



REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 19, 2018 – REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100154
 (PROVINCIAL RENTAL HOUSING CORPORATION / 6465 – 201 STREET)

REPORT: 18-151
FILE: 08-14-0068

PROPOSAL:

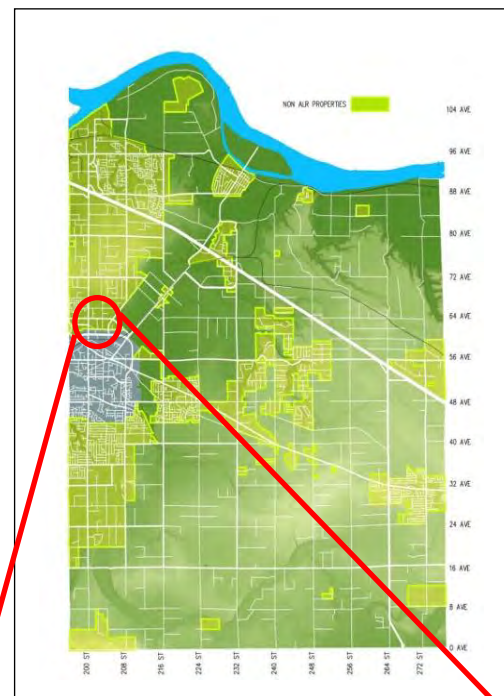
Application to amend the Willowbrook Community Plan and rezone property at 6465 – 201 Street to Community Care Facility Zone P-2Q to facilitate conversion of an existing hotel to accommodate 49 units of supportive housing.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5391 and 5392 subject to one (1) development prerequisite being completed prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal is consistent with overall policies, goals and objectives in the Township's Sustainability Charter, Official Community Plan and the Housing Action Plan, related to provision of social services and distribution of supportive housing in all neighbourhoods.



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Provincial Rental Housing Corporation) Bylaw 2018 No. 5391 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Provincial Rental Housing Corporation) Bylaw 2018 No. 5392, rezoning lands located at 6465 – 201 Street to Community Care Facility Zone P-2Q, to facilitate conversion of an existing hotel to accommodate 49 units of supportive housing, subject to the following development prerequisite being satisfied prior to final reading;

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

That Council consider that Willoughby Community Plan Amendment Bylaw No. 5391 is consistent with the Township's Five Year Financial Plan, as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan; and further

That Council authorize staff to schedule the required public hearing for Bylaw Nos. 5391 and 5392.

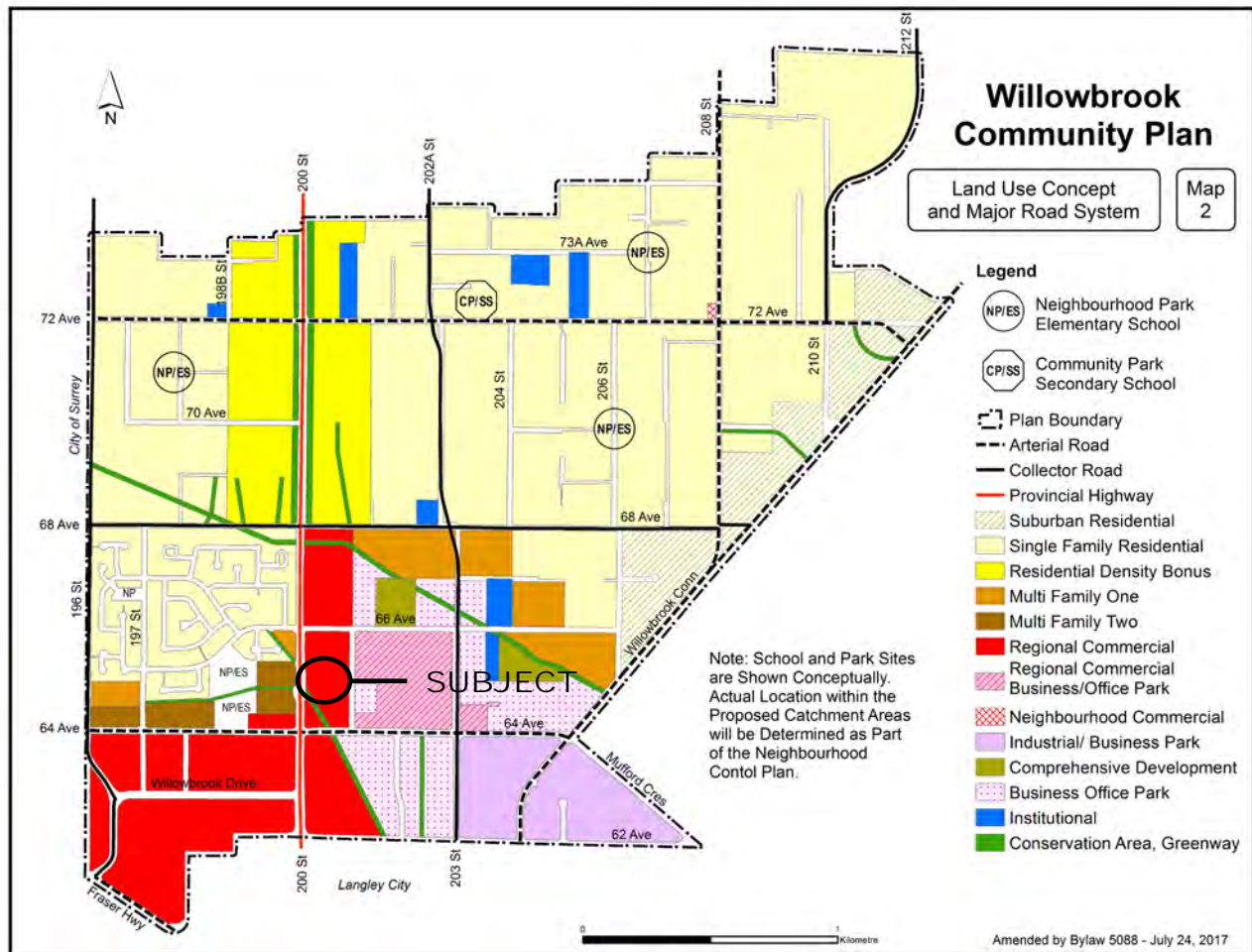
EXECUTIVE SUMMARY:

BC Housing, on behalf of the Provincial Rental Housing Corporation has applied to amend the Willowbrook Community Plan and rezone property located at 6465 – 201 Street to Community Care Facility Zone P-2Q to facilitate conversion of an existing hotel to accommodate 49 units of supportive housing.

Staff are supportive of the rezoning proposal on the basis of it accommodating much needed social services for the community consistent with the goals and objectives of the Township of Langley's Sustainability Charter, Official Community Plan and the Housing Action Plan, adopted by Council in 2013.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Bylaw Nos. 5391 and 5392.





REFERENCE:

Owner:	Provincial Rental Housing Corporation 1701 – 4555 Kingsway Burnaby, BC V5H 4V8
Legal Description:	Lot D Except: Firstly: Part Now Road on Plan 80703 and Secondly: Part Dedicated Road on Plan LMP53781. District Lot 311 Group 2 New Westminster District Plan 14174
Location:	6465 – 201 Street
Area:	0.62 ha (1.52 ac)
Existing Zoning:	Community Commercial Zone C-2
Proposed Zoning:	Community Care Facility Zone P-2Q
Willowbrook Community Plan: (existing)	Regional Commercial
Willowbrook Community Plan: (proposed)	Institutional

BACKGROUND/HISTORY:

The subject site is designated “Regional Commercial” in the Willowbrook Community Plan, and is currently zoned Community Commercial Zone C-2. A Development Permit was approved in June 2005 to permit a 2,378 m² (25, 594 ft²) hotel development on the site. The hotel use on the property ceased following the purchase of the site by the Provincial Rental Housing Corporation.

DISCUSSION/ANALYSIS:

BC Housing (on behalf of Provincial Rental Housing Corporation) has applied to amend the property’s designation in the Willowbrook Community Plan from “Regional Commercial” to “Institutional”, and to rezone the site to a new Community Care Facility Zone P-2Q to facilitate the conversion of a former hotel at 6465 – 201 Street to 49 units of supportive housing.

The proposed supportive housing facility will include programming space along with offices for a new Intensive Case Management (ICM) team. The ICM, in partnership with Fraser Health, would provide access to treatment for people who are experiencing homelessness. The ICM team’s role is to provide health and social services by focusing on client engagement, housing stability and brokering services, which includes provision of and access to health care. The applicant has indicated that ICM works with clients to create a plan to improve and stabilize their lives. Clients are engaged through a multi-disciplinary team (consisting of clinicians / case managers, nurses, nurse practitioners, addiction specialists, psychiatrists, housing specialists and peer support workers) and services tailored to the needs of clients.

The applicant has identified the Stepping Stone Community Services Society (SSCSS) as the operator of the facility, which will in turn provide support services and programming for residents. SSCSS is a non-profit organization dedicated to improving quality of life for individuals and families living with mental health issues, homelessness or risk of homelessness. SSCSS provides services to the Township of Langley, City of Langley and surrounding areas, assisting with the integration of individuals into the community through social, housing and employment opportunities.

The existing property contains a former hotel building (currently unoccupied) and surface parking areas. The southwestern portion (approximately half of the site) between the existing building and 200 Street contains a red-coded watercourse (Logan Creek) in a treed non-disturbance area (protected via covenant at the time the site was originally rezoned and developed). Surrounding land uses include:

- North: A commercial property zoned Regional Commercial Zone C-1 containing the Home Depot, designated Commercial in the Willowbrook Community Plan;
- South: Two commercial properties containing a variety of businesses zoned Community Commercial Zone C-2 designated Commercial in the Willowbrook Community Plan;
- East: A parking lot for the Home Depot store zoned Regional Commercial Zone C-1, designated Commercial in the Willowbrook Community Plan, beyond which is 201 Street;
- West: 200 Street, beyond which are two townhouse complexes zoned Comprehensive Development Zone CD-1, designated as Multifamily 2 in the Willowbrook Community Plan.

Planning Considerations:

In 2013, Township Council endorsed the *Housing Action Plan* to guide decision-making related to market and non-market housing. The Plan states:

[The] Township has little transitional and affordable supportive housing for special need groups, including youth-at risk of becoming homeless, low fixed income seniors and mental health clients. Service providers working with at-risk clients who qualify for rent supplements indicate that it is very difficult to find market rental housing as there is very little turnover in the existing supply.

Accordingly, the *Housing Action Plan* acknowledges the lack of housing for people with special needs in the Township and provides policy support for the proposed facility.

In 2016, Council endorsed the *Metro Vancouver Regional Affordable Housing Strategy* as a collaborative approach to addressing regional housing needs. The regional strategy included a number of recommended actions for Metro Vancouver, its member municipalities and other stakeholders. The strategy identifies five goals:

1. *Expand the supply and diversity of housing to meet a variety of needs,*
2. *Expand the rental supply and balance preservation of existing stock with redevelopment while supporting existing tenants,*

3. *Meet housing demand estimates for very low and low income earners,*
4. *Increase the rental housing supply along the Frequent Transit Network, and*
5. *End homelessness in the region.*

The strategy states that municipalities will consider through plans, policies and programs in support of Goal 5: End Homelessness in the Region (Section 5.i, j & k):

- i. *Ensuring that housing action plans and or homeless plans include specific actions to be taken to facilitate partnerships to address homelessness*
- j. *Working with non-profit housing providers and private landlords to facilitate housing options for people who are homeless*
- k. *Supporting agencies that serve the needs of homeless population in the community*

The Provincial Rental Housing Corporation proposal is consistent with the strategy, as the proposed housing project will aid in reducing homelessness in the region.

Official Community Plan

Section 3 (Social and Cultural Policies) of the Township's Official Community Plan lists in Section 3.1 (Housing) the following objectives:

- *provide tools and incentives to encourage affordable housing options, including rental, social, and emergency housing, for all who need them*
- *ensure each community provides a diverse range of housing types, tenures, densities, and sizes to meet the needs of the population*
- *address the scope of special-needs housing in the community*

Section 3.1 also includes the following policies:

- *Policy 3.1.10 Allow the distribution of special needs or supportive housing in all neighbourhoods and in the majority of zoning districts. Develop partnerships with community groups and other agencies to increase the availability of well-managed, supportive and transitional housing for special needs groups."*
- *Policy 3.1.11 Collaborate with and support non-profit agencies that provide short-term emergency and transitional shelter, food, and access to social services for those in need."*

The Provincial Rental Housing Corporation proposal is consistent with the housing objectives and policies outlined in the Township's Official Community Plan.

Willowbrook Community Plan Amendment

The subject site is currently designated as "Regional Commercial" in the Willowbrook Community Plan. Bylaw No. 5391 proposes to change the designation of the site to "Institutional". As the subject application is consistent with Official Community Plan policies, staff are supportive of the redesignation.

Proposed Zoning Bylaw Amendment:

Rezoning Bylaw No. 5392 proposes to add Community Care Facility Zone P-2Q to the existing Community Care Facility zones to facilitate the proposed conversion of the former hotel site to accommodate 49 units of supportive housing.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste management plans as the plans anticipate development in the Willoughby Community Plan area.

Public Information Meeting

As per Policy No. 07-164, the applicant held a public information meeting on October 3, 2016. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment A.

The applicant subsequently conducted supplementary voluntary meetings in the form of small-group Community Dialogue sessions held on May 15, 17, 25 and 26 in addition to a Community Open House and Dialogue held on May 28, 2018. Results of the additional meetings were compiled and are provided in Attachment B.

Servicing:

Full urban services exist to the subject site.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 10), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure is required prior to Council's consideration of final reading.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. A red coded watercourse (Logan Creek) is located between the existing building and 200 Street in the southwestern portion of the site. In conjunction with the original rezoning of the site, the watercourse was protected by registration of a restrictive covenant with respect to setbacks, non-disturbance areas and environmental protection measures.

POLICY CONSIDERATIONS:

The Provincial Rental Housing Corporation proposal is consistent with the Township's Official Community Plan, which encourages the distribution of supportive housing in all neighbourhoods and in the majority of zoning districts. The proposed conversion of the former Quality Inn site to accommodate a supportive housing facility is also consistent with the Township's Housing Action Plan and Metro Vancouver's Regional Affordable Housing Strategy. Accordingly, staff recommend that Council give first and second reading to Bylaw Nos. 5391 and 5392 (subject to the one (1) development prerequisite) and authorize staff to schedule the required public hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Developer Held Public Information Meeting Summary
ATTACHMENT B	Community Dialogue Meeting Summary



MEETING REPORTING

**OCTOBER 30 2017 PUBLIC INFORMATION MEETING FOR
PROPOSED SUPPORTIVE HOUSING IN LANGLEY
SUBMITTED NOVEMBER 6, 2017**

PURPOSE

The purpose of this report is to fulfill policy 4.3 *Meeting Reporting*, as outlined in the *Developer Led Public Information Meetings policy 07-164*, as part of the Township of Langley rezoning application process:

4.3 MEETING REPORTING

The applicant is required to provide a record of the meeting to Community Development Division not less than three weeks prior to the presentation of the application to Council. The results shall be submitted in summary report format (to be advanced to Council as an Appendix to the staff report) and should include the following information:

- Sign-in sheet from the meeting;
- Completed feedback / questionnaire forms;
- Summary of comments received;
- Discussion of how any issues / concerns identified from the meeting and/or feedback forms are addressed in the project.

BACKGROUND

On October 10, 2017, BC Housing submitted a rezoning application to the Township of Langley for the property located at 6465 201 Street. The property is current zoned as Community Commercial Zone (C-2) and BC Housing is seeking Institutional (P-2) zoning. We propose to convert the existing 50-room hotel into 49 units of supportive housing and programming space, with an office for a new Intensive Case Management (ICM) team funded through Fraser Health and BC Housing to provide access to treatment for people who are homeless. This is in response to the growing need in Langley to provide housing for people who are homeless or at risk to help them transition from shelters, the streets or unstable housing into housing with supports, and ultimately, into independent living.

NOTIFICATION

On October 3, 2017, a notice was sent to all neighbours within a 1KM radius, with information about the proposal and an invitation to the public meeting on October 30. On October 16, to fulfill the requirements of policy 4.2, a second notice was sent out to the same group using the template dictated by the Township, as a reminder about the public information meeting. Half-page advertisements (identical to the second notice) were placed in both the Langley Times and Langley Advance starting on October 18 for a two-week run. See *Appendix C* for copies of the notices.

ADVANCE STAKEHOLDER MEETINGS

BC Housing and Stepping Stone began stakeholder meetings on September 13. The Langley Homeless Task Force, Langley Meadows Community School PAC, CIBC, Home Depot, Langley Chamber of Commerce, RCMP, Langley Meadows Community Association, Fraser Valley Elementary School PAC, BC Liquor Stores and the local homeless population were contacted. Only the Fraser Valley Elementary School PAC and BC Liquor Stores did not respond to set up a telephone / in-person meeting. See *Appendix E* for a summary.

MEETING SUMMARY

On October 30, to fulfill policy 4.1, BC Housing hosted a public information meeting in partnership with Stepping Stone and Fraser Health at the Langley Events Centre, from 5:00-7:45PM. The meeting started with an open house to view poster boards (see *Appendix D*) and talk with the project team, followed by a short presentation by BC Housing and Stepping Stone and a facilitated dialogue. 445 attendees were manually counted and 413 signed in (see *Appendix A*); 54 speakers participated in the facilitated dialogue; and 229 comment forms (see *Appendix B*) were submitted at the meeting. See *Appendix F* for a summary report of the facilitated dialogue as prepared by professional facilitator Catherine Rockandel.

