approach to housing.

Affordable Housing Strategy

The 2018 Affordable Housing Strategy focuses on a specific component of the housing continuum - purpose-built market and non-market rental housing. It includes a series of recommendations designed to: prevent the overall loss of rental housing stock; strengthen protection for tenants when existing purpose-built rental housing sites are redeveloped; encourage and enable new rental supply; and respond to the needs of low-income renter households. When the Affordable Housing Strategy was adopted in 2018, the City introduced a new Affordable Housing Fee to provide revenue to support the development of new affordable housing. As well, a Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance policy was adopted to prevent the loss of affordable rental housing and provide assistance for tenants when redevelopment occurs.

Housing Needs Report

While there was limited private market, purpose-built rental development between the 1980s and 2000s, this trend has reversed since 2020. The Surrey Housing Needs Report highlights June 2021 data showing 5,374 new market rental units in 32 projects in various stages of development. In terms of non-market social housing development, the Housing Needs Report showed 996 units in development as of 2019 (including emergency shelters, supportive housing and affordable rental).

The 2022 Surrey Housing Needs Report, approved by Council in March 2022, provides comprehensive information to help inform planning and policy development processes. Preparation of the Surrey Housing Needs Report complies with the new Provincial requirement for local governments to collect and document information to identify current and projected housing needs. The Housing Needs Report compiled the most current and relevant data on housing that was available in 2021. It also highlighted the housing experiences and perspectives of Surrey residents. The Housing Needs Report indicated that while the City continues to develop significant new housing supply, there are many households that face challenges securing affordable and appropriate housing.

Finding Our Way Home: Indigenous Homelessness in Surrey

In October 2022, the Surrey Urban Indigenous Leadership Committee ("SUILC") completed a homelessness research project with the release of the report – Finding Our Way Home: Indigenous Homelessness in Surrey. The report highlights the over-representation of Indigenous peoples in the homeless population (31% in 2020 when 2.2% of Surrey residents identified as Indigenous on the 2021 census) and provides quantitative and qualitative information on the Indigenous experience of homelessness in Surrey.

The Finding Our Way Home report includes two recommendations: the need for immediate coordinated action by the federal, provincial and municipal governments to create deeply affordable housing, with and without supports for Indigenous people in Surrey; and the need to create and implement a strategy to increase local Indigenous capacity to develop affordable housing in Surrey.

One of the preliminary guiding principles for developing the new Homeless Plan is “reconciliation and Indigenous-led housing solutions”. The new Homeless Plan will align with and amplify SUILC’s recommendations.

DISCUSSION

The 2013 Master Plan for Housing the Homeless is nearly 10 years old and circumstances involving housing and homelessness have changed significantly since its creation. The cost of living continues to rise beyond local incomes. Housing affordability is now even more of an issue in Surrey, especially for low- and moderate-income renters. There is an urgent need to improve access to health services and housing for people with high and complex needs, particularly those with concurrent mental health, substance use, and physical health challenges. Vulnerabilities caused by decreasing affordability have been exacerbated by the COVID-19 pandemic, the overdose crisis, and recent extreme weather events.

Rates of homelessness have risen across Metro Vancouver in recent decades. Surrey has seen an increase of 64% since 2005. With 644 homeless people counted in Surrey in the 2020 Metro Vancouver Point-in-Time Count, Surrey holds the second highest prevalence of homelessness in the region, and without intervention this trend is likely to continue as its population grows.

A rapid increase in Surrey’s affordable and supportive housing supply is required to address the critical shortfall, as well as a focus on prevention to create a coordinated homelessness servicing system, where people can access the housing, services, and supports they need at the right time. The City cannot address the challenge alone and partnerships with senior levels of governments, as well as collaboration across the homelessness, housing, and health sectors, is required.

Strategic Approach

The proposed strategic approach for developing a new Homelessness Plan is outlined in detail in Appendix “I”. This strategic approach considers: the current data on homelessness and housing affordability in Surrey; research on what works well or promising practices; and current federal and provincial funding opportunities.

The strategic approach includes the following seven key areas:

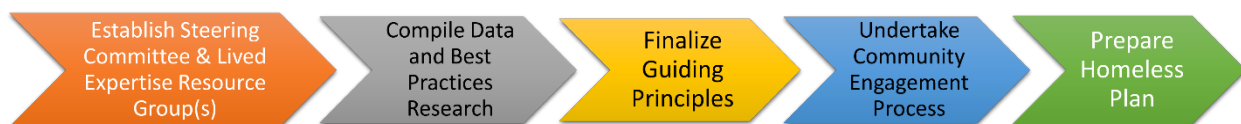
1. **Establish guiding principles for the development of the Homeless Plan** – ten preliminary guiding principles have been identified through a review of good practices and case studies relevant to the Surrey context. These will be reviewed and updated through the proposed community engagement process.
2. **Understand community needs and develop targets** – this section will include several data points, including estimating the total number and types of new housing and health supports required to meet existing and projected need; identify the potential municipal land acquisition requirements; estimate the capital and operating costs as a basis for

securing funding; develop a better understanding of the needs of unhoused residents by enhancing data sharing, and integration; inform the non-profit and health sector's roles to build and operate housing and provide services; as well as to evaluate the plan's level of impact overtime;

3. **Develop a coordinated prevention and response strategy** – this section will outline methods to improve systems navigation, build community resiliency, improve access to integrated data to better understand the needs of unhoused Surrey residents, and establish a coordinated approach with early interventions and responses to end homelessness, and to assist people to move along the housing continuum. This effort will require a systems-based approach with collaboration from the non-profit and social services network, people with lived expertise, as well as multiple ministries;
4. **Confirm the City of Surrey's role as champion** to develop and implement the new Homelessness Plan, including: coordinating senior government partnerships; advocating for system navigation improvements and enhancing collaboration across the housing and health sectors; as well as implementing prioritized City-led actions including expediting affordable housing supply through new policies and regulations, and identifying and/or acquiring land to lease for new housing;
5. **Undertake a meaningful community engagement process** to inform the development and implementation of the plan. The process will consult with people with living and lived expertise of homelessness, and with broad sectors to initiate a systems-based response through consultation with broad sectors and groups, as well as with the public at large to improve community understanding of the issues and develop support for the plan;
6. **Establish partnerships and secure agreements** with the provincial and federal governments for multi-year funding commitments to develop the affordable and supportive housing needed to address and prevent homelessness in Surrey; and
7. **Adopt an implementation and management framework** that establishes clear roles and builds in accountability to the plan's actions and timeline, as well as helps to efficiently address emergent issues or roadblocks throughout the process. Part of the framework proposes that staff and an intergovernmental steering committee regularly report to Council to monitor and evaluate progress and level of impact overtime.

Next Steps

The strategic approach outlines the process and timeline for developing the new Homelessness Plan.



Key activities include:

- Establishing and convening the necessary committees structure overseen by a Plan Steering Committee composed of government, non-profit and other key stakeholders that will provide advice and guidance of the development of the Homelessness Plan.
- Convening a Lived Expertise Resource Group or Involvement of Existing Groups and Networks to contribute knowledge on needs and solutions and provide feedback on the Homelessness Plan. There will be continued involvement of people with lived expertise in the Homelessness Plan's implementation;
- Engaging with Indigenous partners in a manner that is culturally sensitive and responsive to community needs. Engagement with the urban Indigenous community will be guided by SUILC's Community Engagement Policy;
- Compiling data and best practice research;
- Undertaking a robust community engagement process that will involve the following key stakeholders:
 - Provincial and federal governments and Fraser Health;
 - People with lived and living expertise of homelessness;
 - The homelessness services sector including government ministries, non-profit organizations, Indigenous partners, the business sector, landlords, and academics; and
 - Surrey residents at large.
- Developing the Homelessness Plan for Council's consideration by Q4 2023.

While the proposed strategic approach is being developed, the City will continue to address homelessness, including facilitating the development of new supportive and affordable housing projects while the Homelessness Plan is being developed.

SUSTAINABILITY CONSIDERATIONS

The Surrey Homelessness Prevention and Response Plan supports the objectives of the City's Sustainability Charter 2.0. In particular, this initiative supports the Sustainability Charter 2.0 theme of Inclusion. Specifically, this initiative supports the following Desired Outcomes ("DOs") and Strategic Direction ("SD"):

- Housing DO12: Everyone in Surrey has a place to call home;
- Housing DO13: Appropriate and affordable housing is available to meet the needs of all households in Surrey; and
- Housing SD11: Ensure development of a variety of housing types to support people at all stages of life.

CONCLUSION

Housing is a basic human necessity and a human right. The lack of a home deprives individuals and families of dignity and the opportunity to thrive and it also has negative impacts on the community as whole. The proposed strategic approach to develop the new Surrey Homelessness Prevention and Response Plan will bring together key partners to collaborate on identifying priorities and solutions. Staff are seeking Council endorsement of the strategic approach and authorization to proceed with the development of the Homelessness Prevention and Response Plan to replace the Master Plan for Housing the Homeless in Surrey which was adopted by Council in 2013.

Terry Waterhouse
General Manager, Community Services

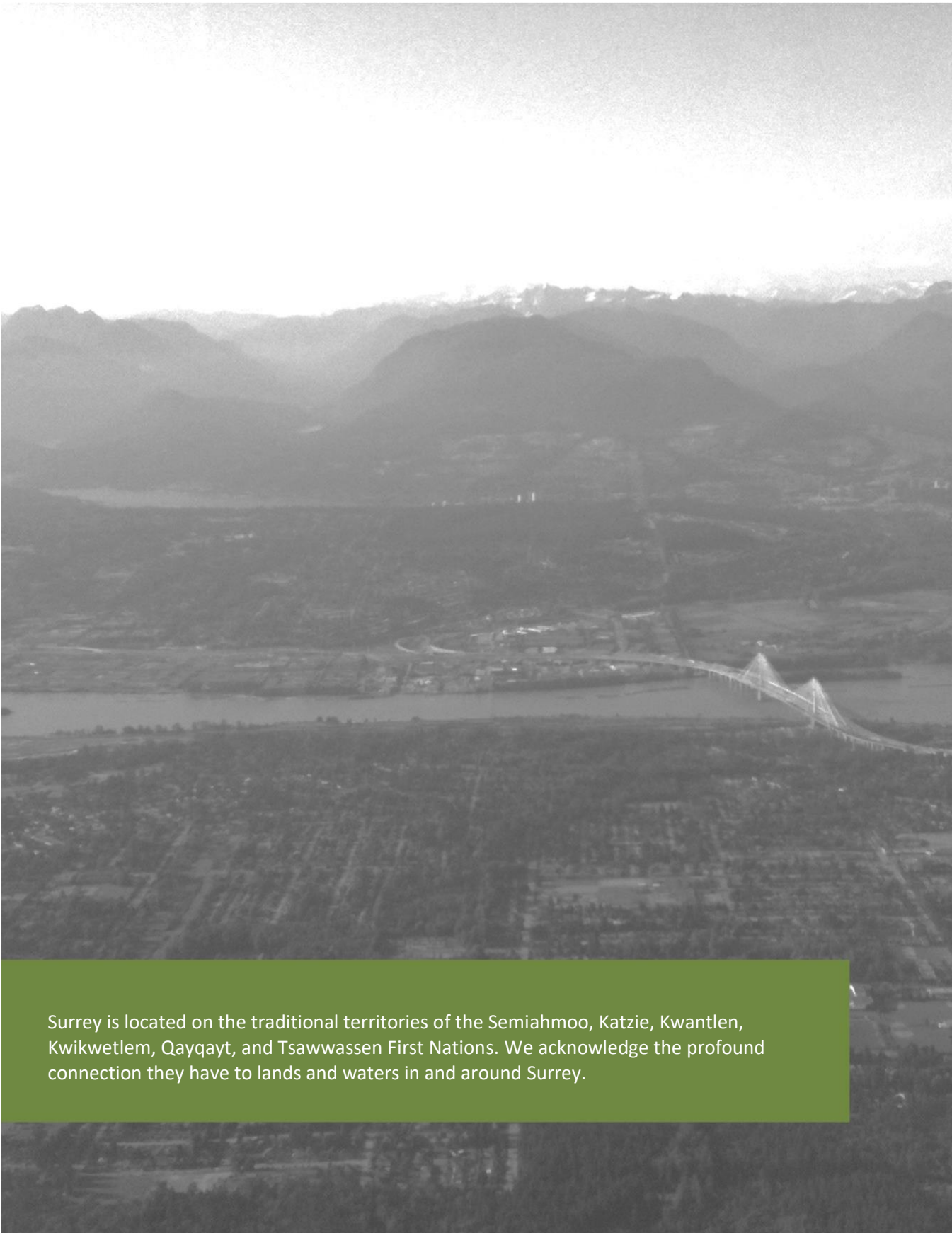
Appendix "I": A Strategic Approach for Developing the Surrey Homelessness Prevention and Response Plan

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CITY OF SURREY,
COMMUNITY SERVICES DEPARTMENT

**A STRATEGIC APPROACH
FOR DEVELOPING THE
SURREY HOMELESSNESS
PREVENTION AND
RESPONSE PLAN**

■ 2022



Surrey is located on the traditional territories of the Semiahmoo, Katzie, Kwantlen, Kwikwetlem, Qayqayt, and Tsawwassen First Nations. We acknowledge the profound connection they have to lands and waters in and around Surrey.

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EXECUTIVE SUMMARY



TIMBER GROVE, SURREY

Timber Grove is a three-storey building providing 52 studio apartments, as well as a communal kitchen and dining area, laundry room, office, and storage space. Coast Mental Health operates the facility as well as provides on-site services, including meal preparation, job skills training, and 24/7 support.