SUMMARY OF COMMENTS RECEIVED

First, we'd like to provide an overview of the stance of comments received to date. Comments include the 229 comment forms and one letter (*Appendix B*) submitted at the meeting (plus 1 form submitted by email on 10/31); comments by the individuals who spoke at the meeting (*Appendix E*); 12 emails received up to and including November 5 (*Appendix G*.) The breakdown of stance by method of comment submission is noted, as there is a possibility that individuals have submitted feedback through more than one source.

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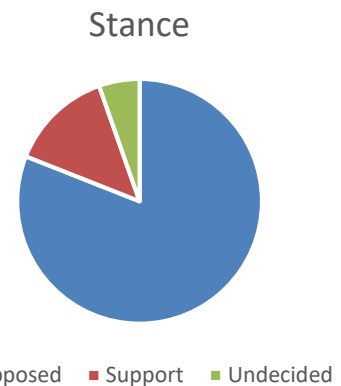
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SUBMITTED NOVEMBER 6, 2017

STANCE

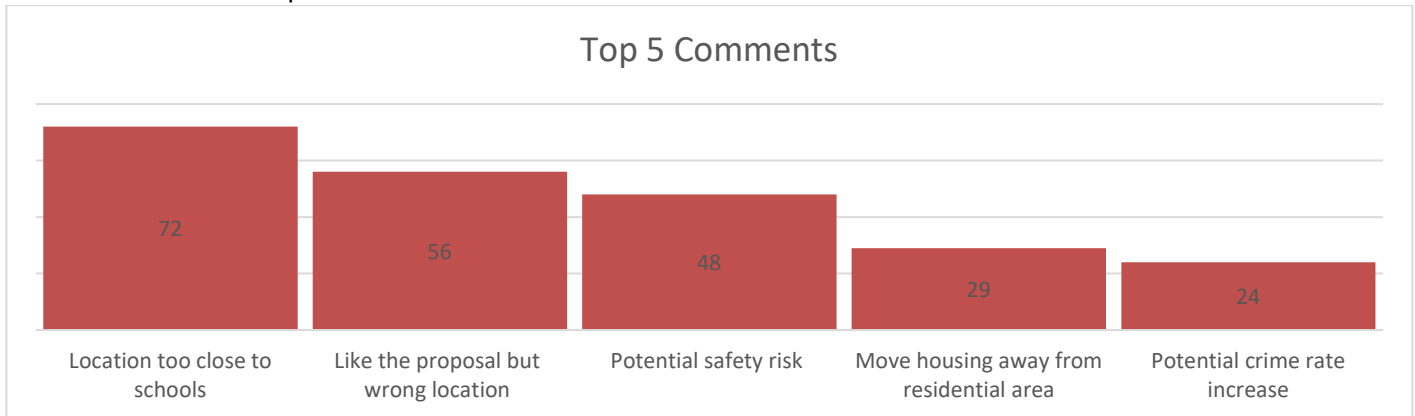
- 242 comments have been received to date:
 - 196 or 81% have indicated opposition to the proposal
 - 33 or 14% have indicated support for the proposal
 - 13 or 5% have not indicated their stance

FORMS - 230	EMAIL - 12
- 190 opposed	- 6 opposed
- 30 support	- 3 in support
- 10 undecided	- 3 unstated



COMMENTS

This chart shows the Top 5 comments received to date.



MOST FREQUENTLY MENTIONED COMMENTS	
Location is too close to schools, senior centres, homes, parks, daycares / businesses.	72
Like the proposal / helping the homeless, but this is wrong location.	56
Safety risk to families, children and seniors – mostly drugs/needles.	48
Move this to a rural setting / industrial area / away from residential.	29
Potential for theft, vandalism and property crime.	24
No consultation done before purchase	22
Area is already experiencing issues with drugs, needles, crime.	21
Will affect property value negatively.	18
Not appropriate to put near a liquor store.	16
Supportive housing residents would attract drug dealers to neighborhood.	13
This housing is needed in our community.	13
Recommend different use for building – seniors, low-income families.	10
Many services in one place / ICM is a good idea.	9
Area is quiet and safe right now – do not want that to change.	9
No research done to prove location is good.	9
Would like to see the program be dry.	9
Safer to have people in counselling than on street.	6
The site is a good location.	5
There will never be an acceptable location	6
Other homeless people will gather in area once it opens.	6
Policing in area is not adequate.	6
I support providing low-barrier transition housing.	3

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DISCUSSION OF HOW ANY ISSUES/CONCERNS IDENTIFIED ARE ADDRESSED IN THE PROJECT

The following questions were received through the public information meeting, both verbally and through comment forms submitted, as well as through emails to communityrelations@bchousing.org. The answers were provided by representatives of BC Housing, Stepping Stone Community Services Society, Fraser Health and the local RCMP.

BUILDING / LOCATION QUESTIONS	
<i>Why was this location chosen? Were any other locations reviewed and if so, why were they rejected?</i>	<p>BC Housing was searching for real estate in the fall of 2016 to address the homeless issues in Langley. We looked to find an existing resource as opposed to land for a purpose-built project, which takes longer to be completed and ready for occupancy. We were committed to looking for the design of the asset to lend itself to a supportive housing project. Criteria included ability to provide a secure and safe development with self-contained units. BC Housing has successfully purchased/leased hotels in several other communities including Vancouver, Chilliwack, Penticton, Hope and Victoria to provide supportive housing. We also wanted to accommodate a number of units within the Langleys, therefore a larger hotel was sought.</p> <p>BC Housing reviewed three hotels for purchase in both the City and the Township of Langley. The Quality Inn was selected. It had internal corridors providing a more secure environment, a commercial kitchen to serve meals, enough units to try to house a significant amount of Langley's homeless and the location was at a busy intersection surrounded predominantly by businesses. The hotel was relatively new and in good condition, so renovating the units for use as supportive housing could be achieved more quickly than a new build.</p>
<i>Has any research been done to choose this location? What criteria did you use to determine the appropriateness of such a residence in the centre of long standing local businesses, schools and family homes? Was business impact assessment done?</i>	<p>BC Housing conducts a large real estate search on basic criteria. We use multiple evaluation criteria to come up with the final selection including meetings with the municipality, context within a neighbourhood and meetings with local stakeholders. We choose sites that are close to services and neighbourhood amenities, and located on transit routes. We prefer to locate housing within neighbourhoods to aid in the integration of vulnerable populations within the broader community. BC Housing and Stepping Stone have talked with the immediate neighbours about the proposed project and will continue to communicate to ensure we address concerns as they arise. A Community Advisory Committee will be formed to include representation from community partners (including Parent Advisory Committees), BC Housing, Fraser Health, RCMP, the Township and the Chamber of Commerce, and will meet regularly.</p>
<i>Why wasn't the community consulted before the purchase?</i>	<p>BC Housing is mandated to provide housing for those who need it most. Where a property requires rezoning, a bylaw amendment or official community plan amendment, there will be opportunity for the public to provide input. This property was purchased due to the factors that made it ideal for supportive housing use, which is urgently needed in the community. This phase of the rezoning application includes the opportunity for the community to provide input to the proposal.</p>
<i>How much did BC Housing pay for the hotel?</i>	<p>\$8 million dollars. This information is available on MLS.</p>
<i>Is this a done deal?</i>	<p>No. BC Housing has purchased the building and has begun minor renovations to prepare the units for supportive housing use. The site is not appropriately zoned, so an application for rezoning has been submitted to the Township of Langley. The public meeting on October 30 is a part of the required municipal process. BC Housing and Stepping Stone are meeting with stakeholders and holding the public meeting to gather feedback and input towards the proposal. All input gathered will be provided to the Township. There will be an opportunity to participate in a public hearing as set by the Township in the future. Council has the final decision.</p>

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<i>Why put this in an area already experiencing issues with drugs, needles, crime?</i>	Stepping Stone is committed to being a good neighbour in developing new supportive housing that is an asset to the community. Giving people stable housing and access to supports will keep them off the street. However, crime and needle use can also be attributed to the non-homeless population - not all homeless people are drug users and not all drug users are homeless. Our commitments include communication with the neighborhood; identifying resident expectations; rules and regulations and addressing concerns in a timely manner. BC Housing will have expectations on administration and management of the housing units. A Community Advisory Committee will be formed to include representation from community partners, BC Housing, Fraser Health, the Township and the Chamber of Commerce, and will meet regularly.
<i>Why put this in an area that is quiet and safe?</i>	Stepping Stone Community Services Society is committed to being a good neighbour in developing new supportive housing that is an asset to the community. Our commitments include communication with the neighborhood; identifying resident expectations; rules and regulations and addressing concerns in a timely manner. BC Housing will have expectations on administration and management of the housing units. A Community Advisory Committee will be formed to include representation from community partners, BC Housing, Fraser Health, RCMP, the Township and the Chamber of Commerce, and will meet regularly.
<i>Was an environmental assessment done on the creek (department of fisheries)?</i>	An environmental report was completed by Next Environmental Inc. on November 23, 2016. They concluded that the risk from environmental impacts from activities that have occurred at the Subject Property to be low and further environmental investigation is not recommended.
<i>What happens to the building if the rezoning is rejected?</i>	If it doesn't go through, BC Housing will sit down with the Township and explore the options.
<i>Can you use the building instead for seniors / low-income families?</i>	There is a need in this community for supportive housing. We are committed to the rezoning process for supportive housing use.
<i>Are you concerned about putting addicts near a liquor store?</i>	No, if people want to purchase alcohol, liquor stores are everywhere and easily accessible.
<i>What is the degree of support from surrounding businesses for this project?</i>	BC Housing and Stepping Stone have talked with the immediate neighbouring businesses about the proposed project and will continue to communicate to ensure we address concerns as they arise. A Community Advisory Committee will be formed to include representation from community partners, BC Housing, Fraser Health, RCMP, the Township and the Chamber of Commerce, and will meet regularly.
<i>How will the Home Depot parking lot be made more secure?</i>	The project will not be making any changes to the Home Depot property, but we will be meeting with Home Depot staff to talk about any potential concerns at a future date. Security enhancements on the supportive housing property would include: 24-7 staffing, optimizing lighting, fencing, installing cameras and enabling a fob system for residents only. A RCMP liaison officer will be assigned to the site.
<i>Will there be green space?</i>	Currently, the outdoor space is concrete, but there are lots of opportunities for green space.
<i>Will there be on-site security?</i>	Security enhancements on the supportive housing property would include: 24-7 staffing, optimizing lighting, fencing, installing cameras and enabling a fob system for residents only. A RCMP liaison officer will be assigned to the site.
<i>Will there be common space in the building?</i>	There is a common room on the second floor of the building with a full kitchen and space to provide various groups and offer services for the residents. There is also a

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	dining room area on the main floor and outdoor patio in the back of the building. Shared laundry facilities on each floor.
PROGRAM QUESTIONS	
<i>Can you show us success / failure stories from other cities?</i>	<ul style="list-style-type: none"> • www.youtube.com/watch?v=Uf2B8yTlc8s&list=PL1RHRy8xuL0bjFNe18NsPbr11wiL_q2uX • www.health.gov.bc.ca/library/publications/year/2007/Housing_Support_for_MHA_Adults.pdf • www.sfu.ca/content/dam/sfu/carmha/resources/hpsu/Annotated%20Bibliography%20-%20Housing%20-FINAL.pdf • vancouver.ca/people-programs/supportive-housing-in-your-neighbourhood.aspx • homelesshub.ca/resource/housing-first-people-severe-mental-illness-who-are-homeless-review-research-and-findings?_ga=2.268115782.91956897.1509048950-1351843664.1509048950
<i>How will residents be vetted? Will residents actively involved in the justice system be admitted? If so, what will be considered tolerable and 'safe' to neighbouring community members?</i>	The supportive housing units have eligibility requirements around income, homelessness and required supports and programming. A Vulnerability Assessment Tool (VAT) will be used to determine eligibility and help match the available supports to a person's needs. We will be housing low income individuals over the age of 19 who have a history of homelessness and who need additional support services to maintain housing. People who are homeless in Langley will be given priority. Having a criminal record would not necessarily be an exclusion criteria for housing. We will evaluate each applicant on several factors for admission to the supportive housing, and the safety of the residents and community will be a priority for consideration of acceptance.
<i>Can you make this a dry facility? Why not?</i>	There will be no requirement that residents be clean and sober. Best practice and research shows the more barriers you put into housing, the more people stay on the street. We want people to stay inside and access services so they can stabilize and make change in their lives. We are trying to provide the right services so we are not closing our doors. It's about bringing people inside so we can work with them and support them. It will be a safe place for people to live and safe for people that live in the neighborhood. Stepping Stone has been providing services in Langley for over 30 years. People we are currently supporting have alcohol and substance use issues. Our role is to help people maintain housing. We know we can do it because we have been doing it for a long time. It's going to be better here because we are going to have clinical services (ICMT) on-site to provide wrap around service for those residents that need that level of support.
<i>How will the program be run? What exactly is the plan?</i>	Stepping Stone will operate the supportive housing and will be accountable to BC Housing. There will be an application process for people to apply for housing with priority given to people in Langley who are homeless. The VAT (Vulnerability Assessment Tool) will be used to determine the need and level of support individuals require. Once accepted into the housing people will sign a Program Agreement. The Program Agreement enables us to add some expectations such as regular suite visits and wellness checks. People will move into their own unit and that will be their home. There will be staff on-site 24/7. The staff team will consist of facility operations staff, resident support workers and cook/kitchen staff. The Intensive Case Management Team will have their office on-site and provide direct clinical service for their clients living in the building. There will be a medical room where people will have access to primary care from a Nurse Practitioner. Resident support workers and the ICMT will work with people on an individual basis to help people identify areas that they need support in and goals around wellness, employment and housing. We will support

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	people to access community resources and use the existing Outreach team to support people in the community. Stepping Stone already works in partnership with many organizations and groups in the community including the faith community. We will use these partnerships to offer on-site programming for residents based on their interests and needs. Some examples are community kitchen, recovery groups, life skills, employment skills, etc. When people are ready to move on from supportive housing we will support people to find housing, provide a rent supplement if needed, and offer on-going support through the Outreach team.
<i>What if a person is kicked out? Will they become homeless in the area?</i>	Our goal is to help our residents maintain their housing and give them the supports to achieve this. If an individual is not successful and ends up leaving, the ICM team will provide outreach and housing and rental housing needs out in the community. The program will also work closely with groups such as the Salvation Army to ensure people do not return to being homeless. Stepping Stone will have access to 30 new rent supplements in the private market, for example. These former residents will still have support in the community. These are Langley people and it will not increase the number of people in Langley.
<i>Do they have rights as tenants?</i>	They will have rights as residents. We plan to use a Program Agreement which includes additional expectations. If people are not meeting those expectations, for example not paying rent, displaying behaviors that are putting other residents and staff at risk, we would first try and work with the individual to resolve the issues. If we cannot resolve the issue or there are safety concerns, then we go through an eviction process and the person would have to move out.
<i>What will residents do during the day? How will you handle loitering during the day? Will residents be barred from soliciting drivers and pedestrians for money/panhandling and how will this be both monitored and enforced?</i>	People living in the building have the right to plan their own daily activities. Staff will support people to engage in both on-site programs / services and access community resources. If people are isolating, we will be checking in with them to ensure their safety. If we know certain residents are involved in activities in the community that put themselves or others at risk, we will address it with them. Depending on the issue we may involve other community partners such as by-law or RCMP. The RCMP has indicated that the solicitation of drivers and/or pedestrians for money will be monitored and enforcement activity taken when appropriate in accordance with enforcement activities throughout the policing jurisdiction of the Langley RCMP.
<i>How will the opiate epidemic be considered? Don't closed doors increase risk of overdose?</i>	Yes, we have an opiate crisis. The majority of people who have died alone were not homeless, they were housed and used drugs alone. Some of the highest risk groups of the opiate crisis are males aged 20-40 working in trades. Not all homeless people are drug users and not all drug users are homeless. All Stepping Stone staff are trained to administer Naloxone in case of an overdose and have policies and procedures in place. We will be providing on-going education and awareness for the residents. Stepping Stone is also working with the Community Overdose Response Committee to try and figure out ways to best address this crisis.
<i>What accountability will the residents have?</i>	Residents will sign a Program Agreement and will be expected to abide by it. The Program Agreement will address expectations about behavior, especially as it relates to the health and safety of themselves and others.
<i>Will there be education and employment expectations with consequences for non-participation?</i>	There is no requirement that residents be actively job searching or applying for education, but when people have stabilized they will be supported to pursue self-identified goals that may include volunteer, work and/or education.
<i>Will participation and outreach be mandatory?</i>	Participation and outreach not mandatory but the option is there for when the people are ready to participate in the programs.