Executive Summary

This document outlines a Strategic Approach to develop a Homelessness Prevention and Response Plan in Surrey. By 2030, Surrey is projected to become the largest City in the province of British Columbia. Surrey's *Master Plan for Housing the Homeless* (2013) is nearly 10 years old and circumstances involving housing and homelessness have changed significantly. Rates of homelessness have risen across Metro Vancouver in recent decades, and particularly in Surrey which experienced a 64% increase between 2005 and 2020. Surrey now holds the second highest prevalence of homelessness in the region, and without intervention this trend is likely to continue as its population grows. The City has an opportunity to develop a new plan to rapidly increase the affordable and supportive housing supply and to achieve a functional zero end to homelessness. This would mean that mechanisms are in-place to prevent homelessness before it is experienced, as well as that when it does occur a coordinated, systemic response is initiated to ensure that it is a rare, brief, and non-recurring experience.

Surrey's newly created Community Services Department's Housing and Social Development Division is well positioned to lead the planning process. However, the City cannot address this challenge on its own, and partnership with senior governments is imperative. The timing for this process is right, as historic levels of provincial and federal funding for affordable housing are currently available and can be invested at the local level over the next three years. Surrey's projected population growth along with the Skytrain expansion also offer important opportunities to improve housing affordability, supply, and choice.

The proposed strategic approach for developing a new Homelessness Prevention and Response Plan includes the following seven key strategies:

1. Establish guiding principles;
2. Understand community needs and develop housing targets;
3. Develop a coordinated prevention and response strategy;
4. Confirm the City of Surrey's role as a champion;
5. Undertake a meaningful community engagement process;
6. Establish partnerships with senior government and secure agreements; and
7. Adopt an implementation and management framework.

INTRODUCTION



QUIBBLE CREEK, SURREY

Developed in partnership with BC Housing, City of Surrey, and Fraser Health, Quibble Creek opened in 2012 and includes 52 furnished studio apartments designed to provide safe, structured, and affordable post-treatment transitional housing, as well as 15 short-term treatment beds. Fraser Health operates the Surrey Sobering Assessment Centre and other health care service on-site.

Introduction

Surrey's Master Plan for Housing the Homeless (2013) is nearing 10 years old and a new plan is warranted to respond to the changing context. The costs of living have risen beyond local incomes and there are signals that there may be a looming recession. Housing affordability is now even more of an issue in Surrey, especially for low- and moderate-income renters. There is a need to improve access to health services and housing for people with high and complex needs, particularly those with concurrent mental health, substance use, and physical health challenges. Vulnerabilities caused by decreasing affordability have been exacerbated by the COVID-19 pandemic, the overdose crisis, and recent extreme weather events caused by the climate emergency.

This document outlines a strategic approach to creating a comprehensive pathway to assist individuals and families to move from homelessness to housing (supportive housing and independent). It is informed by data analysis, a good practices review, and considers other relevant initiatives currently underway.

There is an urgent need for a new Homelessness Prevention and Response Plan in Surrey. By 2030, Surrey is projected to become the largest City in the province of British Columbia. The incidence of homelessness has been increasing across Metro Vancouver in recent decades. Between 2005 and 2020, rates of homelessness in Surrey have increased by 64%, largely because of the city's population growth and the lack of housing supply region wide. In 2020, a minimum of 644 people in Surrey were in urgent need of housing and experiencing homelessness, including 173 people sleeping in spaces unsuitable for human habitation (2020 Metro Vancouver Homeless Count). Surrey has the second highest prevalence of homelessness in the region and without intervention this trend will likely continue as its population grows. There are several population groups who are at disproportionate risk of homelessness, including people with complex mental health and substance use issues, women and women-led single parent households with children, youth, and Indigenous households – particularly Indigenous women (see Appendix A: Background Data Summary, page 31).

A rapid increase in Surrey's affordable and supportive housing supply is required to address the critical shortfall, as well as a focus on prevention to create a coordinated homelessness servicing system, where people can access the housing, services, and supports they need at the right time. The City cannot address the challenge alone and partnership with senior governments, as well as collaboration across the homelessness, housing, and health sectors, is required. Although a significant challenge, the goal of attaining a functional zero end to homelessness in Surrey is achievable by undertaking the Strategic Approach outlined within this document.

SCOPE



ROSEWOOD, SURREY

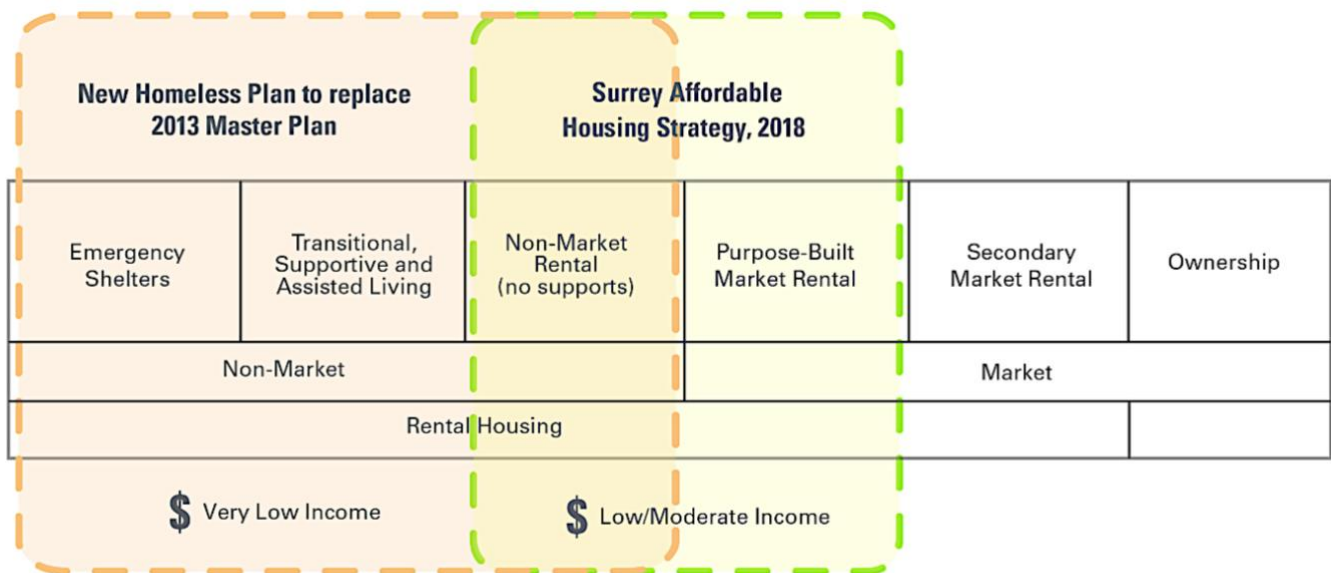
Opened in 2022, this building includes 40 emergency shelter rooms and 57 apartments for women and children, with a portion of homes dedicated for young Indigenous women. There are health services on-site, including a dental clinic and medical clinic. The building is operated by the Elizabeth Fry Society.

Scope

The Homelessness Prevention and Response Plan will replace the existing *Master Plan for Housing the Homelessness* (2013) and focus on supporting the needs of the community’s most vulnerable residents; those earning very low and low incomes and currently experiencing homelessness or are at-risk of homelessness, particularly those with complex care needs.

The approach outlined below will complement and align with the *Surrey Affordable Housing Strategy* (2018), which focuses on ensuring adequate supply of purpose-built market and non-market rental housing that is affordable to low- and moderate-income households (see Figure 1: Surrey’s Housing and Homelessness Initiatives, which has been adapted from the *Affordable Housing Strategy*).

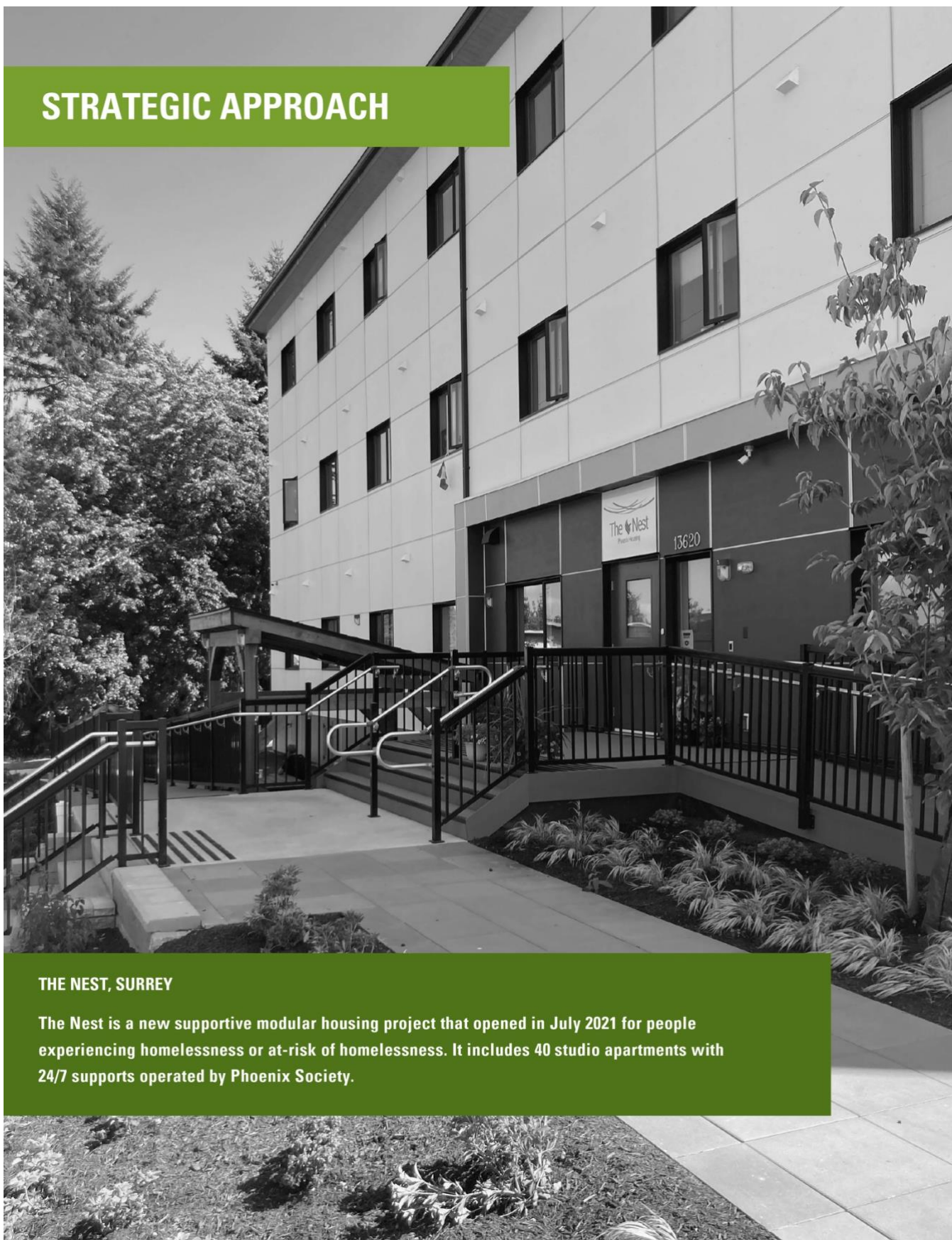
Figure 1: Surrey’s Housing and Homelessness Initiatives



The success of Surrey’s homelessness prevention and response efforts is contingent upon the availability of affordable housing so that residents of all incomes can access and maintain housing that meets their needs.

Housing shortages, particularly rental housing shortages, disproportionately impact low-income residents and increase the risk of homelessness and the potential displacement of residents from the area. In this way, *Surrey’s Affordable Housing Strategy* and the forthcoming Homelessness Prevention and Response Plan’s efforts are mutually reinforcing, and should be considered in alignment.

STRATEGIC APPROACH



THE NEST, SURREY

The Nest is a new supportive modular housing project that opened in July 2021 for people experiencing homelessness or at-risk of homelessness. It includes 40 studio apartments with 24/7 supports operated by Phoenix Society.

Strategic Approach

The strategic approach for developing a new Homelessness Prevention and Response Plan in Surrey includes seven key strategies:

- 1. Establish guiding principles** through a review of good practices and the community engagement process.
- 2. Understand community needs and develop targets** to estimate the total number and types of new housing and health supports required to meet existing and projected need; to identify the potential municipal land acquisition requirements; estimate the capital and operating costs as a basis for securing funding; develop a better understanding of the needs of unhoused residents by enhancing data sharing, and integration; inform the non-profit and health sector's roles to build and operate housing and provide services; as well as to evaluate the plan's level of impact overtime.
- 3. Develop a coordinated prevention and response strategy** to improve systems navigation, build community resiliency, improve access to integrated data to better understand the needs of unhoused Surrey residents, and establish a coordinated approach with early interventions and responses to end homelessness, and where possible, assist people to move along the housing continuum. This effort will require a systems-based approach with collaboration from the non-profit and social services network, people with lived expertise as well as multiple ministries.
- 4. Confirm the City of Surrey's role as champion** to develop and implement the new Homelessness Prevention and Response Plan, including coordinating senior government partnerships; advocating for system navigation improvements and enhancing collaboration across the housing and health sectors; as well as implementing prioritized City-led actions including expediting affordable housing supply through new policies and regulations, and identifying and/or acquiring land to lease for new housing.
- 5. Undertake a meaningful community engagement process** to inform the development and implementation of the plan. The process will consult with people with living and lived expertise of homelessness, and with broad sectors to initiate a systems-based response through consultation with broad sectors and groups, as well as with the public at large to improve community understanding of the issues and develop support for the plan.
- 6. Establish partnerships and secure agreements** with the provincial and federal governments for multi-year funding commitments to develop the affordable and supportive housing needed to address and prevent homelessness in Surrey.