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SUBMITTED NOVEMBER 6, 2017

<i>Are you helping people get jobs?</i>	There is no requirement that residents be actively job searching or applying for education but when people have stabilized they will be supported to pursue self-identified goals that may include work and/or education. We will be exploring some on-site opportunities for peer support and employment
<i>How will senior homeless be supported?</i>	We will be using the Vulnerability Assessment Tool, which includes seniors. It helps target the right level of support for people moving into housing units.
<i>Will the youth homeless be helped?</i>	This supportive housing is for adults 19 and over. There is an organization in Langley - Encompass Support Services - that works with youth who are homeless or at risk of homelessness. There will be a new Youth Resource Centre/ Youth Hub opening in the 2018. BC Housing has provided support in the amount of \$450,000 to this project.
<i>How will you get women to get into long term housing?</i>	We know there will be women that apply for this housing and we will support them to feel safe.
<i>How will Stepping Stone be accountable?</i>	Stone Community Services Society is committed to being a good neighbour in developing new supportive housing that is an asset to the community. Our commitments include communication with the neighborhood; identifying resident expectations; rules and regulations and addressing concerns in a timely manner. BC Housing will have a contractual agreement with Stepping Stone with expectations on administration and management of the housing units. A Community Advisory Committee will be formed to include representation from community partners, BC Housing, Fraser Health, RCMP, the Township and the Chamber of Commerce, and will meet regularly.
<i>What will be the caseload ratio of residents to qualified social or case workers? What will be their professional credentials?</i>	This supportive housing will be highly resourced. The Stepping Stone staff team providing 24/7 coverage will consist of facility operations staff, resident support workers and cook/kitchen staff. The Intensive Case Management Team is a multi-disciplinary team with Case Managers, Nurses, Addiction Specialist, Nurse Practitioner, Psychiatrist, Housing Specialist and Peer Support Worker. The team will be working 7 days a week 12 hours a day and providing support to their clients that live in the building (those residents with the highest needs).
<i>Will there be a safe injection site?</i>	No.
<i>Will there be a curfew?</i>	There is no plan to have a curfew for residents.
<i>Will there be a community kitchen?</i>	The kitchen will serve the supportive housing residents only.
<i>Will it have beds for cold weather events?</i>	There is no plan to open the building for Extreme Weather Response beds.
<i>Will there be a RCMP liaison?</i>	Yes – BC Housing and Stepping Stone have met with the RCMP and confirmed that there will be a liaison assigned to the building.
<i>How long will the operator be running this facility?</i>	The funding contract is for a 5-year period and will be reviewed at that time. This is an important program for this community.
<i>How long is funding in place and who provides it? What happens at the end of five years?</i>	The funding contract is for a 5-year period and will be reviewed at that time. BC Housing provides funding for the supportive housing and ICM program. This is an important program for this community.
<i>What funding comes from the province to the city and township to support the additional services required for RCMP, parks, etc?</i>	BC Housing is committing annual operating funding to Stepping Stone to support the operation of the housing. This includes a meal program and at a minimum two 24-hour staff. This represents an investment of over \$1m annually. BC Housing believes that providing supportive housing to homeless or those at risk of homelessness will reduce the burden on RCMP and bylaw enforcement in Langley.

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<i>Will there be a committee to address community concerns during the life of the facility?</i>	Yes. A Community Advisory Committee will be formed to include representation from community partners, BC Housing, Fraser Health, RCMP, the Township and the Chamber of Commerce, and will meet regularly.
POTENTIAL CLIENT QUESTIONS	
<i>Is there any analysis about the percentage of homeless people that are actually from Langley?</i>	Yes. In the 2017 Homeless Count 74% of people identifying as homeless stated they had lived in the community of Langley for more than a year. Across Metro Vancouver 50% of the people identified as homeless had been in their community for more than 10 years.
<i>What is the percentage of homeless people that have a problem with drug addiction?</i>	It varies from 40-60%. The homeless population is a diverse group that needs access to housing and supports.
NEIGHBOURHOOD IMPACT QUESTIONS	
<i>How will this affect my property value?</i>	A study undertaken by the Centre for Applied Research in Mental Health and Addiction at SFU indicates property values have not declined with supportive housing. The report looked at 18 different studies and found there was no significant effect on either the sales price of homes in the neighbourhood or on the number of sales. A 1996 study by the Housing Ministry in BC looked at the impacts of seven social housing projects on neighbouring property values. The study demonstrated that social housing projects have not had a negative impact on the sale prices of nearby homes based on a comparison with a control area.
<i>How can you ensure that crime rates won't rise?</i>	We refer to the City of Vancouver, who has many years of experience in many different supportive housing buildings. In 25 years of experience with supported housing in Vancouver, there is no evidence that there has been an increase in crime in areas around these buildings. There are 16 apartment buildings outside the Downtown Core, ranging in size from 9 to 34 units, located in apartment zoned residential neighbours. A review of the complaints filed with the City's Licenses and Inspection Department and Vancouver Police Department show few calls have been made by neighbours of supportive housing projects. In fact, the calls that have been received are often calls about activities near the address but unrelated to the residents in the supported housing. This may be due to the presence of housing support staff, who call to report suspicious activity near the supported housing sites. Also, refer to a 2013 study showing that appropriately supported housing significantly reduces crime.
<i>How will the project assure the safety of the surrounding neighborhood, including schools, senior centres, businesses?</i>	We are concerned about the neighbourhood and we will have a community advisory committee to address any concerns. RCMP as well as reps from the schools will be participating on the Community Advisory Committee.
<i>How will the safety of children using outdoor spaces be assured?</i>	We are concerned about the neighbourhood and we will have a community advisory committee to address any concerns.
<i>How will you deter drug dealers from moving into the area?</i>	The building will be staffed 24/7 and drug dealing activity will not be allowed. Issues of drug dealing are a criminal matter and any such activity will be reported to the RCMP.
<i>Will there be increased police presence in the area?</i>	The Langley RCMP are, and will be, fully engaged with all our communities within our policing jurisdiction to ensure the safety of all residents. We will continue to use a

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	consultative, research based approach to reducing crime by targeting our efforts toward high-volume offenders and known crime hot spots.
<i>Who will do needle sweeps and how often? Can the Township make a policy on this?</i>	We will work with Fraser Health to implement evidence-based strategies to reduce number of discards' and engaging residents of the facility to do sweeps. Cannot give specifics, but I know that in other communities when there is an increased need, we increase it. We are very responsive.
<i>Will there be a certain number of people that will clean up certain areas?</i>	We will work with Fraser Health to implement evidence-based strategies to reduce number of discards' and engaging residents of the facility to do sweeps.
<i>What level of partnership is being officially committed to by local policing?</i>	The Langley RCMP will continue to be firmly committed to the countless partnerships within the Township of Langley and the City of Langley. We will continue to work with key community partners to prevent crime and keep our communities safe.
<i>How will the housing benefit the community?</i>	The community includes all members. 49 community members who are currently homeless will have access to housing and needed support services through the on-site ICMT on-site.
<i>How can the community volunteer?</i>	Submit your contact information to communityrelations@bchousing.org and indicate that you are interested in being part of the community advisory committee.
INTENSIVE CASE MANAGEMENT TEAM QUESTIONS	
<i>Is there enough staff on the ICM team for the residents?</i>	Yes, the ICM team has been developed using BC Provincial standards for staffing.
<i>How will you measure the success of the ICM?</i>	Some of the indicators will be reduction in hospital visits, number of clients connected to mental health or substance use services, period of time in stable housing, number of clients receiving primary medical care services (GP.)
<i>Do you have any research of the success of the ICM program?</i>	The ICM team just started in Langley and we will track the stats and do an analysis of it. An annual report will be prepared on the outcome indicators.
<i>What level of partnership is being firmly and officially committed to by local doctors, nurses and allied health services?</i>	There has been a strong partnership developed within the community of Langley between a number of local service providers (Salvation Army, Stepping Stone, Langley Community services, Langley Mental Health., RCMP, as well as others.) The Langley ICM team will have staff from the Langley Mental Health Centre embedded in the team (Psychiatrist, Nurse Liaison Case Manager, Nurse practitioner (providing primary care). The will provide strong linkages between ICM team, Langley Mental Health, Hospital. Refer to information that Fraser Health has made available publicly.
COMMUNITY QUESTIONS	
<i>Why isn't the City of Langley involved in a solution?</i>	The City of Langley is represented on the Homeless Task Force, but it isn't within our ability to answer that question on their behalf.
<i>Where do drug addicts go now for help in Langley?</i>	The Stepping Stone outreach team and the Gateway of Hope support people to access both local substance use programs and to get into treatment. As of September, we now have the ICMT who work on an Outreach basis to help people.
<i>Did crime increase around the Gateway of Hope when /since it first opened up?</i>	The RCMP will have this information available for the public hearing.
<i>Is part of the community help the 200 and 72nd BCH development project?</i>	This project is a redevelopment of the Shepherd of the Valley Lutheran Church. It will create 82 units of affordable rental seniors housing. BC Housing is providing a grant to

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SUBMITTED NOVEMBER 6, 2017

	reduce the costs and ensure affordability of the units. BC Housing will also provide access to financing.
<i>Does RCMP have any concerns with the site being near a liquor store and school?</i>	No. There is a collective way to make this work. We promote the block watch program. Parks are a valid concern but it is a concern in every community. If we can come up with a solution for needles, I think we would be a lot richer. The average person we are trying to help are males, in their 40s with some mental health issues, they have the lowest level of crime and the most preventable level of crime. We must open our eyes to the points you guys are raising and look for solutions as we go forward.
<i>How will you address the long wait times in the ER?</i>	BC Housing is not able to answer questions about the ER.
<i>What about the density of homeless people in one area?</i>	Once people move into the supportive housing they will no longer be homeless, they will be housed.
<i>Where is our city council doing something to support the housing crisis?</i>	BC Housing is not able to answer this question. We hope that they will approve the application to rezone the property for supportive housing use, so that there will be 49 new supportive housing units available to the community.
<i>What is the province doing the address the root cause of the housing crisis?</i>	New government has promised 114,000 units of affordable housing for low income seniors, low income families.
<i>How will this program be part of a more regional program?</i>	Langley needs an approach at a community level and across the province. The province has announced 2,000 units of modular housing and in negotiations with different municipalities to talk about where those modular units will go.
<i>Is there not social housing already located in the Fraser Health area?</i>	The Langley Lions Complex is in the area. Supportive housing is needed here. Homeless individuals are already in your community, we are bringing them inside and helping them to move towards stable housing.
<i>What happens after 5pm when I need to call RCMP?</i>	RCMP is open 24/7, call 604-532-3200 (non-emergency line.)
<i>How many people were invited to speak on behalf of BC Housing?</i>	Only the members on the panel were invited to speak by BC Housing. The partner organizations involved in the ICMT were invited to stand next to the ICMT board during the open house portion of the evening, to answer any questions.
<i>What is the difference between the Langley bypass shelter and this?</i>	Shelters are emergency shelters like cot or mats like Gateway. This is supportive housing, not shelter. Long term housing with 24/7 support and ICM services.
<i>Does affordable housing exist in Langley for residents to move into? If not, what efforts are being made to ensure these options will be available when needed?</i>	Once residents are ready to move into independent housing, they may be eligible to access social housing units or rent assistance in the private market. BC Housing currently provides 735 social housing units for families and seniors, and rent assistance to 776 families and seniors, in the Langley area. Tenants may also access the soon-to-be 80 rent supplements in the private market. There are also other non-BC Housing related options. There is a shortage of affordable housing in Langley, as in many communities across BC, and all three levels of government need to address this moving forward.

APPENDIX A SIGN-IN SHEETS



PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
OCTOBER 30, 2017

Thank you for signing in.

NAME	EMAIL ADDRESS
FOIPPA s.22(1)	
[Redacted]	
BILL STORIE	BSTORIE@TOL.CA
JAEL FROESE	jfroese@tol.ca
FOIPPA s.22(1)	
[Redacted]	

on



**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
OCTOBER 30, 2017**

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Stepping Stone
Community Services Society

PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY

OCTOBER 30, 2017

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FOIPPA s.22(1)	

20 Please note: this information will be collected by BC Housing and Stepping Stone Community Services Society to form a summary report, as required by the Township of Langley, and will be shared with the Township of Langley.

Stepping Stone
Community Services Society

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NAME	EMAIL ADDRESS
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mail.
can

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Community Services Society

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Thank you for signing in.

NAME	EMAIL ADDRESS
[Redacted]	
Angie Quale	aqual@tol.ca
[Redacted]	

FOIPPA s.22(1)



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OCTOBER 30, 2017

Thank you for signing in.

NAME	EMAIL ADDRESS
FOIPPA s.22(1)	
Emmys @ gateway of hope. ca → Emmy Skates.	
FOIPPA s.22(1)	



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Community Services Society

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Community Services Society

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OCTOBER 30, 2017**

Thank you for signing in.

NAME	EMAIL ADDRESS
FOIPPA s.22(1)	
[Redacted]	
Petrina Arnason	parnason@tol.ca
FOIPPA s.22(1)	
[Redacted]	
X	



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Community Services Society

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FOIPPA s.22(1)	

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Thank you for signing in.

NAME	EMAIL ADDRESS
FOIPPA s.22(1)	
Dayle Martin	gmartin@langleycity.ca
FOIPPA s.22(1)	

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Stepping Stone
Community Services Society

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NAME	EMAIL ADDRESS
FOIPPA s.22(1)	
Patricia Ward	pnard@tol.ca
FOIPPA s.22(1)	



**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
OCTOBER 30, 2017**

Thank you for signing in.

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APPENDIX B COMMENT FORMS

WE WANT TO HEAR YOUR THOUGHTS**Public Information Meeting for Proposed Supportive Housing in Langley
October 30, 2017****1. Which of the following best identifies you?**

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident
☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☐ In opposition to the proposal
☒ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

don't want trespassers
or get approach our kids
to use these phone for
\$20 w

3. Any additional comments:

what will you do about the
opioid epidemic?

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

Please note: Your comments will be collected by BC Housing and Stepping Stone Community Services Society to form a summary report as required by the Township of Langley, and will be shared with the Township of Langley.

PLEASE PUT THIS FORM INTO THE COLLECTION BOX AT THE MEETING OR SUBMIT TO
COMMUNITYRELATIONS@BCHOUSING.ORG

WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley

October 30, 2017

1. Which of the following best identifies you?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Township of Langley Resident | <input type="checkbox"/> City of Langley Business Owner |
| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☐ In opposition to the proposal
☒ Undecided

3. What do you like about the proposal?

The professional treatment that is proposed

4. Do you have any outstanding concerns that have not yet been addressed?

The close proximity to a liquore store
Will there be a safe injection site? This will draw addicts from other communities

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

Please note: Your comments will be collected by BC Housing and Stepping Stone Community Services Society to form a summary report as required by the Township of Langley, and will be shared with the Township of Langley.

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Public Information Meeting for Proposed Supportive Housing in Langley October 30, 2017

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☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☐ In opposition to the proposal

☒ Undecided

3. What do you like about the proposal?

HELPS HOMELESS FIND HELP & POSSIBLE
FIT BACK INTO SOCIETY

4. Do you have any outstanding concerns that have not yet been addressed?

YES - THE LETH HOMELESS!

WHEN DO THEY FINALLY GET HELP!
THEIR "5-BED HOME" HAS BEEN PUT ON
BACK BURNER TWICE!! THOSE KIDS
RAISED MONEY TO BUILD THIS HOUSE!

3. Any additional comments:

WHY CAN'T THIS NEW PROJECT
HOUSE "MOMS & KIDS" WHO ARE LIVING IN
BUSHS / STREETS I VOLUNTEER AT GATEWAY OF
HOPE THURS NIGHTS & I SEE MOMS & KIDS COME IN

Are you interested in learning about joining the Community Advisory committee? If so, please provide:

FOR DINNER!!

FOIPPA s.22(1)

Name:

Email:

Please note: Your comments will be collected by BC Housing and Stepping Stone Community Services Society to form a summary report as required by the Township of Langley, and will be shared with the Township of Langley.

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- ☐ In support of the proposal
☐ In opposition to the proposal
☒ Undecided

3. What do you like about the proposal?

Will save some lives.

4. Do you have any outstanding concerns that have not yet been addressed?

Homeless or housless? Different.
Some need "warehousing", some
need to "camp".

3. Any additional comments:

Township 70% plus unused
ALR. Put portables or orphaned
mobile homes

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

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☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☐ In opposition to the proposal

☒ Undecided

3. What do you like about the proposal?

ICM Team onsite 24/7 but LEAN on hours.
There is a need + people on the street need
supported

4. Do you have any outstanding concerns that have not yet been addressed?

- ① Already having challenges w/ drug use / crime close by
- ② Beside BC Liquor Store? WHY???
- ③ Green space for residents?
- ④ I work in Health Care → 21 does not seem there
are not enough ICM Team hours to support 49/98
residents.
- ⑤ How will you measure success?

3. Any additional comments:

- ⑥ Are you helping people get JOBS? If
- ⑦ How will seniors (homeless) be supported? Couples
- ⑧ Why this location versus another in Langley?
- ⑨ How will you be accountable to the statements in?

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

Name: _____

Email: _____

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☐ In opposition to the proposal
☒ Undecided

3. What do you like about the proposal?

ICH TEAM

4. Do you have any outstanding concerns that have not yet been addressed?

HOME DEPOT BUSINESS & PARKING LOT SECURITY.
WHERE DO DRUG ADDICTS GO FOR HELP NOW IN LANGLEY?

3. Any additional comments:

WHY DID THEY PURCHASE THE QUALITY INN BEFORE ALL
APPROVALS WERE IN PLACE?

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

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COMMUNITYRELATIONS@BCHOUSING.ORG.



Stepping Stone
Community Services Society

WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley October 30, 2017

1. Which of the following best identifies you?

☒ Township of Langley Resident

☐ City of Langley Business Owner

☐ Township Business Owner

☒ Other: Home owner

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☐ In opposition to the proposal

☒ Undecided

3. What do you like about the proposal?

I am thankful to hear about the supportive model
I like that there will be services available

4. Do you have any outstanding concerns that have not yet been addressed?

Yes, regarding suitability of the area &
City of Langley engagement & funding

3. Any additional comments:

We need accountability programs in place to
take care of the neighborhood concerns

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name:

FOIPPA s.22(1)

Email:

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Public Information Meeting for Proposed Supportive Housing in Langley

October 30, 2017

1. Which of the following best identifies you?

☐ Township of Langley Resident

☐ City of Langley Business Owner

☐ Township Business Owner

☒ Other: homeless advocate

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☐ In opposition to the proposal

☒ Undecided

3. What do you like about the proposal?

more space for homeless need for
re purpose facility

4. Do you have any outstanding concerns that have not yet been addressed?

1) plenty of non-user, haven't aged homeless
2) lot of room at "Riverview" for problem homeless
3) high cost compared to no problem homeless

3. Any additional comments:

1) Great help for addicts etc, but should be located
at or near Riverview type institutions

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Email: _____

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October 30, 2017

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☐ In opposition to the proposal
☒ Undecided

3. What do you like about the proposal?

I need to hear the proposal first before I make decision.