- 7. Adopt an implementation and management framework** that establishes clear roles and builds in accountability to the plan's actions and timeline, as well as helps to efficiently address emergent issues or roadblocks throughout the process. Part of the framework proposes that staff and an intergovernmental steering committee regularly report to Council to monitor and evaluate progress and level of impact overtime.

1. Establish Guiding Principles

The Strategy will be guided by the following principles that have been derived from good practices and case studies relevant to the Surrey context (see Appendix B: What Works Well – Promising Practices, page 38). These preliminary guiding principles will be further updated following engagement:

- **Housing as a Human Right:** Housing is a basic human necessity and a human right. All people have the right to live somewhere in security, peace, and dignity.
- **Lived and Living Expertise and Person-Centered Approach:** Homelessness is the result of several underlying, complex, and intersectional factors and there is no 'one size fits all' solution. Listening to and amplifying the voices of people with lived and living experiences of homelessness as experts enables a better understanding of unique needs and informs the development of effective solutions.
- **Focus on Prevention:** Stopping or greatly reducing risk is the most effective approach to ending homelessness. It is well established that homelessness prevention is not only more cost effective than operating emergency response services, but it also avoids the harm and trauma experienced by community members when in crisis and builds healthier and more resilient communities.
- **Health and Housing are Interrelated and Equally Necessary:** It is essential to intentionally consider how residents can access adequate levels of healthcare and health supports in all new projects, which may range from integrated enhanced care to referrals to external services.
- **Housing First:** The leading evidence-based approach to ending homelessness focuses on quickly moving people experiencing homelessness into permanent housing that suits their needs, with individually tailored supports and services. Low barrier policies ensure people can access the housing and services needed without prejudice or preconditions.
- **Rapid, Coordinated, and Systems-Based Response:** Homelessness is a challenge that involves multiple sectors and systems. Coordination of all levels of government, the non-profit sector, health authorities, Indigenous partners, academics, and people with lived expertise is required to initiate a successful response. Part of a coordinated response includes rapidly increasing the supply of affordable housing with and

without supports that meet the diverse needs of residents. For example, modular housing has become a viable option that can be constructed in approximately 12 to 18 months.

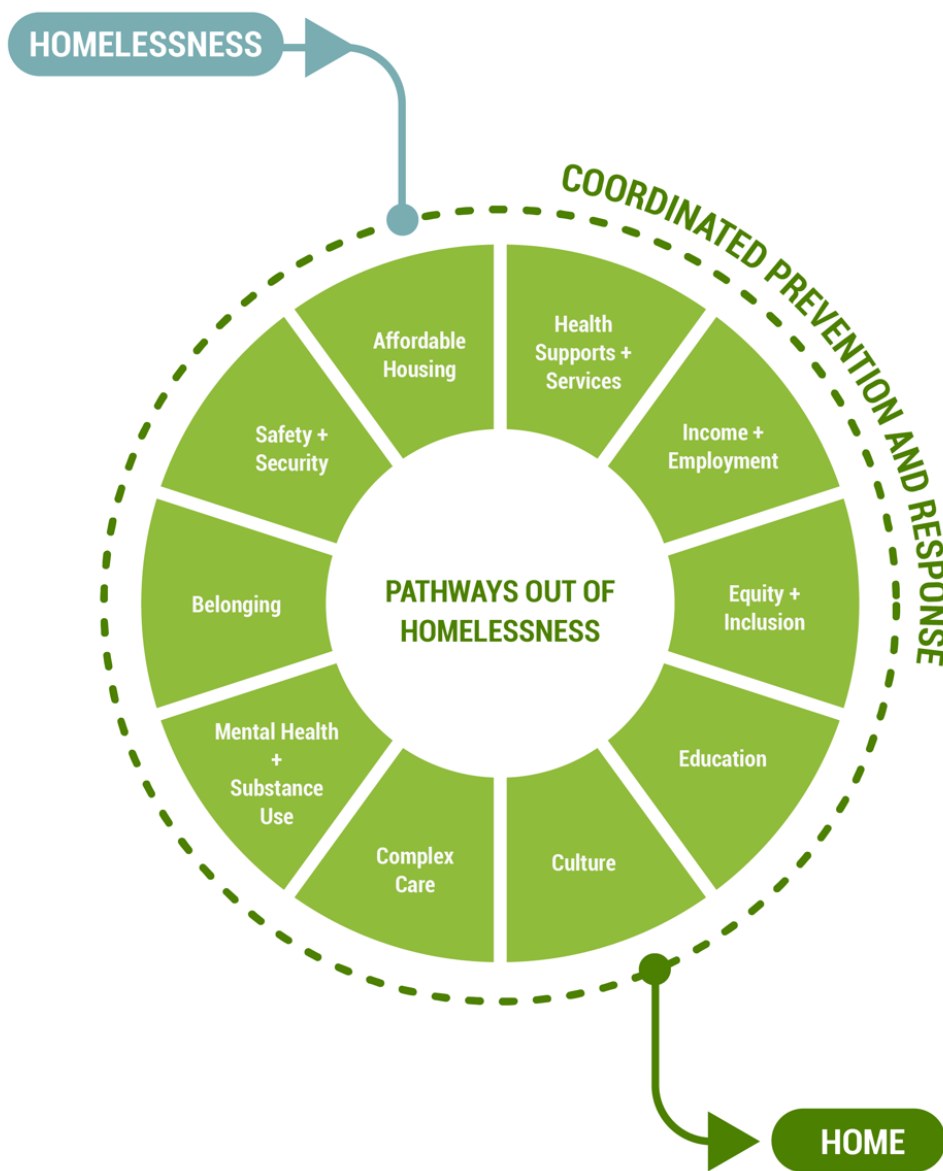
- **Accountable Leadership and Committed Partners:** To achieve the plan’s objectives, partnerships, and multi-year funding commitments with all levels of government are required. Surrey can initiate the planning process and contribute through policy, regulatory, and direct assistance including leasing land to build new affordable housing.
- **Reconciliation and Indigenous-Led Housing Solutions:** Listening to and learning from Indigenous partners to understand Indigenous experiences and definitions of homelessness is crucial to creating community-driven, culturally-informed, and responsive solutions. The Surrey Urban Indigenous Leadership Committee recommends: acknowledging that Indigenous people should design and deliver Indigenous housing and services; and supporting the growing capacity of Indigenous organizations to deliver Indigenous services to Indigenous people.
- **Quality Design and Permanent Stock:** Well-designed housing that is safe, durable, and dignified can support residents to transition out of homelessness. Design features can help to meet the unique needs of priority populations and integrate the affordable housing into the surrounding neighbourhood. Design also offers opportunities to be flexible and responsive to community needs, such as converting emergency shelter units to permanent housing. New housing needs to be permanent (i.e., secured for a minimum of 20 years) so that it contributes to growing Surrey’s stock of affordable housing.
- **Equitable and Inclusive Communities:** When all residents are healthy and housed, everyone benefits. The most effective way to reduce community impacts of homelessness is to create robust and distributed affordable housing options. However, the location of affordable housing, particularly for people experiencing homelessness or at-risk of homelessness, is often controversial within a municipality. Affordable housing should be situated in locations that offer easy access to public transportation, grocery stores, parks, and other neighborhood amenities. Offering affordable housing options throughout a municipality rather than concentrating it in one or few locations is important for offering choice, social integration, and to reduce the potential for stigmatization. Gaining public awareness, understanding, and support for affordable housing and homelessness response is an essential component of the strategic approach.

2. Understand Needs and Develop Targets

Understanding the causes of homelessness is a necessary first step when developing solutions. Homelessness is a societal failure to ensure that adequate systems, funding, and supports are in-place so everyone can access safe and secure housing.

There is no one pathway in or out of homelessness, but rather, there are multiple pathways that reflect an individual's unique experience. Figure 2 illustrates the tangible solutions to homelessness, which together address a community's diversity of needs through a coordinated systems-based approach:

Figure 2: Pathways out of homelessness



An analysis of the community's housing and support needs, including identifying priority population groups experiencing disproportionate risks of homelessness, has been included in Appendix A: Background Data Summary (page 31). During the planning process, a set of key indicators will be developed to further understand community needs in Surrey.

Clear targets will be established to estimate the total number and types of new housing required to meet existing and projected need; to identify the potential municipal land acquisition requirements; estimate the capital and operating costs as a basis for securing funding; inform the non-profit sector's role to build and operate housing and services; as well as to evaluate the plan's level of impact overtime.

Data is critical to understanding the needs of the homeless and at-risk population. Consideration will need to be given to identifying: available data sources; data sources that exist but are not accessible to the municipality; and gaps in data.

- It is crucial to gather a better understanding of the needs of people who are unhoused, particularly those who do not access community services, who experience barriers to accessing services, or for whom the appropriate services do not exist. The data that does exist is limited, and there are many privacy considerations which restrict coordination amongst organizations as well as health and housing sectors broadly.
- Homeless counts are important but are broadly accepted to be an undercount and unable to fully capture hidden or transitional homelessness, as well as those not accessing services due to barriers. Additionally, the counts do not capture the risks of homelessness due to the potential loss of affordable housing over time.
- The provincial government's Data Innovation Program has aggregated and anonymized data from multiple sources including the B.C. Employment and Assistance data, BC Housing's Homeless Individuals and Families Information System (HIFIS) Emergency Shelter Program, and Ministry of Health's Medical Services Plan (MSP). Phase 1 of this new program has published aggregated and anonymized data at the provincial and regional scales in 2019, however, no data is currently available at the local level. There is an opportunity for the City of Surrey to advocate for data enhancements and innovation to better understand community needs at the local scale.
- Communities across Canada have been addressing these data gaps by creating 'by-name lists,' which are comprehensive lists of the people who are experiencing homelessness in a local area. Understanding who is unhoused and what their unique needs are, enables a coordinated and timely response to be actioned at a systems level. The process of creating a By-Name List in Surrey could include:

- > The Homeless Individual and Family Information System (HIFIS), currently in use by BC Housing funded operators, could be used to collect, hold, manage and report a By-Name List.
- > Community dashboards can enable live data updates in real time and can support efficient monitoring and reporting of the progress made towards ending homelessness in a community.
- > To protect the privacy, safety and dignity of the people whose information is collected, clear and consistent guidelines need to be established to accompany the use of the By-Name list.

INDICATORS

Indicators of housing need may include but are not limited to:

- Homeless counts;
- Shelter occupancy levels;
- Vacancy rates of the primary rental market;
- Prevalence of core housing need over time, by priority population and other factors of interest; and
- Prevalence of chronic and acute homelessness over time.

TARGETS

Targets may include but are not limited to:

- The number and type of housing units with estimated dates for starts to completions;
- Unit allocations and approvals required, and order of magnitude capital and operating funding required by senior governments;
- Rental vacancy rates being at a healthy level (approximately 3%);
- Integrated support services including for those with complex health needs;
- Partnership agreements to be secured; and
- Collateral roles and policies adopted.

3. Develop a Coordinated Prevention and Response Strategy

Although having enough of the right type of affordable housing is one of the primary methods of addressing homelessness, more is required to ensure timely access to the support and services people need to stay healthy and housed.

A well-coordinated homelessness prevention and response strategy is needed to achieve a functional zero end to homelessness. An integrated and coordinated health and housing system is required to ensure that people can access the right housing and supports, at the right time, and where possible, be assisted to move along the housing continuum.

Currently, the BC Housing Coordinated Access Table is considered an effective process for referring people to emergency shelters and supportive housing. However, this Table does not support people who are unsheltered or accessing the Emergency Weather Response Shelters, or for people who experience barriers to accessing existing supportive housing and emergency services.

There are other existing collaborations in Surrey, including joint planning between the City of Surrey, BC Housing and Fraser Health. There are also programs that support people to transition from homelessness. These include the City of Surrey Street Smart program, BC Housing Homeless Outreach program, and Fraser Health's new IHART program. However, there is a need to coordinate all these efforts to provide a proactive and coordinated Homeless Response System that moves people from homelessness to housing, and along the continuum of housing and support options.

Currently the police respond to mental health crises. This needs to be replaced with non-police response teams that can support people in need of urgent mental health emergency supports.

Prevention can take place at many stages before and after homelessness has occurred, including:

- **Preventing risks of homelessness:** by building community resiliency, wellness, and affordability through investment in robust social, housing, and health services;
- **Preventing homelessness where risks exist:** initiating early interventions to reduce and address risks; and
- **Preventing reoccurrence:** put in-place a structure so that person-centered supports, services, and housing are rapidly available when homelessness is experienced.

Collaboration with the social services sector, including non-profit, faith based, and governmental organizations, is needed to review the homelessness serving system and shift away from individual emergency response programs. Solutions can be developed including system-level data and information sharing, and performance metrics and analysis. Process mapping could be used for this engagement, where the pathways in and out of homelessness in Surrey are graphically presented to identify gaps, barriers, redundancies, and opportunities to coordination.

There is no 'one size fits all' approach and the unique needs of priority population groups will be centered in the prevention strategy. Priority groups in Surrey include, but are not limited to, youth, women, women-led single

parent households, families, 2SLGBTQIA+, seniors, Indigenous households, and people with complex mental health and substance use issues.

4. Confirm the City of Surrey's Role as Housing Champion

The City of Surrey can make the most impact to address the current affordability crisis as a housing champion by initiating this process and convening partners, as well as by providing direct assistance, establishing new policies and regulations, and advocating for senior government action. There may be federal funding available to assist Surrey in these efforts. City staff and leadership will be engaged to confirm the City's role as champion, as well as to identify and implement organizational actions to advance the Homelessness Prevention and Response Plan.

DIRECT ASSISTANCE

- Leasing land for affordable housing is one of the most impactful municipal contributions.
- Capital contributions from the City's Affordable Housing Reserve Fund and property tax waivers and fee waivers, including Development Cost Charges and Building Permit fees, all help to reduce operating costs and deepen rent affordability. Municipalities may administer federal capital grants; for example, Surrey has and can further administer Rapid Housing Initiative (RHI) funding.
- There may be opportunities to leverage the new federal Housing Accelerator Fund to offer per-door housing incentives or support improving housing planning and delivery processes for more efficient or automated approvals. This program aims to create 100,000 units over the next five years.

REGULATORY

- Expediting the approvals process and prioritizing affordable housing applications can reduce risk and costs to the project, as well as help to encourage more local investments in affordable housing from senior government. Additionally, an internal champion for affordable housing development applications would usher and advocate for applications across departments throughout the approvals process. This champion would bring issues and roadblocks to senior leadership for discussion and resolution as needed.
- Pre-zoning with density bonusing for affordable, especially non-market, housing can be quite effective in bridging the funding feasibility gap for non-profit developers.

POLICY

- Policies can help to guide housing requirements during the development application process, such as family housing and accessible/adaptable housing policies.

- Inclusionary housing policies are a technique used to generate land contributions or affordable units onsite as part of rezoning private developments with increased density.

ADVOCACY

- Through this strategic approach, the City of Surrey can play a vital role of coordinating key partners to identify systemic gaps, barriers, and challenges in the homelessness serving network. Once identified, the City can advocate for senior government action, funding, legislative changes, and other commitments as needed to address homelessness in Surrey. An important opportunity will be to advocate for access to better data and integration across sectors and organizations to enable a coordinated response.

5. Undertake a Meaningful Community Engagement Process

Community engagement will be an integral component of developing the plan and an understanding of the housing and homelessness challenges in Surrey.

The objectives of the engagement process are to:

- Engage the provincial and federal governments as well as Fraser Health to enter into partnership agreements, with secured multi-year funding commitments.
- Center and amplify the voices of people with lived and living expertise of homelessness to better understand systemic barriers and gaps, as well as to share stories to humanize the diverse and local experiences of homelessness.
- Consult the homelessness services sector broadly to understand the challenges and issues, identify opportunities to enhance coordination, and solicit buy-in for a new systems-based approach. Groups that will be engaged include Fraser Health; Metro Vancouver; provincial ministries such as Social Development and Poverty Reduction; Children and Family Development, non-profit housing providers and community agencies; people with lived and living expertise; Indigenous partners; the business sector; criminal justice; landlords; academics, and the community at large.
- Educate the public about the challenges of homelessness to reduce stigma, bust common myths and misconceptions about homelessness, as well as encourage broad community support for the plan.

Two phases are proposed:

PHASE 1: INFORM + CONSULT

- Activities will vary based on the needs and preferences of each stakeholder group, but will likely include focus groups, meetings, workshops, and interviews with key informants with specialized knowledge.

- Key partners, including the provincial and federal governments and Fraser Health, will be engaged to discuss shared outcomes, identify opportunities for coordination, and begin to consider funding commitment parameters.
- People with lived expertise will be engaged through the formation of a Lived Expertise Resource Group or through consultation with existing local groups and networks. Ongoing and timely input will be sought throughout the process, including identifying system gaps, barriers, and potential solutions, as well as developing approaches to best engage vulnerable residents. Group participation barriers will be reduced, including providing honorariums. Membership may include peer workers, community members, advocates, and non-profit staff to be referred by local community services organizations. Local groups and networks may include the Community Action Team on opioid use and the Surrey Urban Indigenous Committee Guide Groups.
- Direction from Indigenous partners will guide engagement activities to ensure they are culturally sensitive and responsive to community needs, including consideration of capacity and appropriate protocols. The Surrey Urban Indigenous Leadership Committee's Community Engagement Policy will guide engagement efforts with the urban Indigenous population.

PHASE 2: FEEDBACK LOOP + IMPLEMENTATION

- Phase One findings will be analysed, reported out through an engagement summary, and inform the draft plan.
- The draft plan will be shared broadly for additional input and refinement, including circulating to groups previously engaged in Phase One. Activities may include publishing the plan on the project website, with a virtual questionnaire and/or short summary video.
- At this time, stakeholders and the Lived Expertise Resource Group will review the draft plan, as well as support the development of the implementation and monitoring framework.
- Public education activities will take place at this time to build awareness and understanding of homelessness, with a focus on sharing stories that humanize the issue and illustrate the pathways in and out of homelessness, as well as the community benefits of ending homelessness.

6. Establish Partnerships and Secure Agreements

The Strategic Approach will engage provincial and federal governments, as well as Fraser Health, to secure multi-year funding commitments in Surrey. There is currently significant funding available that can be leveraged at the

local level to address unique and diverse needs across the housing spectrum (see Figure 3 and Appendix C: Available Funding Programs).

Figure 3: Available Funding Programs



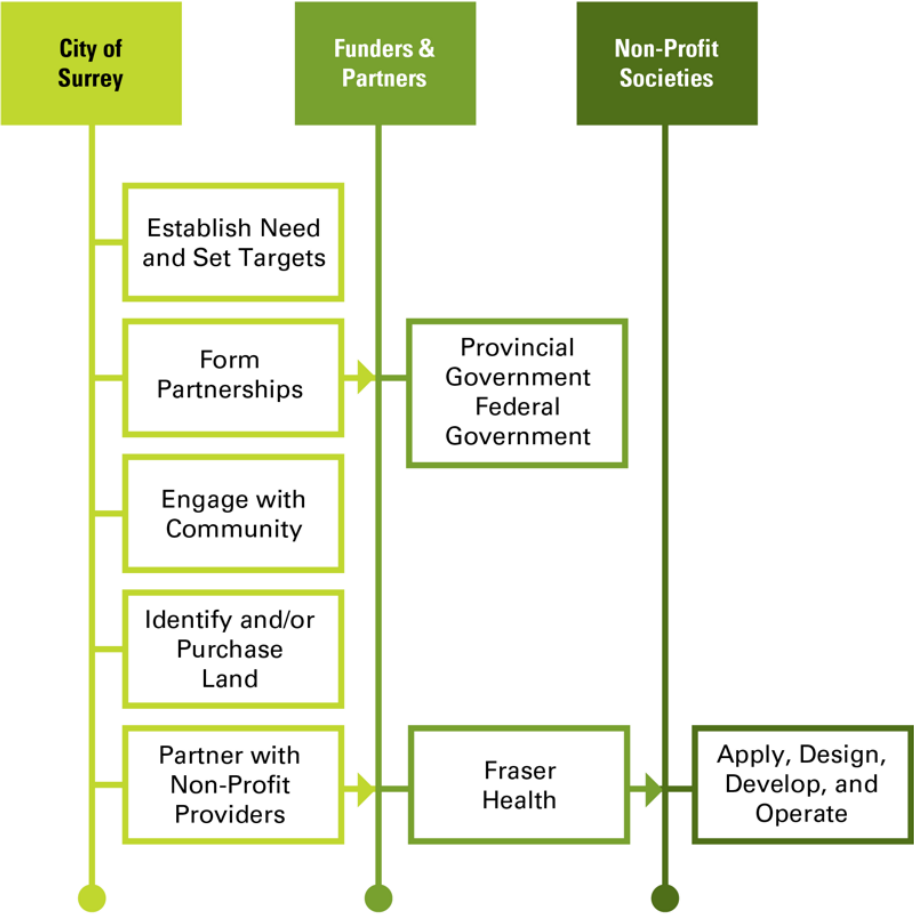
Although historic levels of affordable housing funding are available, there are currently no sustained or reliable multi-year funding sources available:

- Provincial affordable housing funding programs operate on a request for proposals (RFP) basis, without a regular period between calls. It is challenging for proponents to be ready to apply without knowing the expected timelines and many have limited funds to repeatedly update previous feasibility studies.
- Federal programs are less time restricted but generally operate on a project-by-project basis. Local governments and non-profit housing providers are reliant on senior government funding to create new affordable housing; however, they are unable to anticipate the number of affordable homes that will receive funding in their area at any given time.

Partnerships with local, provincial, and federal governments will secure multi-year funding commitments to address the plan’s established targets. Examples of other regional cross-governmental partnerships are included in Appendix B: What Works Well – Promising Practices (page 38).

Collaborators will include Fraser Health and non-profit societies. The roles of partners during the plan’s development and implementation are visualized in Figure 4.

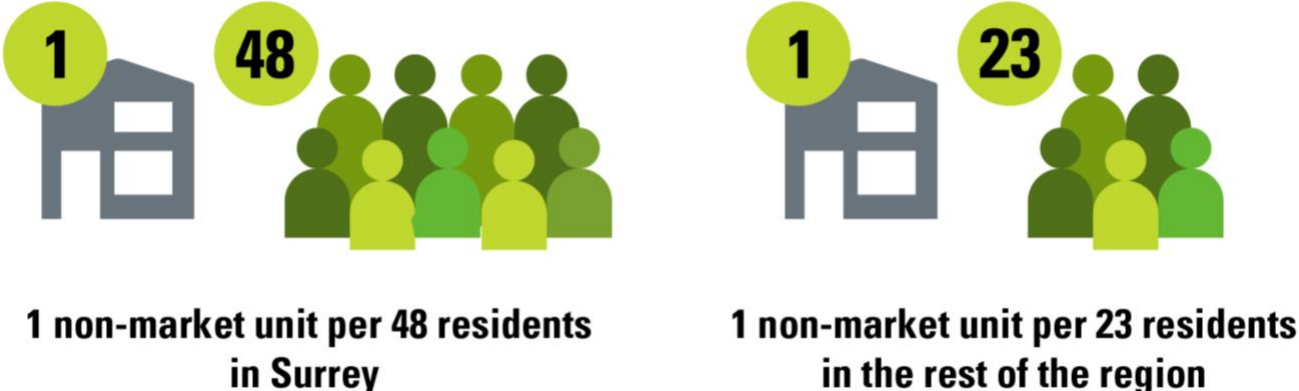
Figure 4: Strategic Approach Roles and Collaboration



The City of Surrey and the Province of B.C. have had a series of partnerships since 2008 and in 2021, three new supportive modular housing projects opened with 139 homes for people experiencing homelessness or at-risk of homelessness. In 2022, with contributions from both the Provincial and Federal Government, six new supportive housing and shelter projects have opened or are under development, providing a total of 387 new homes or beds. For the first time, Fraser Health is contributing to new complex care units in one of the new projects. The new Homelessness Prevention and Response Plan offers an opportunity to renew, enhance, and expand these

partnerships. Although significant strides have been made in recent years, more work needs to be done to address the critical shortfall of affordable housing in Surrey (see Figure 5).

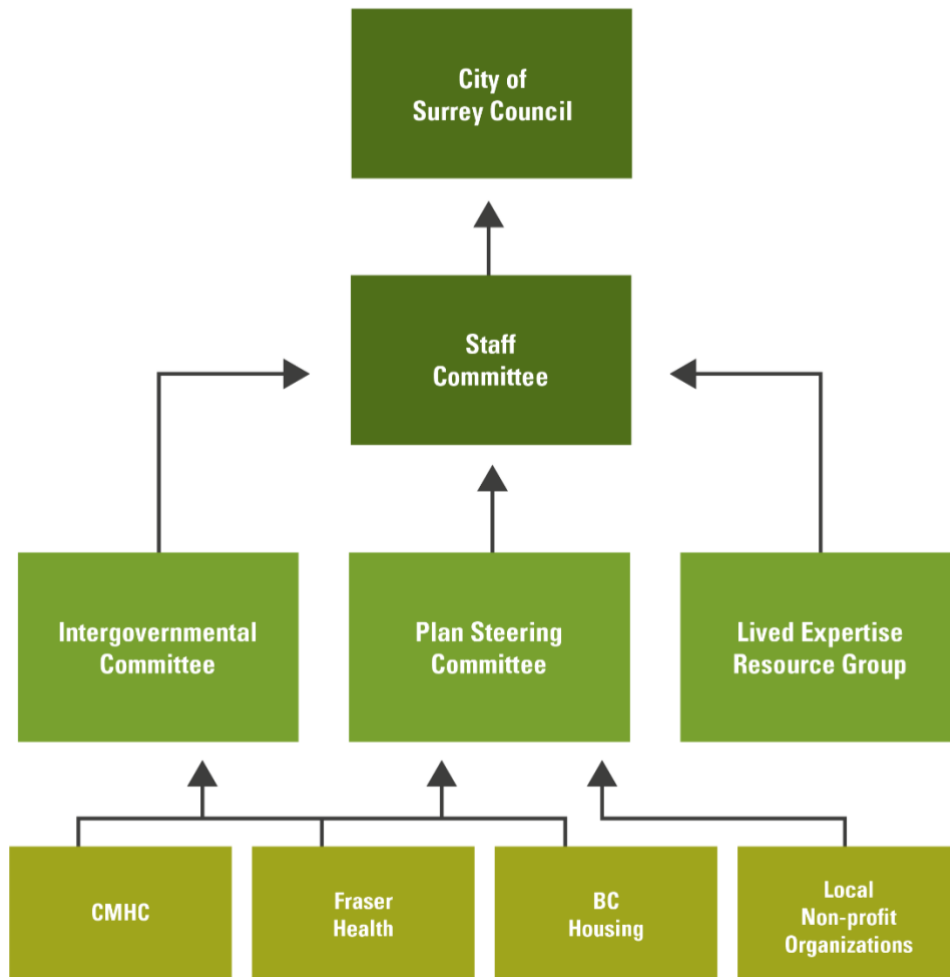
Figure 5: Surrey’s Non-Market Housing Stock vs. Metro Vancouver



7. Adopt an Implementation and Management Framework

A framework has been developed to effectively manage the plan’s implementation, including a governance structure to build in accountability within the plan’s preparation and implementation (see Figure 6 below). This structure proposes committees with participants responsible for ensuring tasks are undertaken, problems and issues are resolved as they arise, and progress is monitored overtime. The committees will be guided by an Implementation Schedule for undertaking or establishing the plan's tasks, policies, and targets that will form a roadmap for its completion over a specified period.