4. Do you have any outstanding concerns that have not yet been addressed?

What I worry about is that supportive housing area is to be changed with area instead of better area.

3. Any additional comments:

After hearing presentation

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name:

Email:

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☐ In opposition to the proposal
☒ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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FOIPPA s.22(1)

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Email: _____

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☐ Township Business Owner ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal *Yes!! at last*
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

*Someone is finally taking some
action for the mentally ill &
homeless problem.*

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

*good luck ! I hope this much needed
service becomes a reality.
Thank you for your good work.*

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Email: _____

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☐ City of Langley Resident
☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

99% of people are just uncomfortable
and don't want people that look different than
them.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

Name: _____

Email: _____

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

(Housing 1st ideas) The focus on housing

4. Do you have any outstanding concerns that have not yet been addressed?

none

3. Any additional comments:

public Keep up discussion w

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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☒ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☒ In support of the proposal

☐ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

Supportive housing + dignity for people
Will serve 1/4 of Langley's homeless population

4. Do you have any outstanding concerns that have not yet been addressed?

No.

3. Any additional comments:

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- | | |
|--|---|
| <input checked="" type="checkbox"/> Township of Langley Resident | <input type="checkbox"/> City of Langley Business Owner |
| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
- ☐ In opposition to the proposal
- ☐ Undecided

3. What do you like about the proposal?

Supportive housing

ICMT

24/7 staffing

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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Name: _____

Email: _____

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☐ Township Business Owner ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I appreciate the use of an existing building and the integrated approach to services and treatment - if needed.

4. Do you have any outstanding concerns that have not yet been addressed?

While I have concerns, I feel the decision is not in the hands of the Township, but in the hands of the Province.

I am concerned the City of Langley will continue to not address homelessness in the area, but drive it to the TOR.

3. Any additional comments:

I would like to see a good neighbour program in place and policing. Stepping Stones staff ensuring groups are not congregating in the blocks surrounding the facility.

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Email: _____

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☐ Township Business Owner
☐ City of Langley Resident
☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

we need this desperately. I believe this
model will be successful if properly
supported.

4. Do you have any outstanding concerns that have not yet been addressed?

For Langley needs more RCMP staff
either way.

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

YES

Name: _____

Email: _____

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☐ City of Langley Business Owner

☐ Township Business Owner

☒ Other: Member of LSCAT

☒ City of Langley Resident

2. Please check the box that best reflects your position:

☒ In support of the proposal

☐ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

THAT WE WILL HAVE A FACILITY THAT
WILL HELP OUR HOMELESS POPULATION

4. Do you have any outstanding concerns that have not yet been addressed?

JUST THAT SENIORS NEED SOME
MORE INFO

3. Any additional comments:

Not yet

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

FOIPPA s.22(1)

Email: _____

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☐ Township Business Owner
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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

To fill a need that is increasing every year, to help bring people inside and give them hope. Humanity is in bad shape.

4. Do you have any outstanding concerns that have not yet been addressed?

I don't believe housing outside of area will work housing, work and support are localized in the core of our community. This is where the help needs to be but the location is not right for this.

3. Any additional comments:

This is a Provincial and National Issue that is far deeper than this is one program and so much larger.

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Name: _____

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Many services in one place

4. Do you have any outstanding concerns that have not yet been addressed?

- want for council to demand a plan be in place to ensure cleaning of needles, shooting up behind dumpsters being stopped. Security walks, so on.
 - for open communication + work with community.

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

I think it would help others if there was something put in place to patrol and/or clean up the needles that are in behind Langley Meadows Elem. and those townhouses. Because I think that the people housed @ the Inn won't be the drug users already around Meadows.

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Email: _____

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☐ Township Business Owner ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

That something is being done at a location the homeless can access.
 I think it is wonderful that it is a low barrier - home first
 approach.

4. Do you have any outstanding concerns that have not yet been addressed?

No - there will never be a perfect project but
 it is a good project.
 same can be said with location

3. Any additional comments:

One person made a good point - an effective ICM team
 may need more than the proposed team numbers - increase
 by some social workers.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

We have a clear need for this type of supportive housing and this looks like a great response.

4. Do you have any outstanding concerns that have not yet been addressed?

I agree that the location isn't "perfect" but no location will ever be perfect and it will always seem to be in "someone's backyard" so I live close by (not as close as some) and I support this

3. Any additional comments:

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

providing safe, supportive housing for folks desperately
 in need -> actually addressing needs as opposed
 to criminalization, etc.

4. Do you have any outstanding concerns that have not yet been addressed?

No

3. Any additional comments:

please put together a way (volunteer committee? rallies? etc)
 for folks in the community, like me to support this, and
 future initiatives

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Supportive housing is different than shelters when Chief Justice Christopher Henkel said they could camp out from 7pm - 9am we have the possibility of having tent city. I like that 7pm will be on site.

4. Do you have any outstanding concerns that have not yet been addressed?

The quality of the site is as good as any site. Any place in the Langley could be by a liquor store or a Thrift Store or a park or a school.

3. Any additional comments:

Not all homeless are drug addicts and I support helping the homeless get help, so they can be an asset to society. I would support the housing to be a drug, drug-free environment.

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Email: _____

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

IT IS SUPPORTIVE HOUSING WITH COMMITTEES IN PLACE.
 IT IS ONLY 49 UNITS WHICH IS NOT MASSIVE AND
 HOPEFULLY THIS IS MANAGEABLE WITH REGARDS TO HELPING
 PEOPLE MAKE TRANSITIONS TO A BETTER LIFE & ABLE TO
 REALIZE SOME OF THEIR GOALS & ASPIRATIONS.

4. Do you have any outstanding concerns that have not yet been addressed?

PERHAPS WITH REGARD TO POLICING IN THE VICINITY.

3. Any additional comments:

I'M IN SUPPORT OF THIS AND HAPPY TO SEE
 THE KINDNESS & COMPASSION SHOWN BY BC HOUSING
 & THE LANGLEYS.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

16m team

4. Do you have any outstanding concerns that have not yet been addressed?

No.

3. Any additional comments:

Good job, panel members, for handling questions from a rough crowd!

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 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

It gets homeless people off the streets & gives them a hand up instead of just a hand out.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Thank-you!

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

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Email:

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Stepping Stone
Community Services Society

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☐ Township Business Owner
☐ City of Langley Resident

- ☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Everything!

4. Do you have any outstanding concerns that have not yet been addressed?

No

3. Any additional comments:

It's about time! Yay! I'm in full support!

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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Email: _____

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2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

RCM on site, longer term housing, low barrier

4. Do you have any outstanding concerns that have not yet been addressed?

Safety will be an ongoing concern for the communities

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name:

FOIPPA s.22(1)

Email:

FOIPPA s.22(1)

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2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

It's a practical solution to the homeless problem in Langley and a good extension to Gateway of Hope - extra beds that Gateway doesn't have capacity for.
 There is 24/7 on-site care from a variety of disciplines

4. Do you have any outstanding concerns that have not yet been addressed?

I have had increased concerns over the past 5 years as more tent cities crop up & homeless people are inhabiting homes/properties awaiting demolition & small forested areas in and amongst the many housing developments that have been built so I'm very happy to see this as a step in the right direction to do something about the problem. We live amongst the homeless problem every day, why not give them a home & help them maybe get back on their feet.

3. Any additional comments:

One lady who spoke at the mic tonight talked about how the homeless near her home are always stealing her property. There is a huge petty theft problem in all of Langley and it's not all homeless people. There are so many rental properties in Willoughby & a lot of the drifters from this area are committing these

Are you interested in learning about joining the Community Advisory Committee? If so, please provide: crimes so crime isn't just from the homeless

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Email: _____

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☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

having people off the street
give people some dignity

4. Do you have any outstanding concerns that have not yet been addressed?

Drug dealers in the area
crime + security for the neighbourhood

3. Any additional comments:

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☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Offers a place for people who are homeless to have a roof over their head. When they have stable housing, they are more likely to work on their issues & with the services who can help them.

4. Do you have any outstanding concerns that have not yet been addressed?

The need for on-going 24 hr support with the place housing facility is necessary in order to meet the needs & help keep people housed.

3. Any additional comments:

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☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Gives hope to the homeless

4. Do you have any outstanding concerns that have not yet been addressed?

Significant support for mental health issues

3. Any additional comments:

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2. Please check the box that best reflects your position:

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☐ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

This people need a place to live

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Great idea keep them off
the street

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ Other: _____

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

great Location!

hopefully it will be run properly

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

High time to do something
and the township to get involved

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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F.5
Oct 30/17

BC Housing Quality Inn housing plan

I applaud the efforts of the agencies moving forward with a plan to help persons with mental illness and homelessness.

I have received in my mailbox a lengthy plea from a group of citizens to block this proposal, it prompted me to write this letter to all involved.

The casual contact I have had with Stepping Stones tells me they are a credible and respected resource in the community. Who better to help counsel, house, feed, medicate these poor souls.

FEAR

This reminds me of days gone by when we, as concerned citizens, tried to place our folks with mental handicaps into the community from the institutions. We were petitioned to stop moving these gentle souls back closer to loved ones.

Back in the day... fear took over reason. But we persevered and won the battle slowly but surely.

The Quality Inn, which I did not even know it existed until some time after it was built, is an Ideal location. In my opinion there is no threat to schools or businesses, at least not more than exists now by people living on the streets.

As another point of argument, I refer to the placement the day program for persons with mental disabilities placed out in the woods as far away from people and community as possible. They are still there, and it suits the needs of some of the folks that attend there...but with forward thinking agencies, we have moved to placing other programs closer to the population.

While I heartedly applaud the Township of the day for facilitating this land for the Langley Association for Retarded Children...it really was 'out of sight' 'out of mind'. There were little opportunities to be included in the community unless the transportation and staff were available to bring the folks closer to town.

In addition, I am happy that SOMEONE is trying to do a proactive plan to help the less fortunate of our community. It has been a long struggle and devastating to me to see the poor and mentally ill amongst us being left out on the streets and bushes. We treat animals better!!

I do know some of the background of the history of Riverview and Cease Clinic, and rue the day that the Charter of Rights allowed people to walk away from these facilities. I had the opportunity to visit Cease in the 1970's and the person that I visited was well cared for and got her meds sorted and returned to community.

WE need Riverview and places like that more than ever before... with the chronic abuse of drugs.

What the opponents fail to realize, is that these folks will be supervised and cared for...they say they support the effort but do it somewhere else! Such a disappointing knee jerk reaction by some people.

I believe the site chosen is absolutely the best choice. No residents or schools will be impacted... we already have people living in the bushes.

Signed

A very concerned citizen regarding the poor lost souls on the street.

FOIPPA s.22(1)



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☒ In support of the proposal

☐ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

I like the fact that services are incorporating within the facility. Also that some meals are provided. I think that many people who have been homeless for a long time need assistance maintaining a home and need to learn/relearn how to prepare food, keep laundry up to date, clean their home, etc.

4. Do you have any outstanding concerns that have not yet been addressed?

I do not live in the area near the Quality Inn, but I live right next to [redacted] where this summer was difficult with people without homes were living and there was drug use, buying and selling, sexual activity, etc. They were not happy about this considering the school is close, the Boys & Girls club, etc. I BELIEVE YOU DID ADDRESS THIS ISSUE and listened to those concerns respectfully.

3. Any additional comments:

I think that having supported housing in any area can be handled so that objectionable activity can be minimized. I hope those living near the Quality Inn can be assisted in understanding this.

BOTTOM LINE: I AM VERY PLEASED TO HAVE THIS SUPPORTIVE HOUSING

MODEL IN LANGLEY. I HOPE FOR MORE VENUES. THANKS

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

*Nothing Really other than the
chance to hear other people also
opposing it*

4. Do you have any outstanding concerns that have not yet been addressed?

*I don't like how they purchased the
property without asking the people
for their opinion.*

3. Any additional comments:

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☐ Township Business Owner

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2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

nothing. The fact that they went ahead with the bought the location without getting taxpayers and community perspective.

4. Do you have any outstanding concerns that have not yet been addressed?

If this causes the problems we are expecting in our community would they shut the program down

3. Any additional comments:

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☐ City of Langley Business Owner

☐ Other: Kid

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

I want homeless people get shelter

4. Do you have any outstanding concerns that have not yet been addressed?

No

3. Any additional comments:

I want a better location because I smell
a lot a weed - and lots of needles

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal *as it currently stands*
☐ Undecided

3. What do you like about the proposal?

*I like the wrap around support
I believe the housing is needed*

4. Do you have any outstanding concerns that have not yet been addressed?

*I do not feel that should be a low
barrier ~~with~~ housing. Research shows
low barrier housing for addicts is
less effective than sobriety
required housing. It also has more
impact on the neighborhood.*

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I believe these programs intentions are good, but I do not agree with the location.

4. Do you have any outstanding concerns that have not yet been addressed?

Yes, no one has nor can address the increase in vandalism, crime, panhandling that will occur in the surrounding neighborhood. I strongly believe it will have a negative impact on surrounding businesses & residents

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

nothing bad idea

4. Do you have any outstanding concerns that have not yet been addressed?

crime, theft vandalizing
no accountability

3. Any additional comments:

move to rural - away from
residential.

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2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

NO. I like to support homeless, but the location is ~~very~~
not appropriate, because the location is very close to
elementary schools and senior care house and community shopping
centre. If many homeless are there, the place will be not
safe, and children will be dangerous.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Absolutely NOTHING. Downtown area so close to schools & parks is most definitely NOT the place to open a shelter. Surely there's a better location. Please take the drugs & associated crime elsewhere.

4. Do you have any outstanding concerns that have not yet been addressed?

This should NOT be approved!
You are simply enabling!
Calling it "Supportive housing" is simply not true.
It's a homeless shelter being masked as community support.

3. Any additional comments:

Why is it that the rights of taxpayers is always the last consideration. Drug addicts & the terminally unemployed should NEVER get the first rights as they're doing in this case. I have 4 grandchildren living within a Kil. of this "proposed" location & one goes to school within 2 blocks.

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

housing should be for seniors / low-income families.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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| <input checked="" type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing - move it to an industrial area away from Residential homes.

4. Do you have any outstanding concerns that have not yet been addressed?

1. ~~Not sure~~
 - I Am a home owner in the Langley township and have been for 10 years. You are devaluing our homes with this location
 - NO Research has been done to prove that this is an ideal location

3. Any additional comments:

A better location would be near the Salvation army
 - Keep it in the City of Langley downtown Core

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Email: _____

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Stepping Stone
Community Services Society

WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley
October 30, 2017

1. Which of the following best identifies you?

- ☒ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

To help the homeless people
But I don't like the location

Not in a ~~residential~~ residential area, better in an industrial or
commercial area

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

It would be better located in an industrial or commercial
area where there they can just shut down at night
and there is no people sleeping there, or moms alone
with small kids in the mornings.

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FOIPPA s.22(1)

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☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

This location is not good, it's too close to schools.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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Name: _____

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☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

I think that it important to house homeless but the place
location is not right.

4. Do you have any outstanding concerns that have not yet been addressed?

I think this housing is too close to 3 elementary
schools.

3. Any additional comments:

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Email: _____

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2. Please check the box that best reflects your position:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

NOTHING

4. Do you have any outstanding concerns that have not yet been addressed?

- NOT THOUGHTFUL PLANNING
 ↳ OUR CHILDREN WILL BE AFFECTED BY THIS DIRECTLY AND THE
 NEARBY SCHOOLS + FAMILIES
 • OUR CRIME RATE HAS SKYROCKETED IN THE PAST FEW YEARS AND
 WILL GO UP IF THIS IS ALLOWED. GOOD IDEA/INCENTIVE BUT

3. Any additional comments:

- MOVE THE LOCATION
 • USE THIS BUILDING INSTEAD FOR LOW INCOME FAMILIES THAT
 HAVE NO AFFORDABLE HOUSING OPTIONS
 • ALSO COULD BE USED FOR FAMILIES THAT HAVE BEEN DISPLACED
 BY CLAYTON (CITY OF SURREY REDUCTION OF SUITES)

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Name:

Email:

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☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

No

4. Do you have any outstanding concerns that have not yet been addressed?

Horrible location we don't want it

3. Any additional comments:

Think of children first they are our future

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Not at all

4. Do you have any outstanding concerns that have not yet been addressed?

It's too close to School business centre

3. Any additional comments:

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☐ Township Business Owner ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

It's too close to school business centre.
Not at all.

4. Do you have any outstanding concerns that have not yet been addressed?

It's too close to school business centre

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Not at all

4. Do you have any outstanding concerns that have not yet been addressed?

*Schools are nearby, this is a very
bad idea.*

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
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☐ Undecided

3. What do you like about the proposal?

It is not safe for young family, not safe for my kids
a load on already heavy health care system. Not suitable
location as there are many local business will be impacted

4. Do you have any outstanding concerns that have not yet been addressed?

a unsafe location and too close to family neighbourhood
become an attractive location for many drug addicts and
homeless. We do not need another Vancouver east side
in township of langley. This is not a real mental solution
for homelessness.

3. Any additional comments:

please consider different location that far from school
and family homes

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Don't like it.
Safety issue is the most important
especially for children.

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

Think about the children.

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I don't like the proposal

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

make the right decision

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Too close to the R.C. Garnet elementary school

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ Other: _____

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2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

I don't agree with the proposal. Because it's close
the school and family

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☒ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I don't agree with the proposal because it's close the school and families.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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Name: _____

Email: _____

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I think that the homelessness and addiction issues need to be addressed

4. Do you have any outstanding concerns that have not yet been addressed?

Is there going to be an increased police presence in the area. How will this affect my property value being 2 block from this shelter?

3. Any additional comments:

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☒ City of Langley Business Owner

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2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

I Agree with helping people but not the location.

4. Do you have any outstanding concerns that have not yet been addressed?

Langley Meadows School cannot afford to put more teachers on duty to watch the kids during recess. Considering the at risk people can freely wander through the park.

3. Any additional comments:

We own a business close to there and have had a few people stealing. we do not want anymore people to steal in the area. Care about your local resident - not Surrey's homeless that will come.

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☐ Township Business Owner
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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

No

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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Email: _____

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☐ Township Business Owner
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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

No this kind of shelter beside school and
Residential areas.

I think may be beside hospital.

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☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

Intensive case management team should
NOT be close to schools and liquor store

3. Any additional comments:

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☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

Does RCMP have any special plan regarding people's concerns? For example, put more cameras on the area to monitor activities.

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: FOIPPA s.22(1) [REDACTED] _____

Email: [REDACTED] _____

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☐ Township Business Owner
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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal location
☐ Undecided

3. What do you like about the proposal?

There is a great need for this proposal. However I don't think there was much thought and planning, research done on the location. The building was purchased only because it was available.

4. Do you have any outstanding concerns that have not yet been addressed?

Location to elementary schools.

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Re-located the supportive housing

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WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley
October 30, 2017

1. Which of the following best identifies you?

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident
☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

ICM Team

4. Do you have any outstanding concerns that have not yet been addressed?

We are against the location as it is
1 block J from our house and we
~~that~~ have not heard anything about this
location before it has already
been purchased. Not OK!!

3. Any additional comments:

This is not a place to have a
facility. Wrong location and
no research put into
location.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

Name: _____

Email: _____

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

I HAVE LIVED IN _____
 I AM CONCERNED ABOUT
 RESPONSE TIMES FROM THE RCMP. WHY IS
 THE RCMP OFFICE AT THE CITY HALL NOT
 STAFFED (FULLY) 24 HRS A DAY.
 (Township hall)

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

To willingness To help people in need

4. Do you have any outstanding concerns that have not yet been addressed?

Yes! Location close to a major street to walk out if under the influence for their own safety.
Too close to many and I mean "MANY" schools and a family community area.
Too close to retail & liquor stores for them to shop lift and steal for their addictions. (wrong location for it)

3. Any additional comments:

It houses 49 people at least but it will bring similar people waiting for hope to get in but won't, they will be on our streets with needles etc.
It will bring drug dealers to prey on these people bringing danger to our families. It was picked only because it was vacant.

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☐ Other: _____

2. Please check the box that best reflects your position:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

None

4. Do you have any outstanding concerns that have not yet been addressed?

My sons are just steps away from the housing, a lot of issues have been raised school (FVCS)

3. Any additional comments:

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☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

None

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

No!

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Email: _____

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

None

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Disagree!

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☐ City of Langley Business Owner

☐ Other: _____

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

None

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Disagree!

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Help for those in need.

4. Do you have any outstanding concerns that have not yet been addressed?

- This in no way benefits our community.

3. Any additional comments:

Right now our Parks are over-run. I can never use the parks with my kids on summer mornings because the homeless are still there and using and buying drugs.

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☐ City of Langley Business Owner

☐ Other: _____

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

I don't support the proposal, 100% reject, in the centre business area and close to the school.

4. Do you have any outstanding concerns that have not yet been addressed?

- homeless people I don't require the program, but please choose other location, not at the centre business area and close to the kids school.

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

- sounds like a solution to many of the problems that are in a lot of our communities
 - Great to have on site support

4. Do you have any outstanding concerns that have not yet been addressed?

- there are 2 elementary schools, a few pre schools & several parks in very close proximity to this location - I do not agree with this location

3. Any additional comments:

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☐ Township Business Owner
☐ City of Langley Resident
☐ City of Langley Business Owner
☒ Other: home owner

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☒ Undecided

3. What do you like about the proposal?

nothing

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

why was the hotel purchased without consulting residents

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

I don't like the idea of building the homeless shelter. BC Housing so close within the community.

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☐ Other: _____

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

I think supportive housing is a great idea. I just think this is the wrong location.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

A better location would be close to the bus loop in langley city not Township.

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☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

*I do like the proposal But it is wrong location.
It is too close to school and family.*

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I do like the proposal. But it is ~~Wrong~~ ^{Wrong} Location.
It is too close to school and family

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

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- ☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
- ☒ In opposition to the proposal
- ☐ Undecided

3. What do you like about the proposal?

I oppose this location

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I oppose this location

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

*The proposal is good. just the wrong location.
Too many children and school around. it's not
the good idea to put the homeless house here*

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I oppose this location

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

OPPOSE

3. What do you like about the proposal?

You guys create security problems for our children. There are so many young generations in this lovely community. STOP RUINING It!

4. Do you have any outstanding concerns that have not yet been addressed?

WRONG ADDRESS !!!

3. Any additional comments:

~~There should be more care~~

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I like the idea to provide the support for homeless. However
~~the~~ I do not like the idea of the location of the project, because
it is too close to schools, senior house and will potentially
bring safety issues to those vulnerable children and
seniors

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Choose a different location where resources for homeless
~~ment~~ is available and is far from schools and seniors
house

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The proposal looks like too bad. So many schools & day cares around there we support the arrangement for homeless people but you have select right location. Thanks

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

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☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

The proposal is good. But the location is not good. You can consider change the location.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:**Name:** **Email:** _____

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October 30, 2017

1. Which of the following best identifies you?

- ☒ Township of Langley Resident
 ☐ City of Langley Business Owner
☒ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

pls help them find job, not only a house
or Condo.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

a Farm will be good, not at quality inn.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

Name: _____

Email: _____

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PLEASE PUT THIS FORM INTO THE COLLECTION BOX AT THE MEETING OR SUBMIT TO

COMMUNITYRELATIONS@BCHOUSING.ORG



Stepping Stone
Community Services Society

WE WANT TO HEAR YOUR THOUGHTS

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I am against the proposal. It will negatively affect the safety of this area, which is already gone badly in the past 5-10 years.

Please consider our ~~and~~ opinion, and choose some where else for the homeless people, that will be away from high density of the residences.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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2. Please check the box that best reflects your position:

☐ In support of the proposal☒ In opposition to the proposal☐ Undecided

3. What do you like about the proposal?

Oppose it ! Crime and security ~~features~~ Issues !!

4. Do you have any outstanding concerns that have not yet been addressed?

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2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

Strongly oppose it !!
You destroyed our safety and peaceful community !!

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I oppose this location

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

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☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

~~I like this proposal~~ but I don't like this address.
It's too closed to our family.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

helping the homeless in this manner
 is very positive but it is in the
wrong location: too many children and parks
 in the nearby vicinity

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

The supportive housing program should not be so close to elementary schools. ~~and~~ I'm concerned about the safety for this area.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

NOTHING

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

THIS IS SOCIALISM AT ITS ABSOLUTE WORST

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☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

- Crime

- Property Value decrease

- Homeless Comps from addicted people who can't stay over night

- Federal Fisheries

- Federal Fisheries set backs from building not being respected.

3. Any additional comments:

No environmental assessment from department of fisheries

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☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

Don't want my vehicle stolen or broke into don't want my home broken into while I'm sleeping don't want my green can + garbage can stolen since there's 170 to replace, also would like to put pretty things in my garden out front but they'll be gone

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

*I think to ~~build the housing~~ find housing for homeless
it is a good idea, but the location is not good.*

4. Do you have any outstanding concerns that have not yet been addressed?

Find a job for homeless

3. Any additional comments:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

This is a good proposal for homeless people, but the location is not a proper.

4. Do you have any outstanding concerns that have not yet been addressed?

I truly concerned about the place which is too close to the three schools and senior centre. Those two group of people need more protection. I am working in the senior centre for 9 years. I have seen homeless people walk around the senior centre, tried to ~~enter~~ get into the building, it is very dangerous for seniors.

3. Any additional comments:

please try to find a proper place for homeless people.

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

*Safety concern. Homeless group will have more drug use
it will be safer for the community. I don't have bias for
these people, but it will bring potential problems to the community*

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing at all, terrible idea.

4. Do you have any outstanding concerns that have not yet been addressed?

No.

3. Any additional comments:

No.

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- | | |
|--|---|
| <input checked="" type="checkbox"/> Township of Langley Resident | <input type="checkbox"/> City of Langley Business Owner |
| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing (NO)

4. Do you have any outstanding concerns that have not yet been addressed?

Do you have any concern about children and people in Great Neighbourhood?

3. Any additional comments:

NO Good location for US special children

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

No! Don't like it.

4. Do you have any outstanding concerns that have not yet been addressed?

Bad Location

3. Any additional comments:

No

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

No!

4. Do you have any outstanding concerns that have not yet been addressed?

Bad location

3. Any additional comments:

No!

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☐ Township Business Owner
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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

NOTHING / NOTHING / NOTHING

4. Do you have any outstanding concerns that have not yet been addressed?

My concern is do you have any concerns about our children's safety with this proposal so close to the community.

3. Any additional comments:

Do you think is a good location and if so. Why.

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I live within 1km of proposed site

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

A lot of effort in 'trying' to solve a problem

4. Do you have any outstanding concerns that have not yet been addressed?

Yes - liquor store nearby is not a supportive environment.

No services

Number of beds is not enough for realistic demands of what this location will draw in.

3. Any additional comments:

This will cause more problems than fix

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Like the idea of opening places for homeless to stay. I oppose the idea because the location is too close to the schools and it is in the middle of the city.

4. Do you have any outstanding concerns that have not yet been addressed?

The location is very close to schools, how can you be sure these homeless people won't harm (purposely or accidentally with used needles or being drunk and all) the children.

3. Any additional comments:

I am ok with off building a place for homeless to stay, but, I hope that you can reconsider the location and move the place to the outer area of the city, which is not close to many shopping centers, schools, and town center.

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Providing a residence for chronically homeless people

4. Do you have any outstanding concerns that have not yet been addressed?

What happens if a person is kicked out of the program, because they don't follow the rules?

3. Any additional comments:

The location for this program is not a good one, considering the surrounding residences, elementary schools & senior facilities

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I am complete disagree this proposal.

4. Do you have any outstanding concerns that have not yet been addressed?

The location is too close school, residents and senior village.

3. Any additional comments:

please relocate to another place.

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WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley

October 30, 2017

1. Which of the following best identifies you?

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident
☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

It is not right Location!

4. Do you have any outstanding concerns that have not yet been addressed?

Too close to the schools and families.

3. Any additional comments:

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Name: Email: 

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
- ☐ In opposition to the proposal
- ☐ Undecided

3. What do you like about the proposal?

I do not like it at all.
Not a good location

4. Do you have any outstanding concerns that have not yet been addressed?

- *What will the residents do during the day?*
- *hang around?*
- *find ways to get money for drugs?*
- *meet drug dealers*
- *Will the drug dealers who come to sell, start selling to children who are not yet addicted.*

3. Any additional comments:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nice idea - poor location
- Better ideas & location
to solve it

4. Do you have any outstanding concerns that have not yet been addressed?

Concerned you are enabling instead of helping.

3. Any additional comments:

Homeless people need to work.
Need jobs first. So they can afford
rent.
How about job creation programs instead.

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☐ Undecided

3. What do you like about the proposal?

Supportive housing is very important and needs to exist.
However, the choice of location in my family's
neighbourhood is not a wise choice.

4. Do you have any outstanding concerns that have not yet been addressed?

Yes, where do the residents go during the day?

3. Any additional comments:

Choose a location further from dense housing.
BC Housing has just devaluated my future
investment.

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I don't like the proposal ~~the~~ because of the location.
 1) close to elementary school & commercial centre
 2) ~~this location~~ The cost of this location is too expensive. A lower cost location should be selected.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ Undecided

3. What do you like about the proposal?

I like that there is thought to deal w/ homelessness however I do not appreciate it being pushed on the residents of Langley Meadows. I feel that nothing has been addressed, I feel pressured to just accept this.

4. Do you have any outstanding concerns that have not yet been addressed?

Yes, how it's going to be run, the plan, the way it will run, protection to neighbouring residents

3. Any additional comments:

NO! My property values are also important. What about us as taxpayers paying for this I strongly oppose!!! I worked very hard to afford to live here in a safe environment for me and my family!

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing! I can't support a proposal that has been moved forward behind closed doors and taxpayers money's have already been spent without the consent of the community.

4. Do you have any outstanding concerns that have not yet been addressed?

No

3. Any additional comments:

People want to help people in general, but there is a difference between Homeless people and Drug addicted Homeless people. If anything we should have Drug free Single parents there, who may become homeless.

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☐ Undecided

3. What do you like about the proposal?

• That the community is looking for solutions for homeless res

4. Do you have any outstanding concerns that have not yet been addressed?

- Concern that housing is not considered drug free
- Finding drug dealers in the area around the housing project
- ↓ of price of our home due to ↑ in violence / crime due to ↑ drug use
- ↓ safety on neighborhood
- No current plan to increase policing, or services to the area due to increase in drug use etc.

3. Any additional comments:

Very concerned that this was bought and work started on before consulting community

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Email: ~~XXXXXXXXXXXXXXXXXXXX~~

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing! Its a terrible idea. It won't help our community in any way.

4. Do you have any outstanding concerns that have not yet been addressed?

Way too close to schools! Wrong location
You're going to bring in ^{more} drug dealers, gang violence,
Housing prices will decline in the neighbourhood

3. Any additional comments:

I don't believe in handouts to junkies
when ~~you~~ ~~can't~~ ^{the} half of our middle class
can barely afford to live as it is. I have 3
kids, a prty lots of taxes, and have a tough enough time
feeding my own family.

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

All the opposition

4. Do you have any outstanding concerns that have not yet been addressed?

Terrible location, bad for business and housing prices
Not safe

3. Any additional comments:

Its going to ~~run~~ ruin the family friendly community
of langley meadows! Go elsewhere!!!

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☐ Undecided

3. What do you like about the proposal?

NOTHING

4. Do you have any outstanding concerns that have not yet been addressed?

TO CLOSE TO SCHOOLS
 TO CLOSE TO LIQUOR STORE
 TO CLOSE TO PARKS.

3. Any additional comments:

THIS APPEARS TO BE A QUICK FIX
 EASY PURCHASE.
 BUILDING REQUIRED SHOULD BE PUT OUT.
 WHERE SECURITY OF A COMMUNITY IS NOT AT RISK!

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☐ Undecided

3. What do you like about the proposal?

I do have compassion for the homeless that ARE in the area, but for those that are willing to become members of our community and not add to our issues. Those that have mental issues need to be in a hospital, those who steal need to be in prison and those addicted need to be in a treatment centre.

4. Do you have any outstanding concerns that have not yet been addressed?

Why this area was chosen when there are existing facilities that are in existence and could simply be expanded on. Why a mayor in PoCo wants to reopen Riverview is not a good choice in that it isn't in the heart of a young family neighborhood and a hospital that could house 10 times the people with all the money that is being spent (tax payer money) could have been used to

3. Any additional comments:

up grade that facility.

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FOIPPA s.22(1)

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Homeless will do whatever it takes to what they need. I have had my car broken into and now its going to get worse. The value of my property will now go down!

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I'm totally support to provide assistant to the homeless people. but obviously it is not the appropriate place

4. Do you have any outstanding concerns that have not yet been addressed?

Softly dietation, drugs, and waste of government fund

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Zero!

4. Do you have any outstanding concerns that have not yet been addressed?

The location is wrong!
Close to my granddaughter's school
needs in a neighbourhood

3. Any additional comments: *Will BC housing pay for the decrease in property values?*

Addictions are very difficult to cure
instead we need low income housing for non addicted
(non) mental health individuals

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☐ Undecided

3. What do you like about the proposal?

Oppose totally.

4. Do you have any outstanding concerns that have not yet been addressed?

*Children safety & Communities safety.
Examples: Break in issue.*

3. Any additional comments:

Not a strategies location.

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☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

How can any responsible executive purchase
 such a substantial property without
 knowing the project is approved.
 THIS WAS ASKED IN A FEW WAYS TONIGHT
 BUT NOT ANSWERED

3. Any additional comments:

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- ☒ In opposition to the proposal
- ☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

- Spending taxpayer money with due consultation.

- Seems not well-thought out with respect to logistics
 ex: how to ensure increased crime isn't brought into
 the area. Why isn't this a clean and dry
 facility??? That would
 assuage a lot of fears.)

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Good program bad location

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Helping people

4. Do you have any outstanding concerns that have not yet been addressed?

Why this location? please somewhere with less
temptations. We want them to succeed
but not with liquor store within
reach.

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

That they want to help those who need help.

4. Do you have any outstanding concerns that have not yet been addressed?

- location close to school and liquor store.
 - needles in parks and school.
 - Crime + Drug deals pushed out to neighbouring complexes.

3. Any additional comments:

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☐ Township Business Owner
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☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

*No ~~real~~ research and case study
to be provided*

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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Email: _____

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Stepping Stone
Community Services Society

WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley

October 30, 2017

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
- ☒ In opposition to the proposal
- ☐ Undecided

3. What do you like about the proposal?

That does provide housing for vulnerable people.

4. Do you have any outstanding concerns that have not yet been addressed?

Being known that this facility is housing ^{former} heavy drug using individuals and they are going to live there, don't feel safe having to go and run errands or sending my kids out to the stores nearby. We don't know what is on their mind.

3. Any additional comments:

Use this facility for housing homeless elders, refugees, or single parents with low income.

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☐ Other: _____

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

The purpose looks important

4. Do you have any outstanding concerns that have not yet been addressed?

- Location -

- Effect on neighborhood in the area

- Increase of homeless people into Langley area

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

find an alternative location for this facility

3. Any additional comments:

proposal without common sense

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

not much

4. Do you have any outstanding concerns that have not yet been addressed?

most of the Homeless have made this their choice
 Maybe look at the Seniors who have worked all their life and can't afford the high cost of living

3. Any additional comments:

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☐ Undecided

NO/NO/NO/NO
We do not want people with drugs close to our parks

3. What do you like about the proposal?

Nothing. It's so bad that you do not go to choose an other location. West Vancouver, BC Properties, UBC Properties, or close to the prisons

4. Do you have any outstanding concerns that have not yet been addressed?

All - I have a kid an having this project will bring drugs and problems for our future generations

3. Any additional comments:

It's so bad that you consult people when the property is already bought.