Figure 6: Governance Structure

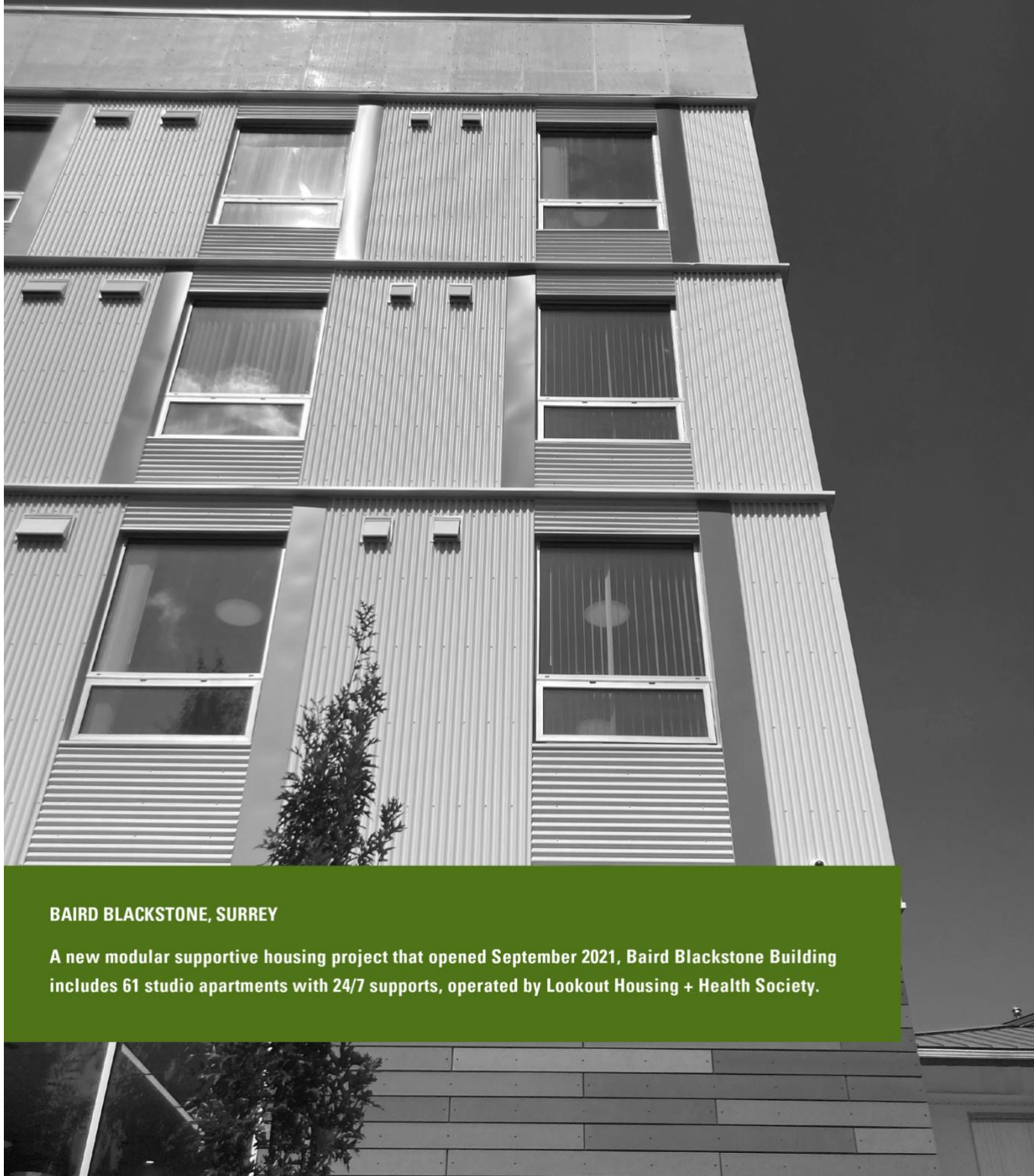


- **Staff Committee:**

- > Composed of senior staff to guide the plan’s development, including receiving updated drafts and provide approvals as required. During this time, action on homelessness will continue and not be suspended, and, for example, agreements with senior governments may be negotiated and put in-place. The Committee may approve interim reports to Council as required.
- > This Committee would continue in-place once the plan is approved and implementation begins and would regularly report to Council, the Plan Steering Committee, and Intergovernmental Committee. Mechanisms such as dashboards may be developed to increase efficiency and transparency during reporting.

- > The Committee would follow the Surrey Homelessness Plan Schedule: a draft schedule with key tasks to be undertaken over a six-month period is found in Appendix D: Surrey Homelessness Response and Prevention Plan Schedule (page 48).
- **Intergovernmental Committee:**
 - > Formed at the project outset, and including representation from the City of Surrey, BC Housing, CMHC, and Fraser Health. Members would include senior leadership, in order to negotiate and secure partnerships during the plan's development.
 - > The Committee would continue during plan implementation and representatives would liaise with their respective organizations to fulfill their commitments.
- **Plan Steering Committee:**
 - > Formed at project outset, and including representation from BC Housing, CMHC and Fraser Health, as well as local non-profit organizations such as affordable housing and homelessness services providers. The Committee would steer the plan's development by sharing insights about current and emergent community needs, issues, and solutions, providing guidance on how to best engage the community, as well reviewing and commenting on the draft plan as it is developed. This process will help to ensure that the draft plan's proposed actions are responsive to the community's needs, as well as encouraging buy-in and commitment to the plan's implementation by the homelessness sector in Surrey.
- **Lived Expertise Resource Group or Involvement of Existing Groups and Networks:**
 - > People with lived expertise will be engaged through the formation of a Lived Expertise Resource Group or through consultation with existing local groups and networks (as described in Section 5, page 16). Involvement of people with lived expertise will continue during the implementation phase of the plan.

PLAN OUTCOMES



BAIRD BLACKSTONE, SURREY

A new modular supportive housing project that opened September 2021, Baird Blackstone Building includes 61 studio apartments with 24/7 supports, operated by Lookout Housing + Health Society.

Plan Outcomes

The plan should identify what a successful implementation will look like, including but not limited to:

- Achieving functional zero end to homelessness, where there is a systematic response in-place to prevent homelessness whenever possible and otherwise it is a rare, brief, and non-recurring experience;
- Ample supply of affordable and supportive housing that meets the community's current and future needs including the unique needs of priority populations;
- A robust and well-coordinated homelessness servicing sector that focuses on prevention and meeting the needs of people experiencing homelessness or at-risk of homelessness;
- An enhanced understanding of the needs of Surrey's unhoused residents, informed by involvement of people with living and lived expertise and access to integrated data sources;
- Committed partners and accountable leadership to drive the plan's development and implementation;
- A city where residents can find housing that is affordable and meets their needs throughout all life stages;
and
- High levels of community understanding of homelessness and strong support for affordable housing and homelessness prevention.

GLOSSARY

PETERSON PLACE, SURREY

A new supportive modular housing project, opened January 2021, Peterson Place includes 38 studio apartment units with 24/7 supports operated by Fraserside Community Services Society.

Glossary

Homelessness

The situation of an individual, family, or community without stable, safe, permanent, appropriate housing or the immediate prospect, means, and ability of acquiring it. Homelessness is the result of systemic or societal barriers, a lack of affordable and appropriate housing, the individual/ household's financial, mental, cognitive, behavioural, or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, unhealthy, unsafe, stressful, and distressing. (Homelessness Hub, 2022).

The problem of homelessness and housing exclusion refers to the failure of society to ensure that adequate systems, funding, and supports are in-place to ensure all people, even in crisis situations, have access to housing. The goal of ending homelessness is to ensure housing stability, which means people have a fixed address and appropriate housing (affordable, safe, adequately maintained, accessible, and suitable in size), and includes required services as needed (supportive), in addition to income and supports (Canadian Observatory on Homelessness).

Affordable Housing

Housing is considered affordable when 30% or less of a household's gross income goes towards paying for housing costs. (CMHC)

At-Risk of Homelessness

People not experiencing homelessness, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards. It should be noted that for many people, homelessness is not a static state but rather a fluid experience, where one's shelter circumstances and options may shift and change quite dramatically and with frequency. People may be at varying risks of experiencing homelessness. Factors that may contribute include:

- **Precarious employment.** Many people have unstable employment and live paycheque-to-paycheque. Precarious employment describes non-standard employment that does not meet basic needs, is poorly paid, part-time (when full-time work is desired), temporary, and/or insecure and unprotected. Unanticipated

expenses, increases in cost of living, or a change in employment status may undermine the ability to maintain housing.

- Sudden unemployment with few prospects and little-to-no financial savings, assets, or social supports to turn to for assistance.
- Supported housing with supports that are about to be discontinued. Some Housing First models provide supports but on a time-limited basis. If such resources (aftercare, services) are withdrawn but still needed, individuals and families may be at imminent risk of re-entering homelessness.
- Households facing eviction, lacking the resources needed to afford other housing including social supports, or living in areas with low availability of affordable housing.
- Severe and persistent mental illness, active addictions, substance use, and/or behavioural issues.
- Division of Household – caused by situations (such as separation, divorce, conflicts between caregivers and children, or roommates moving out) where the affected do not have the resources to keep the existing housing or secure other stable housing.
- Violence/abuse (or direct fear of) in current housing situations, including: people facing family/ gender violence and abuse; children and youth experiencing neglect, physical, sexual, and emotional abuse; seniors facing abuse; people facing abuse or discrimination caused by racism/ homophobia/misogyny.
- Institutional care that is inadequate or unsuited to the needs of an individual or family. (Canadian Observatory on Homelessness)

Chronic Homelessness

Individuals often with disabling conditions (e.g., chronic physical or mental illness, substance abuse problems), currently homeless and have been homeless for six months or more in the past year (i.e., have spent more than 180 cumulative nights in a shelter or place not fit for human habitation). (Canadian Observatory on Homelessness)

Coordinated Access & Assessment (CAA)

A process to ensure that individuals experiencing homelessness have fair and equitable access to appropriate housing and support using a common needs assessment process and consistent access points for help. (BC Housing)

Core Housing Need

A two-stage indicator established by CMHC to help identify households living in dwellings considered unsuitable, inadequate, or unaffordable. Also considers if income levels are such that they could not afford alternative suitable and adequate housing in their community. (CMHC)

Emergency Shelter

Emergency shelters are temporary but immediate places to stay for anyone who is homeless or at-risk of homelessness. (BC Housing)

Functional Zero

A functional zero end to homelessness means that communities have a systematic response in-place to ensure homelessness is prevented whenever possible or is otherwise a rare, brief, and non-recurring experience. (Canadian Observatory on Homelessness)

Homeless Count or Point-in-Time (PiT) Count

Homeless counts give important baseline information on the estimated number, key demographic, and service provision needs of people experiencing homelessness. A Point-in-Time count provides a snapshot of people experiencing homelessness in a 24-hour period and is broadly considered an undercount as it may not account for hidden homelessness. (BC Housing)

Homeless Individuals and Families Information System (HIFIS)

A local information technology system used to collect client-level data and data on the provision of housing and services for homeless individuals, families, and persons at-risk of homelessness. This data is used to inform planning for housing and services. (BC Housing)

Housing First

A proven recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing followed by provision of additional supports and services as needed. (BC Housing)

Indigenous Homelessness

A human condition that describes First Nations, Métis, and Inuit individuals, families, or communities lacking stable, permanent, appropriate housing or the immediate prospect, means, or ability to acquire such housing. Unlike the common colonialist definition of homelessness, Indigenous homelessness is not defined as lacking a structure of habitation; rather, it is more fully described and understood through a composite lens of Indigenous worldviews. These include: individuals, families, and communities isolated from their relationships to land,

water, place, family, kin, each other, animals, cultures, languages, and identities. Importantly, Indigenous people experiencing these kinds of homelessness cannot culturally, spiritually, emotionally, or physically reconnect with their indigeneity or lost relationships. There are 12 Dimensions of Indigenous Homelessness defined nationally. (Aboriginal Standing Committee on Housing and Homelessness)

Lived and Living Experience or Expertise

Including and recognizing the voices of people with direct lived or living experience of the issue at-hand as experts. Following the principle of “Nothing About Us Without Us”, people living with the issue at-hand have the best understanding of the problems and potential solutions including policy, research, planning, and community services. (Canadian Observatory on Homelessness)

Modular Housing

A modular home is a home that is built off-site, as opposed to on-site – often referred to as factory-built, system-built, or prefabricated (prefab) homes.

British Columbia’s modular housing initiative, announced September 2017, is providing interim homes for people who are homeless or at-risk-of homelessness. Each building includes approximately 50 self-contained units complete with individual kitchen and bathrooms, shared laundry, indoor and outdoor amenity spaces, plus programming space. (BC Housing)

Non-Market or Non-Profit Housing

Rental housing that is owned and operated by community-based, non-profit societies or local governments and regional districts. The mandate is to provide safe, secure, affordable accommodation to households with low- to moderate-incomes. Most non-profit housing societies receive some form of financial assistance from government to enable affordable rent offerings. (BC Housing)

Support Services

May include services to maintain housing, employment, and life skills programs, medical services, addictions treatment, or mental health services among other services.