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☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

Yes. You buy first on my tax money and ask later.

3. Any additional comments:

"Better ask for forgiveness than ask for permission" right?

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☐ Undecided

3. What do you like about the proposal?

I don't

4. Do you have any outstanding concerns that have not yet been addressed?

Safety, property value

3. Any additional comments:

Move it somewhere else

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☐ Undecided

3. What do you like about the proposal?

Provide Help for people in need

4. Do you have any outstanding concerns that have not yet been addressed?

*Wrong location / Wrong target group recipients
for the South Side / Central location.*

3. Any additional comments:

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☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

The act to provide outreach is great
But the purchase should have been approved
by the community.

4. Do you have any outstanding concerns that have not yet been addressed?

What will Langley Council & Mayor do
to offset the loss to our property
value?

3. Any additional comments:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

not safe for my family

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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FOIPPA s.22(1)

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☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Not interested in having this too close to a school. Not happy with lack of consultation.

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
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☐ Undecided

3. What do you like about the proposal?

Addressing the needs of homeless Great idea but not near very
young children

4. Do you have any outstanding concerns that have not yet been addressed?

Danger to young children. This proposed location borders on a highly residential area 10's of thousands of homes, townhouses. Townhomes, houses with a large proportion of families with young children. The preschool and new park James Anderson Park was ~~supposed to~~ designed for young children to play. The upper portion of the park is densely wooded and a prime location for drug addicts etc to mingle and only 2 1/2 blocks from Home Depot parking lot.

5. Any additional comments:

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- ☐ City of Langley Business Owner
- ☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
- ☒ In opposition to the proposal
- ☐ Undecided

3. What do you like about the proposal?

I did not like anything of the proposal.
The way the property was bought felt very sneaky and that we as a community don't have a true say of any of this.

4. Do you have any outstanding concerns that have not yet been addressed?

There was lots of talk about knowledge of the area, however the area itself was not put in consideration. How is the location a good idea, when it's 50m from a liquor store, 350 m from CMES and 1 km from FVES. Who is going to do a sweep every day at the creek in Langley meadows?

3. Any additional comments:

Why couldn't of the community be a part of the idea, this community is young families why wasn't homeless families with children, ~~non~~ single parents taken into consideration?

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FOIPPA s.22(1)

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☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I support the idea of providing support to homeless, but I think it's ~~the~~ not a good location for them because it's too close to elementary school and shopping centre.

4. Do you have any outstanding concerns that have not yet been addressed?

Safety for kids and old people.

3. Any additional comments:

The location should be far from school.

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

*This is not a good location for the homeless and
Langley residents*

4. Do you have any outstanding concerns that have not yet been addressed?

Safety for local business and residents

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

FOIPPA s.22(1)

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| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I do not like the location of the proposal. There are 3 elementary schools & senior residences. It will not be safe for young children and families' activities in the parks and other public areas.

We wish to choose close by Langley City area.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I do not like this proposal. Because the location is too close to resident schools, elder center and business center. It will affect the safety of Area. BC Housing shall relocate it.

4. Do you have any outstanding concerns that have not yet been addressed?

The supportive housing for the addict abused and homeless will be unsafe for our child and school kids.

3. Any additional comments:

I'm strongly thinking the supportive housing in this location is not appropriate.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

No

4. Do you have any outstanding concerns that have not yet been addressed?

Bad address. Too closed to the resident, school.

Harm for security for local people.

Bad influence for kids living and attend school near.

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: Xueliang Shen

Email: xuehang.shen@hotmail.com

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I don't like the proposal. Because the Location is too close to school and many day care center, and business center. It will affect the safety of Area. BC Housing shall reject it.

4. Do you have any outstanding concerns that have not yet been addressed?

The supportive housing for the addiction abused and homeless will be unsafe for our child and school kids.

3. Any additional comments:

I hope the supportive housing in this location is not appropriate.

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☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

- Health and Safety are
the main issue
- Traffic issue

3. Any additional comments:

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2. Please check the box that best reflects your position:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

Needs in Parks / concerns
in Parks. They will hang
out by all our stores.

3. Any additional comments:

No. Too many kids
in our neighborhood. We have
issues already. Wrong location.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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Email: _____

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Don't like. Wrong location.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

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COMMUNITYRELATIONS@BCHOUSING.ORG.

WE WANT TO HEAR YOUR THOUGHTS**Public Information Meeting for Proposed Supportive Housing in Langley
October 30, 2017****1. Which of the following best identifies you?**

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident
☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I understand the need for housing but
not in this crowded area.

4. Do you have any outstanding concerns that have not yet been addressed?

Yes, if the police cannot even control the
pan handling of pan handlers on 200-6th directly
under the sign saying it's illegal what could
make us think there will be any police presence
or monitoring. This

3. Any additional comments:

To close a proximity to schools stores
and before we bring in more problems they
should address the one already there.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: Concerned citizen.

Email: _____

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☐ Township Business Owner
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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I appreciate that these supportive housing's goal is to help homeless transition to stable housing. This shouldn't be long term housing for homeless.

4. Do you have any outstanding concerns that have not yet been addressed?

I would like to see any success/failure stories in other cities that have done the same thing. What was the change in employment rate? crime rate? housing prices?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name:

FOIPPA s.22(1)

Email:

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 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

NOTHING

4. Do you have any outstanding concerns that have not yet been addressed?

- DROPS
 - CRIME
 - NEAR SCHOOLS
 - NEAR LIQUOR STORE

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name:

Concerned CITI 7/1

Email:

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☐ City of Langley Business Owner

☒ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

Do not like the idea
Willoughby area is a quiet living area. Don't have enough
commercial circumstance for them to find job.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal *strongly*
☐ Undecided

3. What do you like about the proposal?

Take care children

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

This is not right location

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Name:

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Email:

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There are many schools, kindergarden. So it should be far away from here

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:****Are you interested in learning about joining the Community Advisory Committee? If so, please provide:**

FOIPPA s.22(1)

Name:**Email:**

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 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

help & homeless to be afforded & fulfill their basic living
Giving them chance to come back to community

4. Do you have any outstanding concerns that have not yet been addressed?

attract people who may bring higher crime, drug usage
bring house price lower due to security & crime rate

3. Any additional comments:

I do have huge concern on having housing/shelter
too close to growing children area

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☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

Yes, the location is too close to schools and community. It would affect the safety for many children, and the community.

3. Any additional comments:

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FOIPPA s.22(1)
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Email: _____

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 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

The idea of supportive housing idea itself is good.

4. Do you have any outstanding concerns that have not yet been addressed?

The concern mainly is ~~over~~ for that the location to setup this place is too close to elementary school and all the shopping centers.

3. Any additional comments:

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☐ Other: _____

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

too close to schools

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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FOIPPA s.22(1)

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Public Information Meeting for Proposed Supportive Housing in Langley

October 30, 2017

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- | | |
|--|---|
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| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal *strongly*
☐ Undecided

3. What do you like about the proposal?

Take care of the homeless

4. Do you have any outstanding concerns that have not yet been addressed?

Location, which is very inappropriate. 5 minutes walk to schools and family homes with young children. The liquor store is next door. people with addiction can't control themselves to substances abuse. You locate the next to the temptation is extremely dangerous.

3. Any additional comments: *child protection is the big issue. child protection is the first and most important priority in our society. 5 minutes walk to elementary schools and day cares is absolutely inappropriate. change the location - please*

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☐ Township Business Owner
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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

TO CLOSE TO SCHOOL'S HOME'S BUSINESS

3. Any additional comments:

BUILD IN NON RESIDENTIAL AREAS

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

None - I'm into

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

NO. We don't like it ~~it~~

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

NO

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing.

4. Do you have any outstanding concerns that have not yet been addressed?

~~Too close to schools~~
 - Too close to business's
 - Too close to residential.

3. Any additional comments:

Build it somewhere not in residential areas

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name:

FOIPPA s.22(1)

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 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I oppose, I think close wrong location.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

for safety reason

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☐ Township Business Owner

☒ City of Langley Resident

☒ City of Langley Business Owner

☒ Other: RESIDENT AS WELL

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

I BELIEVE THERE ARE GOOD INTENTIONS BEHIND THIS PROPOSAL.

4. Do you have any outstanding concerns that have not yet been addressed?

I HAVE ONLY OUTSTANDING CONCERNS REGARDING THIS PROPOSAL. THE LIST STARTS WITH: TOO CLOSE TO SCHOOLS, TOO CLOSE TO RESOURCES TO CONTINUE UNPRODUCTIVE SUBSTANCE, TOO CLOSE TO RESIDENTIAL AREAS, COMBINING MENTAL HEALTH & SUBSTANCE ABUSE IS COUNTER PRODUCTIVE. WAS STOPPED IN MAPLE RIDGE FOR SAME/OBVIOUS REASONS

3. Any additional comments:

THIS IS POORLY PLANNED. AND NAIVELY BASED. THERE IS NO WAY THIS WILL WORK.

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Email: _____

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☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I don't like the proposal

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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Email: _____

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*I don't like the location which is too close
schools.*

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Helping the less fortunate people

4. Do you have any outstanding concerns that have not yet been addressed?

The proposed supportive housing in Langley can be used for seniors facility rather than for the homeless

3. Any additional comments:

— Gov't. should find a different location to build any supportive housing/shelter for the homeless to a place where these people are away from the public so they can heal and be ready to integrate to the society.

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Name: _____

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☐ City of Langley Resident
- ☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

DO NOT LIKE, Too close to schools

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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Email: _____

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☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

*The proposal sounds very reasonable as you
choose wrong location.*

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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- | | |
|--|---|
| <input checked="" type="checkbox"/> Township of Langley Resident | <input type="checkbox"/> City of Langley Business Owner |
| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

The location is not ~~app~~ proper. Please re-select other location.

4. Do you have any outstanding concerns that have not yet been addressed?

Bad location.

3. Any additional comments:

N/A

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FOIPPA s.22(1)

Name: _____

Email: _____

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October 30, 2017****1. Which of the following best identifies you?**

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☐ Township Business Owner
☐ City of Langley Resident
☐ City of Langley Business Owner
☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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2. Please check the box that best reflects your position:

☐ In support of the proposal☒ In opposition to the proposal☐ Undecided

3. What do you like about the proposal?

Helping the less fortunate people

4. Do you have any outstanding concerns that have not yet been addressed?

Yes, on that the proposed Supportive Housing should NOT be in the center of Residents Homes, Businesses & Schools

3. Any additional comments:

Get a proper place for homeless shelter away from store concerns

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☐ City of Langley Resident

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing - too dense in terms of # of beds, and too close to elementary schools. Even has a liquor store 2-blocks away. Housing should be small groups spread out

4. Do you have any outstanding concerns that have not yet been addressed?

I am concerned someone with mental health issue will harm my child. I am concerned with the security of my residence.

3. Any additional comments:

I think it possible someone bailed out the owners or developers of the property with municipal funds. Nothing else makes sense to me

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I don't like the proposal ~~site~~. I agree there are
other ways to support homeless such as working
apartment.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I oppose this location, because too close to schools and houses.
and shopping mall.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ Undecided

3. What do you like about the proposal?

I don't like it because it's too close to local families, schools, businesses.

4. Do you have any outstanding concerns that have not yet been addressed?

homeless people are attracted to this community.
Safety to the community especially for kids
violence crimes increase.

3. Any additional comments:

drug dealers will come to this community!!
property crimes increase.
property value drops

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- ☐ In support of the proposal
- ☒ In opposition to the proposal
- ☐ Undecided

3. What do you like about the proposal?

It's not good idea to choose this location. For the safety, better change the location

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Wrong Location

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

It's good to help homeless people.
Location should be reconsidered.

4. Do you have any outstanding concerns that have not yet been addressed?

Too close to business, to elementary schools. and too close to high density residential area.

3. Any additional comments:

Safety, crime rate. Kids safety especially.

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☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

No

4. Do you have any outstanding concerns that have not yet been addressed?

Safety is the most concern.

3. Any additional comments:

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☐ Undecided

3. What do you like about the proposal?

I oppose this location.

4. Do you have any outstanding concerns that have not yet been addressed?

Safety

3. Any additional comments:

choose a different location far from school.

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☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Bad location.

4. Do you have any outstanding concerns that have not yet been addressed?**3. Any additional comments:**

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Not a good location for the shelter.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Proposal chooses wrong location!
 Because it's a residential area and a Business
 center / many families and business would be impacted.
 especially there are elementary schools and day cares around

4. Do you have any outstanding concerns that have not yet been addressed?

in a walking distance
 → for children and families / residents
 it not safe setting! And disturbing the businesses!
 → Social issues needs to be considered, such as drug taken,
 stealing etc.

3. Any additional comments:

Please think over about the safe issues and
 for residents / families! We're tax payer and don't
 like to ~~spend more~~ have a worse living environment

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I support helping the unfortunate ones.

4. Do you have any outstanding concerns that have not yet been addressed?

I think it is not the right location. It is too close to schools, shops and residential area.

3. Any additional comments:

It needs a better location

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

B

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Bad location - please re-select location

4. Do you have any outstanding concerns that have not yet been addressed?

Bad location

3. Any additional comments:

N/A

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Bad ~~bad~~ location, please re-select location

4. Do you have any outstanding concerns that have not yet been addressed?

Bad location

3. Any additional comments:

N/A

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3. What do you like about the proposal?

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

Name: _____

Email: _____

Please note: Your comments will be collected by BC Housing and Stepping Stone Community Services Society to form a summary report as required by the Township of Langley, and will be shared with the Township of Langley.

PLEASE PUT THIS FORM INTO THE COLLECTION BOX AT THE MEETING OR SUBMIT TO
COMMUNITYRELATIONS@BCHOUSING.ORG



Stepping Stone
Community Services Society

WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley October 30, 2017

1. Which of the following best identifies you?

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☐ Township Business Owner
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2. Please check the box that best reflects your position:

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3. What do you like about the proposal?

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☐ Other: _____

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I don't agree with the proposal cause it will influence people's regular life in Langley.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing

4. Do you have any outstanding concerns that have not yet been addressed?

NO CRACK heads on Langley Meadows

3. Any additional comments:

Don't let this happen to our nice neighborhood

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

NOTHING, THE LOCATION IS TOO CLOSE TO OUR COMMUNITY SCHOOLS, PARKS AND BUSINESSES WE FREQUENT. I DO THINK THIS IS A GOOD IDEA BUT AT A DIFFERENT LOCATION, PERHAPS THE SUGGESTION ON GLOVER.

4. Do you have any outstanding concerns that have not yet been addressed?

WE DO NOT WANT DRUG ADDICTS IN OUR NEIGHBOURHOOD!

3. Any additional comments:

N/A

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☐ Township Business Owner
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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

The location is wrong.

4. Do you have any outstanding concerns that have not yet been addressed?

Safety reason

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

Name:

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

The proposal's Location is Wrong!!!!

4. Do you have any outstanding concerns that have not yet been addressed?

- ① Too close to B&K Liquor Store, Shopping
 ② Too Close to School
 ③ Too Close to Senior Home

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

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☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

The location is not ~~so~~ right !!!

4. Do you have any outstanding concerns that have not yet been addressed?

Safety

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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2. Please check the box that best reflects your position:

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☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

Bad Location. Right beside the liquor store are you serious. Not to mention elementary schools, parks, a little kids playground across the street. Give your head a shake and put it somewhere else.

3. Any additional comments:

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing - It's a terrible proposal

4. Do you have any outstanding concerns that have not yet been addressed?

We live across the street from this address and are concerned about breaking violence drugs etc.

3. Any additional comments:

There are small children in our complex. There is a Primary school. There is a liquor store a few steps away as well as businesses.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

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2. Please check the box that best reflects your position:

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☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

Nothing it's an inappropriate location for this type of housing

4. Do you have any outstanding concerns that have not yet been addressed?

*Break-ins
Drug Deals
Property Values*

3. Any additional comments:

Concerns about the increase of homeless people congregating around the area making it unsafe for children to play freely in our parks & school yards in the area

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

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☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. Please check the box that best reflects your position:

☐ In support of the proposal

☒ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

NOTHING

4. Do you have any outstanding concerns that have not yet been addressed?

GO SOMEWHERE ELSE

3. Any additional comments:

I WOULD IMAGINE IF THIS PROPOSAL
WAS IN YOUR BACKYARD YOU WOULD
BE JUST AS UPSET AS WE ARE

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

Name: _____

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2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

I am concerned with our safety because we live right across the proposed site (Logan Creek Townhomes).

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

Name:

Email:

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Public Information Meeting for Proposed Supportive Housing in Langley October 30, 2017

1. Which of the following best identifies you?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Township of Langley Resident | <input type="checkbox"/> City of Langley Business Owner |
| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

I believe that there should be efforts to help the homeless.
 but this location is NOT appropriate.

4. Do you have any outstanding concerns that have not yet been addressed?

I am VERY concerned that this location is right beside a liquor store & very near to Langley Meadows Elementary School & parks for children.
 This location is unacceptable.
 The fact that this housing will NOT be clean & dry is also unacceptable.

3. Any additional comments:

Why can this location not be used for single parent & low income families?
 A supportive housing facility for homeless people (must be) put elsewhere.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

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* Location! Location! Location! *

* Having $\frac{1}{4}$ of the homeless in Langley is too high a number in one location.

* Can you show what other locations in Langley have been considered & ruled out??? & explain why...

* If ~~40~~ 40-60% of homeless are not doing drugs (according to this meeting) - that means approx. 100 people are available to stay in a clean & dry facility. That has 49 spots.