Supportive Housing

Housing that provides ongoing assistance so residents can live independently:

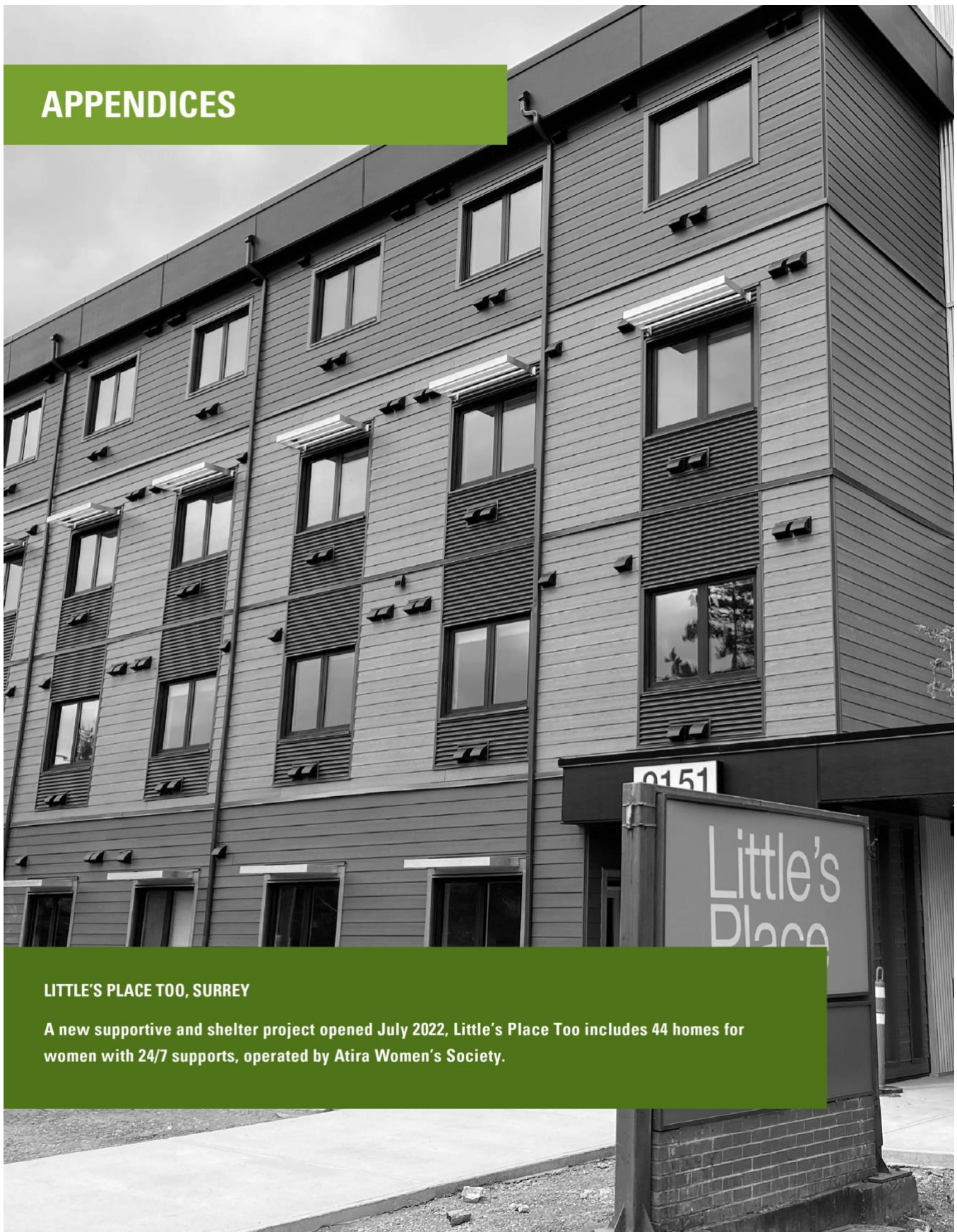
- Available for people who are homeless or at risk-of-homelessness and may have barriers to housing such as mental illness or substance use.

- Can be housing for seniors and others who require services such as meals, housekeeping, 24-hour response systems, and social and recreational activities.
- Does not include personal assistance services such as bathing, dressing, or medication assistance. (BC Housing)

Transitional Housing

Housing provided for a minimum of 30 days that can last up to two or three years; includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency. (BC Housing)

APPENDICES



LITTLE'S PLACE TOO, SURREY

A new supportive and shelter project opened July 2022, Little's Place Too includes 44 homes for women with 24/7 supports, operated by Atira Women's Society.

Appendix A: Background Data Summary

The follow section provides an overview of current statistics related to homelessness and housing affordability in the City of Surrey and Metro Vancouver.

Point-in-Time Counts and Trends in Homelessness

Based on point-in-time counts, the number of people experiencing homelessness in the City of Surrey remained relatively consistent between 2005 and 2014. However, in the years between 2014 and 2020, the number of people experiencing homelessness increased by 61% (or 10% per year).

Table 1: Individuals Experiencing Homelessness, City of Surrey (2005 – 2020)

Individuals Experiencing Homelessness	2005	2008	2011	2014	2017	2020
	392	402	400	403	602	644

Source: 2020 Homeless Count in Metro Vancouver. BCNPHA. Aug 2020

In 2020, most people experiencing homelessness in Surrey were sheltered (73%), while 173 were unsheltered at the time of the point-in-time count. 68 of the sheltered individuals were staying in an overnight Extreme Weather Response (EWR) shelter on the night of the count; these individuals would likely be unsheltered when the weather conditions improved and the shelter closed. The count captured 30 fewer unsheltered individuals in 2020 than in 2017 (a 16% reduction). However, while those temporarily staying at EWR facilities are classified as sheltered in the count, these individuals do not have ongoing access to these emergency shelters. If these individuals are classified as unsheltered, there was only 6 fewer unsheltered individuals between the 2017 and 2020 counts. Table 3 shows the difference in unsheltered individuals if people at EWRs are considered to be unsheltered.

Table 2: Total Sheltered and Unsheltered Individuals Experiencing Homelessness, City of Surrey (2020)

Individuals Experiencing Homelessness	Unsheltered	Sheltered	Total
	173 (27%)	471 (73%)	644

Source: 2020 Homeless Count in Metro Vancouver. BCNPHA. Aug 2020

Table 3: Unsheltered Individuals Experiencing Homelessness, City of Surrey (2017/2020)

Individuals Experiencing Homelessness	2017	2020	Change	
Unsheltered	203	173	-30	-16%
Unsheltered + EWR ¹	247	241	-6	-2%

Source: 2020 Homeless Count in Metro Vancouver. BCNPHA. Aug 2020

¹ As EWR stays are temporary, the City of Surrey does not consider EWR residents to be sheltered, although the PIT count classifies them as such.

Among Indigenous identifying individuals experiencing homelessness in Surrey, only half were unsheltered in 2020, almost doubling the rate of the overall population.

Table 4: Unsheltered and Sheltered Indigenous Individuals Experiencing Homelessness, City of Surrey (2020)

Indigenous Identifying Individuals Experiencing Homelessness	Unsheltered	Sheltered	Total
	70	71	141

Source: 2020 Homeless Count in Metro Vancouver. BCNPHA. Aug 2020

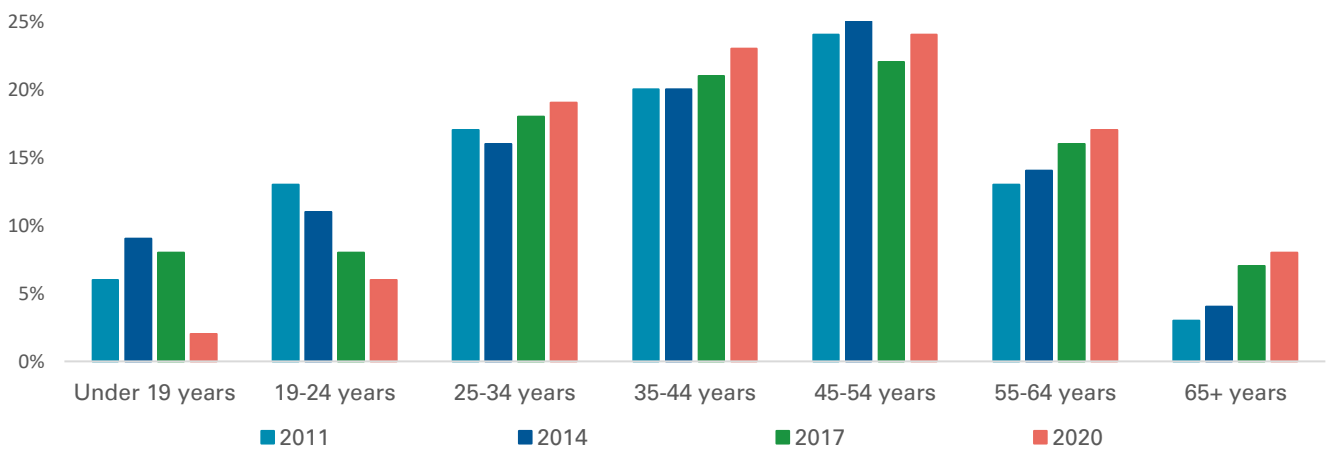
Demographics of People Experiencing Homelessness

People of different populations and identities do not experience the housing system equally, and these variations can become particularly apparent for those experiencing homelessness. People of colour, Indigenous people, 2SLGBTQIA+ youth, and increasingly seniors are all disproportionately represented in the population experiencing homelessness. These differences are due to complex systemic experiences compounded to create barriers in accessing or maintaining secure and permanent housing.

Age

Figure 6 illustrates the share of the population experiencing homelessness in Metro Vancouver by age category between 2011 and 2020; there is a consistent downward trend in children, youth, and young adults, while the opposite is true for older adults and seniors. The downward trend is less clear for adults in their primary working years, although the prevalence of the population experiencing homelessness among these age groups was higher in 2020 than 2017. It is important to note the reduction in children and youth captured by the point-in-time count may be related to a change in the visibility of this population and the ability of such counts to capture them rather than a reduction of children and youth living in precarious or unstable housing.

Figure 7: Age Distribution of People Experiencing Homelessness (Metro Vancouver 2005–2020)



Source: 2020 Homeless Count in Metro Vancouver. BCNPHA. Aug 2020

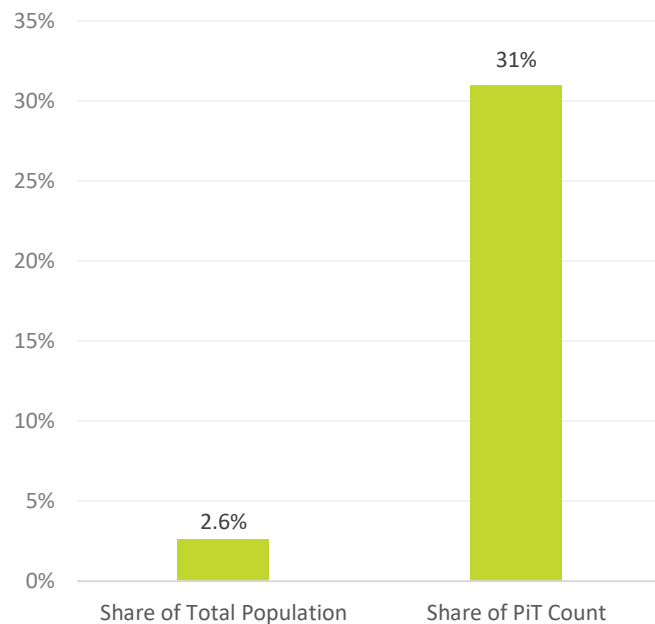
Gender and Sexually Diverse Youth

Gender and sexually diverse youth are at a significantly higher risk of experiencing homelessness, often due to rejection from their families. It is estimated 2SLGBTQIA+ youth comprise 25-40% of youth homelessness compared to 5-10% of the general population.²

Indigenous Peoples

Surrey is one of the largest and fastest growing Indigenous population in the province. In 2016, 13,465 residents identified as Indigenous in the Census. Although many Indigenous households are doing well, many others are in disproportionate need of affordable housing. 43% of Indigenous renters are in core housing need, compared to 34% of all renters. The 2020 Metro Vancouver point-in-time count found 31% of individuals experiencing homelessness in Surrey identified as Indigenous compared to 2.6% of the Surrey population that identified as Aboriginal in the 2016 census.³ The prevalence of Indigenous-identifying individuals experiencing homelessness in Metro Vancouver has been consistent since 2008, with a fluctuating range of 27% to 34% of those captured by the count.

Figure 8: Prevalence of Indigenous Identifying Individuals in Total Population and Point-in-Time Count (Surrey)



Source: 2020 Homeless Count in Metro Vancouver. BCNPHA. Aug 2020

² Youth Homelessness in Canada. 2013. Canadian Observatory on Homelessness

³ It should be noted only 70% of Point-in-Time respondents answered this question and 31% may not be representative of the total population or of the population captured by the count.

Racial Identity

The point-in-time count included a broad question on racial identity for the first time in 2020 (see Table 5). Respondents were able to identify more than one category, with some percent totals adding up to more than 100%. Analysis found Black people are overrepresented among the population experiencing homelessness in Metro Vancouver, with 6% of respondents identifying as Black compared to 1.2% of the overall population (2016 Census).