* I have already found used needles at Superstore in the parking lot. I have also found broken glass bottles at Meadows Edge Park. These issues are likely to get worse.

* I know not all homeless use drugs, but the homeless that do use drugs are perhaps more likely to discard needles in public places such as parks & elementary schools.

* Why is this supportive housing NOT clean & dry? Wouldn't that be helping the homeless more? Wouldn't that help them get jobs & homes of their own



Stepping Stone
Community Services Society

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☐ City of Langley Resident

2. Please check the box that best reflects your position:

- ☐ In support of the proposal
☒ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Nothing likes us. It's totally inconvenient.
 It's inconvenient because damage the quality of our neighbour
 and the safe of more than 200 people. It's a bad trade 200
 people no having more or less ~~good~~ quality life but all the people
 that contribute with taxes and good relations get a unsafe and poor neighbor.

4. Do you have any outstanding concerns that have not yet been addressed?

- Unsafe
- Lost quality of life and neighbor life.
- They are not going to be social adapted but still unadapted.
- we had tried to help in our church (St Joseph Parish) But they eat and don't change its behavior. Still messy and drug addict.

* Look in the back of the page

3. Any additional comments:

- they should be relocated in a big farm land where they can work and make for living by themselves but outside of the neighbor.
- we don't want the "Hasting" street problem and devaluation of the property and neighbor.

No I'm not interested.

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

I don't want the project at all.

FOIPPA s.22(1)

Name: _____


Email: _____

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COMMUNITYRELATIONS@BCHOUSING.ORG.

- It's a project with good intention of the city of Langley but without the possibility of any compromise.
- You are giving the "fish" but they are not learning or doing anything to deserve it."
- It's going to increase the Homeless population of the cities around it otherwise don't want to work but to live at other expenses. (Taxes of the city).
- IF YOU WANT my ideas OF FARM LAND projects. I am available.

 Long term supply.
 they don't move out
 so more of houses.
 Locals / workers
 —
 more for years
 Good intention are in houses too
 they are less but are going to be
 more of more of no
 rehabs in long term.

APPENDIX C NOTICES

Notice sent out on October 3, 2017 to a 1KM radius of neighbours of the property.

Public Information Meeting — Proposed Supportive Housing for Langley



Monday, October 30
Langley Events Centre

5:00 pm Doors open, view project display boards

5:30 pm Presentation by BC Housing and Stepping Stone Community Services Society

5:45 - 7:00 pm Facilitated dialogue with a panel from BC Housing and Stepping Stone

Dear neighbours,

We invite you to attend a **Public Information Meeting** to learn more about a new supportive housing development being proposed for the Quality Inn, located at 6465 201 Street in the Township of Langley.

BC Housing and Stepping Stone Community Services Society are proposing to convert the existing 50-room hotel into 49 units of supportive housing and programming space, with an office for a new Integrated Care Management (ICM) team funded through Fraser Health to provide access to treatment for people who are homeless. This is in response to the growing need in Langley to provide housing for people who are homeless or at risk to help them transition from shelters, the streets or unstable housing into housing with supports, and ultimately, into independent living.

Come learn more about the proposal, the housing model, and the support services. There will be opportunity to ask questions and provide input.

 **BC HOUSING**

To learn more visit www.bchousing.org/partner-services/public-engagement/langley-supportive or email communityrelations@bchousing.org

Notice sent out on October 16, 2017 to a 1KM radius of neighbours of the property.

Developer Led Public Information Meeting — Township of Langley

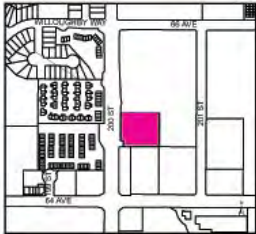
Project No: 08-14-0068

Monday, October 30
Langley Events Centre
Banquet Hall
7888 200 Street

5:00pm Doors open, view project display boards

5:30pm Presentation


5:45-7:00pm Facilitated dialogue with a panel from BC Housing, Stepping Stone, Fraser Health



Dear neighbours,

BC Housing has applied to the Township of Langley to rezone the property at 6465 201 Street, formerly the Quality Inn, for the development of 49 units of supportive housing and programming space, to be operated by Stepping Stone Community Services Society; and an office for a new Integrated Care Management team, funded through Fraser Health.

You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application. Project team members will be available to answer any questions about the development and to receive your comments.

 **BC HOUSING**

To learn more visit www.bchousing.org/partner-services/public-engagement/langley-supportive or email communityrelations@bchousing.org

APPENDIX D PROJECT BOARDS

Welcome



Stepping Stone
Community Services Society



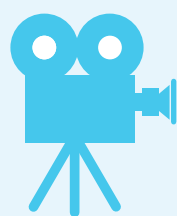
5:00 pm Doors open, view poster boards and talk with the project team

5:30 pm Presentation

5:45-7:00 pm Facilitated dialogue with panel of representatives from BC Housing, Stepping Stone and Fraser Health

We respectfully ask you to:

- Ensure comments and discussions are respectful;
- Help us ensure that everyone is able to speak and be heard;
- Recognize that the issues are complex and we need thoughtful discussion about how to meet community needs;
- Share your thoughts – join the conversation tonight or through communityrelations@bchousing.org or by completing a comment form.



Please note that this session will be recorded for the purposes of preparing a summary report. Your comments and questions will be made public.

Public Information Meeting for Proposed Supportive Housing in Langley

Everyone needs a home.

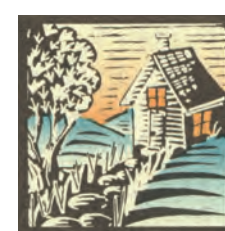
The Quality Inn hotel is undergoing renovations to provide more supportive housing options for homeless individuals who live in our community. The new proposed supportive housing would provide **49 new supportive housing units** for the community, with space for programming and support services, and **24/7 staffing**.

In addition, an **Intensive Case Management (ICM)** team would operate from this location, to provide clinical support to help stabilize high-need individuals both on-site and throughout the community.



BC Housing has purchased and is renovating the building, and would provide operating funding for the supportive housing units, and rent supplements to the Intensive Case Management team.

BC Housing works in partnership with the private and nonprofit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.



Stepping Stone
Community Services Society

Stepping Stone Community Services Society (SSCSS) would operate 49 units of supportive housing and on-site support service.

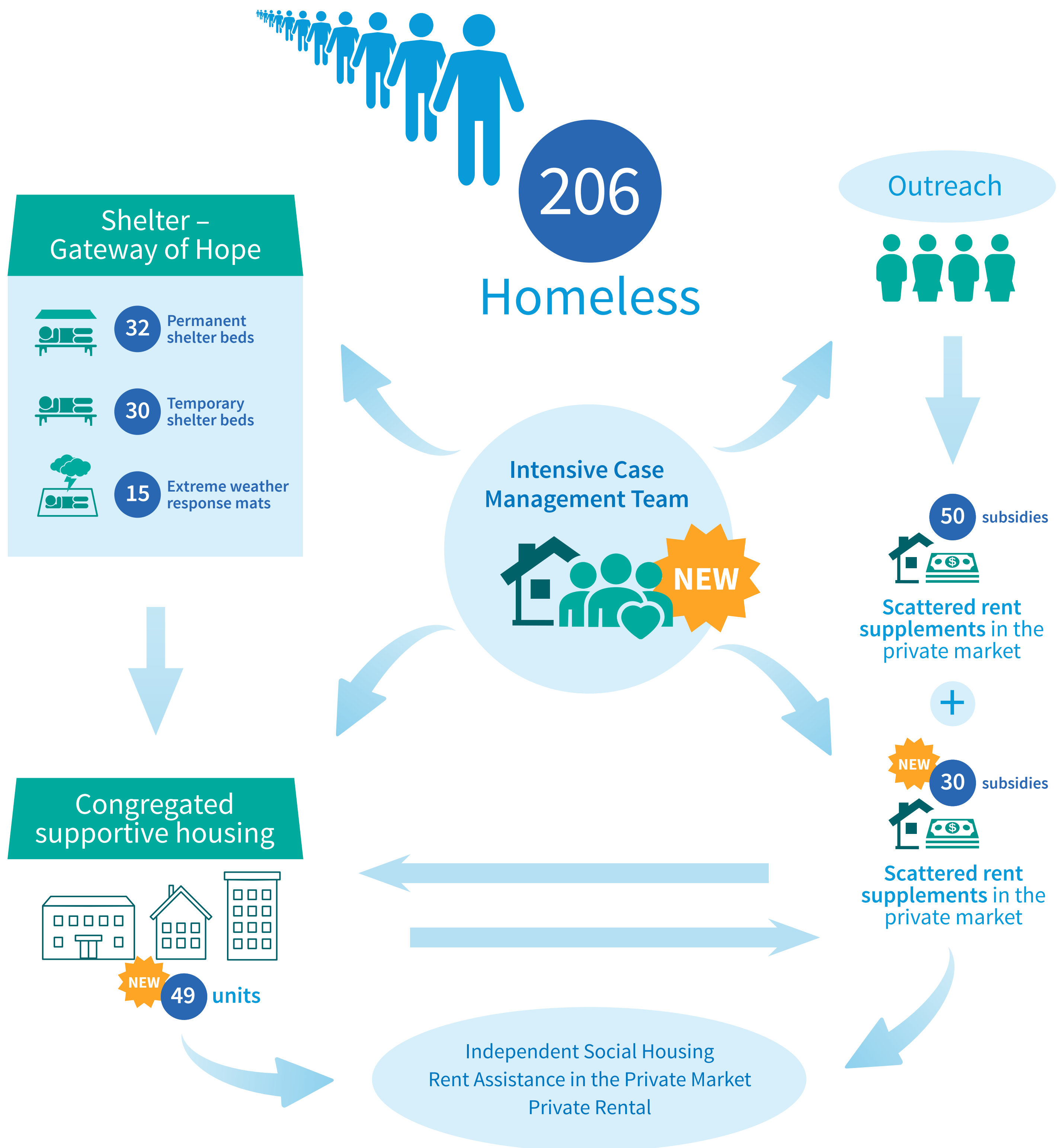
SSCSS is a non-profit organization dedicated to improving quality of life for individuals and families living with mental health issues, homelessness, or risk of homelessness. We provide services in the Langleys and the surrounding areas, assisting people to integrate into the community through social, housing, and employment opportunities.



Fraser Health will fund the Intensive Case Management (ICM) team, to be located on the top floor of the renovated building. We have contracted Langley Community Services Society to provide the service who will work closely with Stepping Stones Services Society, Salvation Army – The Gateway of Hope, and Encompass Support Services Society. In addition, the team will work closely with BC Housing, following a ‘Housing First’ philosophy that supports people who are homeless to obtain and maintain housing.

Fraser Health delivers a wide range of health care services, including mental health care, public health, home and community care, to more than 1.8 million people living in communities stretching from Burnaby to White Rock to Hope.

Community Need



Services

Individual units provide safe, affordable housing



24/7 staffing and support services



Intensive Case Management Team on-site



One meal a day provided



Laundry



Social connection



Accessible for a diverse group
(provide transition for people who are homeless or at risk, from shelter, the street and unstable housing)



Connect to local community services



Peer and low-barrier employment opportunities will be explored



Referral to healthcare, mental health and substance use services



Trauma-informed support and care
to assist people in stabilizing and creating plans to move from homelessness to successfully housed.



Outreach worker assists with income issues and housing search.



A Community Advisory Committee will be formed with representation from BC Housing, Stepping Stone Community Services Society , Fraser Health, RCMP, local businesses, community organizations and community members, which meet regularly as a forum **to raise and address any community concerns/issues**



Good Neighbour initiatives: Management will follow up **directly about complaints in a timely manner.**

Langley Intensive Case Management (ICM) Team

The Langley ICM team* provides health and social services, focusing on client engagement, housing stability, and brokering services, including provision of and access to health care. They work with clients to create a plan to improve and stabilize their lives. Clients are engaged through **multi-disciplinary teams** and **services** are tailored to the needs of clients.

Team includes



Clinicians/Case managers (4) | Nurses (2) | Nurse Practitioner (1 day a week)
Addiction Specialist (1) | Psychiatrist (1 day a week) | Housing Specialist (1)
Peer Support Worker (1)

Services are provided 7 days a week, 12 hours a day, including:

Housing brokerage and support 	Substance use counselling and/or access to treatment 	Accessing vocational rehabilitation support 	Supporting and encouraging: healthy lifestyle choices, personal hygiene, short and long-term goal setting and money management
Provide up to 30 rent supplements 	Life skills support/skill building 	Connecting the person to community resources 	Connecting clients to income assistance services
Assessing need for and facilitating access to medical care, including primary care (NP/GP), dental care and specialist care 	Grocery shopping with staff 	Transporting/accompanying clients to appointments 	Assisting clients to manage their medication if required
Social and recreational events 			

Clients must be:

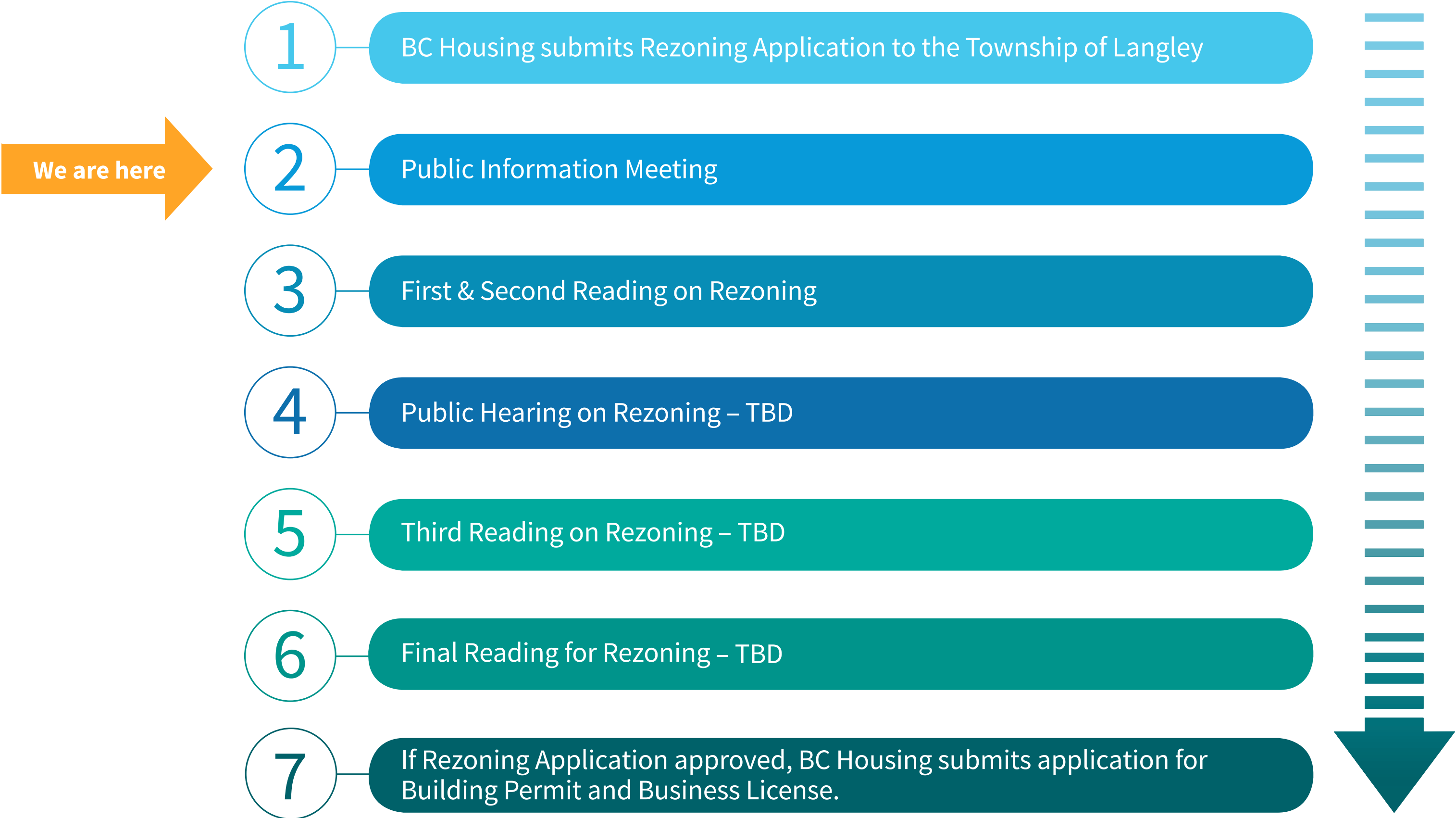
- 19 years of age or older
- Have problematic substance use or chronic dependence, with or without mental illness, concurrent disorders (substance use and mental illness) or co-existing functional impairment.
- Face complex challenges related to health, housing (e.g. being homeless or unstably housed), and poverty.
- Require more intensive services than are available in the traditional health and substance use system of care and often fall through gaps in health and social systems and have unmet health needs.

* The ICM team has been formed, but needs a permanent operational space. The top floor of the proposed supportive housing building could accommodate the space needed.

Langley Community Services Society – leads program working with 3 partner service providers:



Next Steps

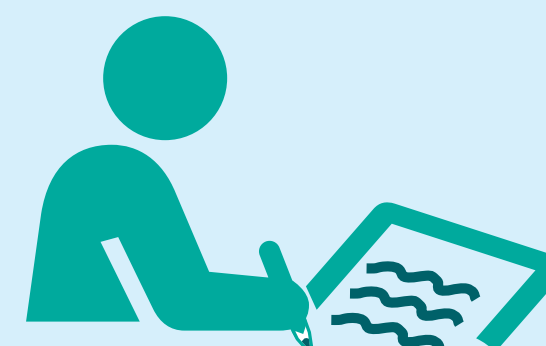


This graphic is intended to show the rezoning application process for this project, as understood by BC Housing. The steps that occur after the Public Information Meeting on October 30 are subject to the discretion of the Township of Langley and may be further expanded.