Table 5: Homelessness by Racial Identity, Metro Vancouver (2020)

Racial Identity (more than one response possible)	#	%
Arab	19	1%
<i>Asian</i>	153	9%
<i>Asian – East</i>	40	2%
<i>Asian – South-East</i>	31	2%
<i>Asian – South</i>	53	3%
<i>Asian – West</i>	28	2%
<i>Asian – Not specified</i>	1	<1%
Black	98	6%
<i>Black – Caribbean and Latin American</i>	23	1%
<i>Black – African</i>	42	3%
<i>Black – Canadian/American</i>	31	2%
<i>Black – Not specified</i>	2	<1%
Latin American	52	3%
White	1,302	79%
Not Listed	132	8%
Total Respondents	1,652	
Don't Know / No Answer	1,982	
Total	3,634	

Source: 2020 Homeless Count in Metro Vancouver. BCNPHA. Aug 2020

Gender

Most people experiencing homelessness identify as men, consistently between 2011 and 2020 (69%–73%). Similarly, 25% to 31% of those captured by the point-in-time count over this period identified as women. Methodologies for counting non-binary, two spirit, and transgender people have evolved over the years, creating challenges in assessing a trend. These populations may also be more likely to not identify themselves

and an undercount is entirely possible as it is generally recognized people of diverse gender and sexual identities disproportionately experience homelessness and challenges in securing long-term housing.

Additionally, men are often overrepresented in these types of counts because of the pressure for women and gender non-conforming people to pursue alternative arrangements due to concerns of safety when sleeping rough or in shelters. The lower rates captured by point-in-time counts does not necessarily mean these populations do not struggle with homelessness as much as men.

Emergency Weather Response

Seven emergency weather response (EWR) facilities operated through winter 2021–2022. Five facilities were at or above capacity at least a quarter (25%) of the time. The Pacific Community Church in Cloverdale had the highest usage, at or over capacity 71 of the 107 nights it was open.

Table 6: Emergency Weather Response Capacity and Usage (2021–2022)

Facility	Neighbourhood	Mats	Population Served	Nights Open	Nights At or Above Capacity	
Pacific Community Church	Cloverdale	15	All Clients (19+)	107	71	66%
Mt. Olive Lutheran Church	South Surrey	20	All Clients (19+)	112	42	38%
Fleetwood Reform Church	Fleetwood	14	All Clients (19+)	100	34	34%
Shimai House	Whalley	6	Women	115	47	41%
PCRS Youth EWR Shelter	City Centre	6	Youth	106	0	0%
North Surrey Rec Centre EWR	City Centre	30	All Clients (19+)	65	16	25%
Surrey Alliance Church	City Centre	30	All Clients (19+)	28	0	0%

Source: Surrey EWR Data 2021-2022

While availability has largely rebounded since COVID-19-induced shelter closures in 2020-2021, there were 19 fewer EWR spaces in 2021-2022 than in 2019-2020.

Table 7: Emergency Weather Response Mats (2019–2022)

EWR Mats	2019-2020	2020-2021	2021-2022
	140	64 ⁴	121

Source: Surrey EWR Data 2021-2022

⁴ Including 40 spaces operated as Temporary Winter Shelters (open every night) for the winter of 2020-2021 as part of the COVID-19 response (Peace Portal Alliance Church and Pacific Community Church). The Pacific Community Church operated as EWR in the winters of 2019-2020 and 2021-2022.

Housing Affordability Context and Affordability Analysis

It is important to consider the increasing vulnerability of people currently housed. As long-term housing shortages increasingly lead to rapidly escalating rents, more households will be at-risk of homelessness. While some improvement can be seen in the proportions of households below individual housing standards, the prevalence of core housing need in Surrey has increased from 15.4% to 17.1% between 2006 and 2016. With the population growing by approximately 37,735 people over this time, the number of households in core housing need increased by approximately 8,530.

Table 8: Share of Households Below Housing Standards and in Core Housing Need (2006–2016)

Year	Below Affordability Standard	Below Adequacy Standard	Below Suitability Standard	In Core Housing Need	
				%	#
2006	26.4%	5.0%	10.2%	15.4%	19,210
2011	25.9%	4.4%	11.2%	17.0%	24,450
2016	25.0%	4.1%	9.2%	17.1%	27,740

Source: Housing Market Information Portal. Canada Mortgage and Housing Corporation. Surrey (CY) Historical Housing Standards (2006 -2016)

Table 9 provides three sources for current rents in the City of Surrey. The CMHC Market Rental Report is based on the largest sample with the most rigorous methodology; however, as it captures the entire rental universe of existing tenancies, the results tend to significantly underestimate the true market rent should a household be seeking a new tenancy. Zumper, Rentals.ca, and PadMapper keep statistics based on their rental listings, which may be a helpful comparison to understand the scale of housing cost escalation renters bear when relocating.

Table 9: City of Surrey Rental Statistics (Oct 2021/July 2022/August 2022)

Source		Studio	1-Bedroom	2-Bedroom	3-Bedroom
CMHC Market Rental Report	Median	\$936	\$1,200	\$1,300	\$1,525
CMHC Market Rental Report	Average	\$982	\$1,175	\$1,352	\$1,579
Zumper (July 2022)		\$1,494	\$1,608	\$2,233	\$2,840
Rentals.ca (July 2022)		–	\$1,562	\$2,146	–
PadMapper (August 2022)	Median	\$1,488	\$1,750	\$2,150	\$2,800

Source: CMHC. Market Rental Report. Surrey CSD. October 2021; Zumper. Rent Prices, Surrey BC. July 2022; Rentals.ca. Rent Report. July 2022; PadMapper. Rent Trends for Apartments in Surrey. August 2022.

Table 10 provides benchmark prices for detached houses, townhouses, and apartments in the City of Surrey for June 2021 and June 2022. Prices have increased by approximately 23% across all residential property classes.

Table 10: City of Surrey Benchmark Prices (June 2021/2022)

	Detached	Townhouse	Apartment
June 2022	\$1,753,500	\$904,100	\$559,500
June 2021	\$1,450,800	\$736,400	\$455,800
Percentage Change	+22.9%	+22.8%	+22.8%

Source: Fraser Valley Real Estate Board. Monthly Statistics Package June 2022.

Table 11 provides household income distribution in Surrey and the maximum monthly rents and purchase prices those households could afford. It shows that only the 26% of households with incomes of \$150,000 or higher could afford to purchase an apartment at the benchmark price with a 10% down payment. Detached houses and townhouses are further out of reach; to afford the benchmark townhouse, a household income of \$235,600 would be required with a 10% down payment to qualify under the applied stress test rate.

Table 11: Affordability Analysis by Household Income and Tenure (Surrey 2020)

Household Income	Share of Households	Maximum Affordable Rent	Maximum Purchase Price ⁵ (Down Payment)
Up to \$29,999 ⁶	9%	\$750	\$59,749 (\$5,975)
\$30,000 – \$59,999 ⁷	18%	\$1,500	\$182,950 (\$18,295)
\$60,000 – \$99,999	25%	\$2,500	\$347,219 (\$34,722)
\$100,000 – \$149,999	23%	\$3,750	\$552,554 (\$55,255)
\$150,000+	26%	\$5,000+	\$757,984+ (\$75,789)

Source: Statistics Canada. Surrey, CY Census Profile. 2021 Census of Population.

⁵ Assuming 10% down payment, stress test rate of 6.99% (4.99% 5 Year Fixed + 2%), 25-year amortization, GDS 32%

⁶ Approximate minimum wage earnings (\$15.65/hour at 37.5 hours per week is \$28,170)

⁷ Approximately two minimum wage workers (\$56,340)

Appendix B: What Works Well – Promising Practices

Promising practices and case study evidence will inform the development of preliminary guiding principles for the Strategic Approach to Surrey’s Homelessness Plan. These principles will be informed by and updated following the community engagement process, outlined in the Strategic Approach.

LIVED AND LIVING EXPERTISE AND PERSON-CENTERED

Homelessness is the result of several underlying, complex, and intersectional factors and there is no ‘one size fits all’ solution. Listening to and amplifying the voices of people with lived and living experiences of homelessness as experts enables a better understanding of diverse needs and challenges and informs the development of effective solutions. Women and women-led single parent households with children, Indigenous people (particularly Indigenous women), as well as people with complex mental health and substance use issues are in disproportionate and urgent need for housing (please refer to Appendix A for more details on at-risk population groups in Surrey).

Journey Home, City of Kelowna

Throughout the development of the City of Kelowna’s Journey Home Plan, there was a commitment to honouring, listening, and learning from the voices of those that have, or currently are, experiencing homelessness in the community. A Lived Experience Circle was formed. Membership varied from an initial group of eight in the first session and included 180 unique voices with 287 total visits throughout the process. This group shared experiences of discrimination and stigma, systemic gaps, and challenges, as well as informed the plan’s development and implementation process.

FOCUS ON PREVENTION AND HOUSING FIRST

Putting protections and supports in place to stop or greatly reduce the risk in the first place is the most effective approach to ending homelessness. It not only is more cost effective than operating emergency response services, but it also prevents the harm and trauma experienced by community members when in crisis, as well as builds healthier and resilient communities.

Action Plan for Preventing Homelessness in Finland 2016–2019

Through consistent application of a Housing First approach, Finland is the only EU country where homelessness continues to decrease, despite a recession and other social pressures. Shelters were replaced by permanent housing units with support services. Between 2008 and 2015 long-term homelessness was reduced by 35% (1,345 people). While the goal of eliminating homelessness had not yet been achieved, the application of the Housing First principle was assessed as undeniably successful by an international assessment of the program. The current policy aims to halve the number of people experiencing homelessness between 2020 and 2024 and

to end homelessness by 2024. Since 1987, the number of people experiencing homelessness in Finland has decreased from 19,000 to 4,600 individuals and 264 families.

A study by homeless charity Crisis in the UK found a similar program could be more than five times as effective and five times more cost-effective than existing services.

HOUSING FIRST WITH INTEGRATED HEALTH SUPPORTS

The leading evidence-based approach to ending homelessness focuses on quickly moving people experiencing homelessness into permanent housing that suits their needs, with individually tailored supports and services. Low barrier policies ensure people can access the housing and services needed without prejudice or preconditions.

At Home / Chez Soi

The Mental Health Commission of Canada undertook a four-year Housing First study in Vancouver, Winnipeg, Toronto, Montreal, and Moncton. In Vancouver, the Commission examined the quality of life of people experiencing homelessness with moderate to high mental health and substance use challenges. It was found taking a Housing First approach was effective in:

- Reducing homelessness;
- Improving stability;
- Improving health outcomes; and
- Reducing the scale and frequency of crises.

RAPID, COORDINATED, AND SYSTEMS-BASED RESPONSE

Homelessness is a challenge that involves multiple sectors and systems. Coordination of all levels of government, the non-profit sector, health authorities, Indigenous partners, academics, and people with lived expertise is required to initiate a successful response. Part of a coordinated response includes rapidly increasing the supply of affordable housing with and without supports that meet the diverse needs of residents. For example, modular housing has become a viable option that can be constructed in approximately 12 to 18 months.

City of Burnaby, Vancouver, and Victoria's Expedited Approvals for Affordable Housing

Several municipalities in Metro Vancouver have undertaken procedural and regulatory upgrades to expedite the approvals of affordable non-market development applications, through delegation of approvals to staff, and City initiated rezonings to reduce individual application requirements with established criteria.

- **City of Burnaby:** The Preferential Processing for Affordable Housing Applications policy was adopted in 1991 to give priority to the processing of affordable housing applications to shorten the length of time it took to achieve rezoning, Preliminary Plan Approval, and a Building Permit. The City designates a co-ordinator to assist applicants through the process, and specific timelines are targeted for completion (for example, 24 weeks for the rezoning stage).
- **City of Vancouver:** Launched in October 2017, Vancouver’s Social Housing or Rental Tenure (SHORT) Program was a two-year pilot to deliver affordable housing through a dedicated team and expedited development approvals process. The process aimed to reduce the current approvals process by 40 weeks, allowing for rezonings within 28 weeks, and development permits within 12 weeks. The pilot realized over 2,000 new units by 2019.
- **City of Victoria:** The Fast Lane for Affordable Housing Approvals policy allows projects by non-profits, governments, or co-op housing organizations to bypass rezoning or public hearing processes where projects are consistent with the City’s Official Community Plan (as allowed by the Local Government Act for any project). It is estimated this change will save \$2 million for a typical affordable housing project.

ACCOUNTABLE LEADERSHIP AND COMMITTED PARTNERS

To achieve the plan’s objectives, partnerships and multi-year funding commitments with all levels of government is required. Surrey can initiate the planning process and contribute through policy, regulatory and direct assistance, including leasing land to build new affordable housing.

Provincial Examples of Cross Governmental Partnerships

- The City of Vancouver, the Province of B.C, and the government of Canada are collectively working together to meet the needs of homeless and persons at risk of homelessness in Vancouver, as well as those seeking affordable housing. The City is providing five City-owned sites that support an MOU, signed in August 2020 by the City of Vancouver, CMHC, and BC Housing to deliver a minimum of 300 permanent supportive homes using modular construction. The first site to be provided through this MOU was rezoned in June 2022, which will provide 109 studio units with private bathrooms and kitchens, and 24/7 supports, to be operated by the Vancouver Native Housing Society (VNHS) and Vancouver Aboriginal Friendship Centre Society (VAFCS).
- The Capital Region District (CRD), BC Housing, Island Health, and Canada Mortgage and Housing Corporation (CMHC) have signed an agreement. Through this agreement, the parties will invest to develop new affordable housing units to be owned by either the CRD or Provincial Rental Housing Corporation (PRHC). The units will be operated by successful project proponents or non-profit partners. A \$120 million investment is expected to leverage \$600M in capital development to realize 2,000 affordable rental units.

Priority is given to projects with a portion of units renting at provincial income assistance rates and are still viable without financial assistance from the CRD or BC Housing.

RECONCILIATION

- Listening to and learning from Indigenous partners to understand Indigenous experiences and definitions of homelessness, is crucial to creating community-driven, culturally informed, and responsive solutions. Surrey is home to one of the largest and fastest growing Indigenous population in the province. In 2016, 13,465 residents identified as Indigenous in the Census. Although many Indigenous households are doing well, many are in disproportionate need of affordable housing. Indigenous households represent 31% of Surrey's homeless population, compared to 2.6% of the total population; and 43% of Indigenous renters are in core housing need, compared to 34% of all renters.

Reconciliation and Indigenous-Led Housing Solutions

The conceptualization of homelessness as merely a lack of housing disregards the Indigenous perspectives of homelessness as well as the complex legacies of colonialism in Canada. The Aboriginal Standing Committee on Housing and Homelessness defines Indigenous homelessness as:

“A condition that describes First Nations, Métis, and Inuit individuals, families or communities lacking stable, permanent, appropriate housing or the immediate prospect, means, or ability to acquire such housing. Unlike the common colonialist definition of homelessness, Indigenous homelessness is not defined as lacking a structure of habitation; rather, it is more fully described and understood through a composite lens of Indigenous worldviews. These include: individuals, families and communities isolated from their relationships to land, water, place, family, kin, each other, animals, cultures, languages, and identities. Importantly, Indigenous people experiencing these kinds of homelessness cannot culturally, spiritually, emotionally, or physically reconnect with their Indigeneity or lost relationships.”

Indigenous people are at disproportionately higher risk of experiencing homelessness and Indigenous women often experience the highest rates of homelessness in Canada.⁸ Culturally-appropriate and safe programs for Indigenous people with Indigenous leadership and staff representation and with the intent to deepen connections to culture are a vital component of homelessness initiatives.

⁸ The 2020 Metro Vancouver point-in-time count found 33% of individuals identified as Indigenous compared to 2.5% of the Vancouver CMA population identifying as Aboriginal in the 2016 census. However, it should be noted only 59% of point-in-time respondents answered this question and 33% may not be representative of the total population or even the population captured by the count.

Ambrose Place, Niginan Housing Ventures, Edmonton

Ambrose Place is an example of an effective housing and support program for people with complex needs, with Indigenous led and culturally-relevant programming. The program implements a Housing First approach, with culturally sensitive support services for Indigenous people experiencing homelessness and those in need of affordable housing. Ambrose Place operates on a set of principles and best practices to support people experiencing homelessness and have complex needs, which have proven effective by:

- Meeting people where they are at;
- Focusing on improving the quality of the individual's life, health, and well-being;
- Educating the person on options and consequences, thus enabling the individual to improve their quality of life, health, and well-being; and
- Working with residents in a non-judgmental and gradual fashion.

There are 14 units available for people seeking safe, affordable housing and 28 units with supports, as well as a communal ground floor that is accessible to all residents. Having a mix of affordable and supportive housing in one building enables residents to move as their level of needs for supports and independence change overtime, while still maintaining their relationships within their existing community.

QUALITY DESIGN

Well-designed housing that is safe, durable, and dignified can support residents to transition out of homelessness. Design features can help to meet unique needs of priority populations and integrate the affordable housing into the surrounding neighbourhood. Design also offers opportunities to be flexible and responsive to community needs, such as converting emergency shelter units to permanent housing.

Covenant House, Vancouver

Covenant House recently completed Phase 2 of its pair of facilities at Seymour Street and Drake Street in Vancouver, a ten-storey building with diverse offerings, including a drop-in centre, offices, a 63 bed Residential Crisis Program, their Rights of Passage Transitional Living Program, Mental Health Clinicians and Life Skills Training. With diverse programming and client needs, the new building has been carefully designed to find balance between the physical requirements, technologies, and durability required to keep tenants, clients, and staff safe and cared for, while maintaining a soft and warm environment with a sense of home and comfort. All aspects of the project from the colors of fixtures and furniture, the orientation of rooms, the design of activity spaces, and access control have been carefully considered and tuned to best meet the needs of all individuals who may spend time in the building.

EQUITABLE AND INCLUSIVE COMMUNITIES

When all residents are healthy and housed, everyone benefits. The most effective way to reducing community impacts of homelessness, is to create robust and distributed affordable housing options. However, the location of affordable housing, particularly for people who are experiencing homelessness or at-risk, is often controversial within a municipality. Affordable housing should be situated in locations that offer easy access to public transportation, grocery stores, parks, and other neighborhood amenities. Offering affordable housing options throughout a municipality rather than concentrating it in one or a few locations is important for offering choice, social integration and to reduce the potential for stigmatization. Gaining public awareness, understanding and support for affordable housing and homelessness response is an essential component of the strategic approach.

Faces of Homelessness Speakers' Bureau, National Coalition for the Homeless

The Faces of Homelessness Speaker's Bureau is a program comprised of people with lived or living expertise of homelessness who educate the public about the causes and solutions to homelessness. It is unique and impactful because it establishes a significant platform to share personal stories and experiences of homelessness and its impacts. It also creates empowering opportunities for members and to build shared understanding, awareness, and connection with communities at large.

Appendix C: Funding Program Details

Senior levels of government are increasingly concerned about, and seeking to address, housing affordability after decades of under investment. The 2022 Federal Budget introduced a range of new flexible opportunities to fund the creation of market and non-market housing, and to support municipalities incentivizing housing, streamlining processes, and developing innovative programs or partnerships.

The provincial government continues to increase investments through BC Housing and is generally open to proposals for partnerships contributing to achieving its mandate. The range of current funding options represents an unprecedented investment in housing. Addressing homelessness will require both targeted interventions to re-house those experiencing homelessness and addressing wider housing scarcity and affordability challenges to reduce the risk of homelessness across the population.

Federal Government

The Federal government has a range of funding opportunities, many of which have been accelerated, received increased funding, or were newly established in the 2022 budget.

NATIONAL HOUSING CO-INVESTMENT FUND

The Co-Investment Fund provides capital funding, through low-interest and/or forgivable loans and contributions, for new affordable housing and for the renovation of existing affordable and community housing.

Funding allocation has been advanced to spend all remaining funds under the Co-Investment program by 2025-26.

- \$2.9 billion advanced for earlier disbursement;
- Accelerates creation of up to 4,300 units and repair up to 17,800 units; and
- Program will be made more flexible and easier to access, with more generous contributions and faster approvals.

RAPID HOUSING INITIATIVE (RHI)

Two rounds of funding have been distributed through the RHI program to create new affordable housing for vulnerable people and populations. The Rapid Housing Initiative has been extended for a third round through the 2022 budget.

- \$1.5 billion over two years through the CMHC RHI program; and
- Expected to create 6,000 new affordable housing units, with at least 25% towards women-focused projects.

RENTAL CONSTRUCTION FINANCING INITIATIVE (RCFI)

The RCFI program incentivizes the development of market rental dwellings for the general population in places with a need for additional rental supply through low-interest loans and mortgage insurance. The program has affordability requirements for a share of units, but it is not an affordable housing program.

- Affordability requirements were strengthened through the 2022 budget; and
- Projects significantly exceeding base affordability and energy efficiency requirements are now eligible to receive a portion of their loan as a grant.

INDIGENOUS SHELTER AND TRANSITIONAL HOUSING INITIATIVE

Through a \$724.1 million investment, the Indigenous Shelter and Transitional Housing Initiative aims to expand shelter supports for Indigenous women, children, and 2SLGBTQIA+ people escaping gender-based violence. The program is open to all Indigenous and non-Indigenous organizations who provide services for First Nations, Inuit and Métis women, children and 2SLGBTQIA+ people escaping gender-based violence.

- Initiative expected to run until December 2023; and
- Aims to support a minimum of 38 shelters and 50 transitional homes across Canada.

HOUSING ACCELERATOR FUND

The Housing Accelerator Fund program was established by the 2022 budget and aims to incentivize cities to get more housing built while providing support to modernize and get new homes built.

- \$4 billion over five years; aims to support 100,000 net new units;
- Focus on increasing supply;
- Designed to be flexible; and
- Options include per-door incentives for municipalities or funding for investments in municipal planning and delivery processes that speed up housing development.

REACHING HOME

More than \$3 billion has been committed to address homelessness, with a doubling of annual funding for four years in response to the COVID-19 pandemic.

- \$562.2 million proposed over two years (beginning 2024-25) for Infrastructure Canada to continue doubling the annual funding; and

- Aims to provide longer term certainty for organizations working to prevent and address homelessness.

VETERAN HOMELESSNESS PROGRAM

Budget 2021 established a \$45 million pilot program to reduce veteran homelessness, with the launching of a targeted program in Budget 2022.

- \$62.2 million over three years (beginning 2024-25) to launch a new Veteran Homelessness Program; and
- Program aims to provide services and rent supplements to veterans experiencing homelessness in partnership with community organizations.

Provincial Government

The province of BC continues to support addressing housing supply and affordability challenges, primarily through BC Housing and in partnership with BC Health and local health authorities.

COMPLEX CARE HOUSING

Developed by the Ministry of Mental Health and Addictions (MMHA) with support from the Ministry of Health and the Ministry Responsible for Housing, the Complex Care Housing program seeks to address the needs of people who have overlapping mental-health challenges, substance-use issues, trauma and acquired brain injuries and who are often left to experience homelessness. The program aims to offer an enhanced level of integrated health and social supports where people live. One of the first four sites is in Surrey.

SUPPORTIVE HOUSING FUND

The Province has directed \$1.2 billion to BC Housing over ten years to deliver 2,500 new homes with 24/7 support services for people experiencing, or at-risk of, homelessness. The developments are to be owned by BC Housing, with projects developed in partnership with non-profit housing providers, government authorities, and/or community groups.

There may be opportunities for Surrey to work with BC Housing to realize supportive projects.

WOMEN'S TRANSITION HOUSING FUND PROGRAM

\$734 million has been committed over ten years to support the development and operation of 1,500 new units of housing for women, including transition houses, safe homes, second-stage, and long-term housing.

Similar to most of BC Housing's funding program, the City would not directly access this funding but could play a key role in facilitating project initiation or success through land provision and other support.

INDIGENOUS HOUSING FUND

In 2018, the Province announced the creation of the Indigenous Housing Fund. This funding program is an investment of \$550 million over 10 years to support the building and operation of 1,750 new units of social housing for projects on- and off-reserve. Units developed off-reserve are to be exclusively rent-g geared-to-income. Like the Community Housing Fund, periodic RFPs are issued and open to Indigenous non-profit housing providers, First Nations, Métis Nation British Columbia, and non-profit and for-profit developers wishing to partner with Indigenous housing providers and First Nations.

Surrey could not directly apply to this program, but there may be opportunities for partnership and supporting the development of units created through the program in Surrey.

COMMUNITY HOUSING FUND

Currently, BC Housing's primary funding opportunity is via the Community Housing Fund (CHF), providing almost \$1.9 billion over 10 years to develop 14,350 units of mixed income, affordable rental housing for independent families and seniors. Funding is disbursed through non-profit housing societies and a competitive RFP process every 12-24 months. The program is not focused exclusively on addressing homelessness, but 20% of units in all projects must rent at the shelter component of social assistance (\$375 for a 1-bedroom or studio unit).

The funding cannot be directly accessed by municipalities, but they nonetheless play a key role in supporting projects through the provision of land (in-kind of long-term lease), density bonusing, fee waivers, and other incentives.

HOUSING HUB

In 2018, the Province created the HousingHub, through which BC Housing partners with non-profit and for-profit sectors, faith groups, and other levels of government to identify and advance innovative approaches to locate, use, and/or repurpose land in communities where affordability is an issue. The HousingHub is primarily focused on creating housing for middle income households earning less than \$100,000 annually. However, the program is flexible and open to novel partnerships and opportunities to collaborate, with a focus on taking advantage of unused or underutilized land. Part of the HousingHub's mandate is to strengthen or streamline municipal approvals processes.

While the program is not focused specifically on addressing homelessness, increasing the supply of middle-income housing is a key tool to reduce risk-of homelessness for lower income households.

Appendix D: Surrey Homelessness Prevention and Response Plan Schedule

Draft Schedule: Strategic Approach for the Surrey Homelessness Prevention and Response Plan

TASKS	MONTH 1				MONTH 2				MONTH 3				MONTH 4				MONTH 5				MONTH 6				MONTH 7			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
1 Start-up Meeting	█																											
2 Background and Best Practices Research, Data and Indicators Collection	█	█	█	█																								
3 Prepare Guiding Principles and Engagement Strategy		█	█	█																								
4 Client Review: Preliminary Guiding Principles, Draft Engagement Strategy				█																								
5 Establish Staff Committee and Meeting #1: Draft Engagement Strategy + Guiding Principles			█	█	█																							
7 Establish Intergovernmental and Plan Steering Committees Meetings #1: Shared Goals + Partnership Opportunities			█	█	█	█																						
6 Prepare for Engagement Phase One			█	█	█																							
9 Implement Engagement Phase One: Inform + Consult						█	█	█	█																			
9 Engagement Analysis and Prepare Draft Engagement Summary Report and Draft Plan Outline										█	█	█																
10 Committees Review: Draft Engagement Summary Report and Draft Plan Outline													█															
11 Staff Committee Meeting #2													█															
12 Prepare Draft Plan and Targets with Capital and Operating Cost Estimates														█	█	█	█											
13 Committees Review																		█										
14 Staff Committee Meeting #3																			█									
15 Intergovernmental and Plan Steering Committee Meetings #2: Partnering Confirmation																			█									
16 Revise Draft Plan and Targets, Prepare for Engagement Phase Two																			█	█								
17 Engagement Phase Two: Feedback Loop + Implementation																				█	█	█	█	█				
18 Summarize Feedback and revise Draft Plan																					█	█						
19 Committee Review Feedback Summary and Revised Draft Plan																									█			
20 Staff Committee Meeting #3: Finalize Draft Plan																									█			
21 Finalize Plan and Submit to Council and Steering Committee																									█	█		
22 Project Debrief																												█