How can I provide input?



Email
communityrelations@bchhousing.org



Fill out a comment form



Participate in the Public Hearing



Learn more about the
 Community Advisory Committee*

* please note that we will be selecting people based on who would be most directly affected.

APPENDIX E

ADVANCE STAKEHOLDER MEETING SUMMARY

ADVANCE STAKEHOLDER MEETING SUMMARY

Each of the meetings was initiated by Janet Burden, ED of Stepping Stone through phone or email. A representative from BC Housing attended each meeting, with the exception of the Home Depot. For the Langley Meadows Community Association, the RCMP was also in attendance.

DATE	GROUP	CONTACT	NOTES
Sept 13	Langley Homeless Task Force	Francis Cheung (CAO, City of Langley)	Advised that SSCSS is successful proponent / ICM to have 30 rent supplements.
Oct 2	Langley Meadows Community School PAC	Crystal Brunet-Laughlin (President)	Expressed support but suggested that they might not be in the majority. Took information to share with the rest of the PAC. Recommend meeting with larger Langley Meadows Community Association. Mentioned spike in auto break-ins in the area which has caused concerns.
Oct 3	CIBC	Ron Besco (Network Strategy & Planning)	Phone conversation. Interested in type of housing, timelines, gave him the details for Public Information Meeting. No concerns expressed, said he would contact Janet if someone from CIBC wanted to meet.
Oct 10	Home Depot	King Chow (Assistant Manager)	Business is very community-minded. Will attend PIM. Only concern is from staff about safety in the parking lot / at night. Discussed presenting to the staff group closer to the time of opening, to educate about 24/7 staffing, community advisory.
Oct 13	Langley Chamber of Commerce	Colleen Clark (Executive Director)	Very supportive. Offered to provide letter of support – will go to board for request.
Oct 13	RCMP	OIC Powers Isp Boudreau Sgt Baier	Positive meeting. Support for housing. Feel that concerns are non-legitimate. Had questions about operational side. How they can talk to own officers about rules. They will have a role when it opens.
Oct 23	Langley Meadows Community Association	Andrew (President), Mariam (acting VP) Joanne Robinson Erin Yachuk	Board attended (10 ppl+) Questions around difference between shelter and supportive housing, whether there would be drug and/or alcohol use on site. Some concern of community safety and fear about what this means coming to the neighbourhood. Talked about a community advisory committee. Is suggested to get that moving sooner rather than later. Facebook chatter already active about crime, safety, property values.
Oct 24	Local homeless population	Fraser Holland	Questions ranged from how will it be decided who gets in to questions about the Participant Agreement (which received support). Assured group that there would be future meetings (both formal and informal.)
NO RESPONSE			
	PAC – Fraser Valley Elementary School	Jenessa Balmer (Chair)	Voicemail and email follow-up
	BC Liquor Stores	Dale Ford (Regional Manager)	Voicemail left September 27

APPENDIX F
PUBLIC INFORMATION MEETING SUMMARY REPORT
PREPARED BY CATHERINE ROCKANDEL

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community & Organizational Engagement
Partnership Planning*

**PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Roberta Randall, Senior Manager, Community Relations BC Housing
E: RRandall@bchousing.org

Ruby Sandher, Planner, Township of Langley
E: rsandher@tol.ca

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
E: cat@growpartnerships.com

Re: Public Information Meeting Summary for Proposed Quality Inn Supportive Housing project at 6465-201 Street, Langley, BC.

Date: October 30, 2017

Event Date: Monday, October 30, 2017
Time: 5:30 PM – 8:00 PM
Location: Langley Events Centre, Banquet Hall, 7888-200 Street
Attendees: Four hundred and nineteen people (419)

Notification

- A project web page was launched October 3, 2017. <https://www.bchousing.org/partner-services/public-engagement/langley-supportive>
- A postcard was sent within a one kilometer radius of neighbours on October 3 and 16
- A half-page advertisement was placed in the two local newspapers – Langley Times and Langley Advance on October 18, 19, 20, 25, 26, 27

Attendees: A total of 413 citizens were in attendance, with 6 people refusing to provide their names. In addition the following project team members, and elected officials were in attendance.

Comment Forms: A total of 228 comment forms and one letter were submitted at the event. An additional letter was received the following day. All comment forms and letters were sent to the Township of Langley

Presentation Team

- Dominic Flanagan, Executive Director & Strategic Advisor on Homelessness, Supportive Housing Programs, BC Housing
- Janet Burden, Executive Director, Stepping Stone Community Services Society
- Dan Kipper, Director of Clinical Programs, Mental Health & Substance Use Services, Fraser Health Authority

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Other Representatives Responding to Questions

- Superintendent Murray Power, Officer in Charge, RCMP
- Erin Gibson, Harm Reduction Specialist, Fraser Health
- Naomi Brunemeyer, Director of Regional Development, BC Housing

Elected Officials and Representatives

Elected officials and Township representatives attended the meeting to listen to citizen concerns

- Mayor, Jack Froese, Township of Langley
- Councillor Petrina Aranson, Township of Langley
- Councillor Gayle Martin, City of Langley
- Ruby Sandher, Planner, Township of Langley

Facilitator

- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates

BC Housing has submitted a rezoning application to the Township of Langley for the Quality Inn at 6465-201 Street. BC Housing purchased the property and is undertaking renovations to convert the existing 50-room hotel into 49 units of supportive housing and programming space, and an office for a new Intensive Case Management (ICM) team. Stepping Stone Community Services Society would operate the supportive housing units and provide support services and programming for the residents. The ICM, in partnership with Fraser Health, would provide access to treatment for people who are experiencing homelessness.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- C1** I am happy with the proposed project and it seems to be following the successful Housing First model. I am happy to see the addition of the integrated case management team on site 24 hours a day, 7 days a week. It gives people respect and dignity in terms of being able to move forward in their life.
- C2** I am fully in support of this project. I know a lot of people say “not in my back yard” but we need to support these people in a proactive and supportive way.
- C3** My concerns are mostly about the proximity to the schools and the townhomes around there. I have concerns about drug use in the area and temporary tent cities that may set up because of temporary housing in the area.
- C4** I object to this coming into the area because I am concerned about drug issues and mental health issues. I am worried about the safety of our children.
- A4** I want to respond to the concern about safety. As the operator we are also concerned about safety but we believe having staff on site 24 hours a day in that site and area will make the area safer. There will be cameras inside and out and it will be well lit. We want to make it is a safe place for people who will be living there as well as be a good neighbour.

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- Q5** Was there an analysis done from the 2014-2017 study on what percentage of the population that is homeless in Langley is actually from Langley? Is a facility like this really appropriate to be 320 meters from an elementary school and 50 meters from a liquor store?
- A5** We hear time and time again all the concerns about safety and we want this program to work. All the issues around safety still need to be addressed. The homeless population is already in this community whether we open this program or not. Homelessness is addressed so often by First Responders. The most expensive way to treat homeless is to keep people on the street. A study a few years ago showed it cost approximately \$50,000 per person to keep people on the street. That is what it costs the Province every year for people who are chronically homeless. We believe it is important to put wrap around services at the site for people to have access to clinical support and treatment.
- In regards to the case management team, the ICM team is an engagement with the individuals to try to link them to services. It may be the first time they have had a chance to sit down with a counsellor, nurse or psychiatrist. It will be somewhat like a one stop shop so they will have their needs met in a greater capacity by coming to that site.
- Q6** Will any of the concerns brought up tonight make a difference to the project going forward?
- A6** The Township Of Langley Council has the final decision for the project. BC Housing has submitted a rezoning application because the current land use for the site doesn't allow for supportive housing. It does fit into the OCP for Langley where they want supportive Housing dispersed in different neighbourhoods. We will listen to what you have to say about this proposal and what you would like your elected officials to do about it. After the public hearing, there is no more chance to have your voice heard.
- C7** We can't be in denial of the fact that homeless people and drug addicts are already in our neighbourhoods. Your greatest fear is already realized but the facility that is being introduced is going to help us. It will make sure that these people have a place to go where they can access counsellors. If it was your family member having the issue, wouldn't you want them to have a place to go? I am in support of this and at the same time a little afraid because it is an unknown to me but I feel it is the right thing to do.
- C8** I have concerns about safety and how close it is to the elementary school. I say no to this proposal.
- C9** I have no problem with the program but I do with the location. Why does it have to be so close to our elementary schools? Are we going to have needles in the playground? I don't feel safe for my children to be around people with drug and mental health issues. BC Housing, I understand the importance of your work but I am against this location.
- Q10** How much did BC Housing pay for this hotel? I ask because the Mayor of Port Coquitlam would love to see their hospital re-opened. Maybe that money could have been better

spent in a place that the Mayor and community want it and there is already a facility that could hold more than 49 beds.

- Q11** I think programs like this are vital to the community and helping people get the help they need is priceless. It is very clear that the location is a concern. Is it a clean and dry facility and if so will there be testing? Is there a curfew? Is there direct liaison with the RCMP? Is there onsite security? What steps are being taken to ensure that the surrounding communities have the same level of security that we have now or more? How long will Stepping Stones be running this facility?
- A11** There is no requirement for people to be clean and sober in order to live in the supportive housing so some people will have substance use. With this project, we are trying to provide the right services on site so that we are not closing our doors to people. As an operator, we are going to ensure it is a safe place to live and for staff to work as well as be safe for the neighbourhood. Stepping Stones has been providing services in Langley for a long time and currently supports hundreds of people scattered throughout the community. These people have alcohol and substance issues and our role is to help them maintain their housing. We have been doing it very successfully for many years. This will be even more successful because we will have more services and clinical services on site that will really help us.
- Q12** My concern is that this program has already been planned to have washouts. It will not be covered under the tenancy act so if somebody doesn't meet up to the rules or do what they are supposed to do, they can be removed from the facility and be put back out on the street. So we start bringing people with homeless and addiction issues into the area and if they wash out of the program they are basically removed from the building. This will increase the number of homeless and vagrant people in the Langley area right around the Quality Inn. Am I correct in understanding that it is not covered under the Tenancy Act and they will have no rights as tenants?
- A12** We are looking at using a program agreement that would be very similar to the Residential Tenancy Act. There will be expectations and rules. If there are safety issues that we can't manage, there may be some people who will not be able to continue to live there. In response to the man who asked about the last homeless count, 74% of the 206 people counted have been in Langley over a year and 50% for over 10 years. These are Langley people and it will not increase the number of people in Langley.
- C13** So now we are going to drag the 206 homeless people to one neighbourhood. If they wash out in the program they will be in that neighbourhood, they won't go back to where they came from.
- A13** If an individual that is living in the Quality Inn isn't successful and ends up leaving, the ICM team is an outreach team as well that provides support out in the community. There will be housing rental subsidies available for those who could find market housing.

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- C14** How can you control needles being left around and do you send people out to go and collect needles? I am concerned with it being so close to a school and kids finding needles. Will there be an educational program for kids so that they know to stay away because it is dangerous?
- A14** Fraser Health has a regional Sharps Management Strategy that has recently been developed. It involves community sweeps that have already been implemented. It also employs people who are clients of the program and because of their knowledge of the community they know where to go to collect sharps. We are looking at working with Community Partners around implementing evidence-based strategies that enhances the collection of used needles in the community.
- Q15** Is this the same business that went through the Port Coquitlam Park where the 3 year old got pricked recently?
- A15** No, this is a different community. Part of the six-part strategy includes education, increased disposal options as well as sweeps.
- Q16** Did crime increase around the opening of the Gateway of Hope when it first opened up? Or has it increased over the past few years?
- A16** The RCMP don't take a side on this, we are here to make sure that everybody is as safe as they possibly can be. We respond now to crime hot spots and if this project goes forward we would be involved in trying to make sure it is as safe as possible. Right now our members are out there working with bylaws moving people around. I was not here when Gateway opened but we can dig that information up before any public hearing comes up. I talked to a woman who lives across from there and she says that in her opinion it wasn't that bad.
- Q17** We already have challenges in the neighbourhood with drug use and crime. Do we really need to have this right beside a liquor store? I love the idea of an ICM team but there doesn't seem to be enough hours to support 49 units that could possibly have 98 residents in them. How long is the funding in place and who provides it?
- A17** This is not a shelter, it is supportive housing and provides long-term housing not in and out. One of the things we track is stability of housing, it is a performance indicator for groups like Stepping Stones so we want people to stay there and not bounce in and out. The funding contract comes from BC Housing and is for a five-year period and would be reviewed at that time. BC Housing also partially funds the ICM project. This is an important program for BC Housing, Fraser Health and most importantly for this community.
- Q18** How big is the common space on the inside of the building and what types of groups can you get in there? What about the outdoor space because I don't see any green space? Will participation and outreach be part of being able to stay long term or can they opt out and not go to any of the services that you will have on site?

- A18** On the second floor, there is a big common room with a full kitchen. We will be able to provide group programming such as skills development, community kitchen or things that will meet the needs of the people living there. Outside is a concrete parking lot, as it is a hotel. We anticipate that not many of the residents will have vehicles so there are lots of opportunities to make some changes and add green space. There is a covered patio outback that borders the green space in the ravine area. We can build things into the program agreement and we want to try to engage people. We want to be there to support people to make positive changes in their life. We are not going to impose it and it will be more about engagement and meeting people where they are at.
- Q19** How are you going to approach vulnerable women to come into this long term housing?
- A19** There will be an application process and a vulnerable assessment tool that BC Housing has been using already. We need to work with people individually to make sure that the space that we are able to offer is safe for them. This means different things for different people and we are really going to pay attention to that.
- C20** I am 13 and I feel that this affects my friends, siblings and me more than the adults here. We are the ones that go to the park to play and have fun. But the homeless people are coming in because they hear there is housing for them. They are leaving their stuff in the parks and I don't feel it is safe for us. Kids are still learning what is wrong and right and might pick up needles so it is not safe for any of us. It might be better to have low cost housing for single parents who can't get by with their children and can't afford to pay for them. I feel that would be better than having homeless drug addicts.
- C21** I have the same concern with needles and broken beer bottles and unfortunately it has been going on for the 35 years that I have lived here. Obviously this isn't the first supportive housing you have done so how have others you have done impacted the neighbourhoods around them? Does the RCMP have any concerns with it being so close to a liquor store or elementary schools?
- A21** The RCMP promotes block watch which is community streets coming together to watch out for your own street and neighbourhood. It would be the same type of situation with the parks but there are concerns in every community in Langley and other communities. If we could come up with a solution for needles, I think we would all be a lot richer. This is a cross the board problem that happens over the entire Lower Mainland and across the country. This is the first program that we have seen with all encompassing support within and this is very encouraging notwithstanding the location concerns. The common thing is to paint the homeless as criminals, drug dealers and those with mental health issues. We do some analysis of who is out there and we are looking at mostly males with an average age in their forties. There is some mental health and drug issues but you would be surprised at the low level of crime involved with our homeless folks. They are probably our lowest level of criminal that we have out there. The solution isn't easy, we can't police our way out of this situation but we do have to open our eyes to what you are all raising here tonight and look for workable solutions as we go forward.

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- C22** I think a program like this with all its supports will make these people stay and never want to leave. Send them to live and work on farms. If you let this move forward residents of the community are going to move away.
- C23** I hear tonight that if you build it they will come. They are already here and have been here since 2000 plus. Homelessness has been steadily growing, we have not invited people in they are just coming. I took part in the homeless count in March and we went from 92 in 2014 to 206 and it is growing every year. I support low barrier transitional housing for our homeless friends. As a society we have to do something, there is never going to be a location that is seen as acceptable. The last homeless count in the Metro area showed that 23% of the homeless population are 55 and up. We have a growing issue of seniors who have the potential to be homeless. What efforts will be made to accommodate our seniors? What efforts will be made to make sure that vulnerable seniors are protected?
- A23** We use the vulnerability assessment tool and it helps get a good kind of healthy community mix in a building and also helps target the right level of support for seniors. The supports from Stepping Stones are twenty-four hours a day, the ICM support will be seven days a week. It is a real provincial standard team that we are putting in place there.
- Q24** I feel that this is a time bomb. It just takes one case, say a 3 year old gets picked with a needle, and it can cause the whole neighbourhood to flee from this. We picked this location to settle down to because it is safe. Now we will have that support shelter right at the core of downtown Langley. It is turning into the downtown eastside. Now we will be concentrating all the problems from the neighbouring neighbourhood and putting them in one place. I have concerns with the health care system because we already spend long wait times in the emergency room. Will we be experiencing way more wait times because of the drug addicts and mental health issues?
- A24** The benefit of these supportive housing programs is that it diverts people who have addictions and mental health from taking up space in ERs. As I said before, the most expensive way to treat homeless is to cycle them through ERs because that is what is happening right now. The ways to prevent that are to build more supportive housing.
- Q25** The question of why this location has still not been answered. Why is our taxpayer funded BC Housing choosing this location? Where are the slides to show us you have done your research and this is the best area in Langley to put this place? It feels like our hands are being forced by the Township and BC Housing, you just went and bought the building and are telling us this is going to happen. What made BC Housing go and buy this? It has been asked and you still haven't answered.
- A25** We bought it because it was there and there was an identified need in this community. Because there were already drug users in the community and people camping around the area, we wanted to bring those homeless people inside and minimize the impact on this community.

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- C26** It is easy for us to stand here and complain but these people are actually doing something about homelessness. The homeless are crying out for help, why is it that you are saying get rid of them.
- C27** It all sounds good to house the homeless drug addicted but what about the homeless that are not drug addicted? They didn't do anything to put themselves in that position except not be able to buy food and pay their rent whereas the drug addicted kind of did it to themselves and they are dependent on the rest of us. If we give them housing, like we are about to do, and put them behind closed doors, this is when overdoses happen.
- A27** We do have an opiate crisis but let's be clear here. The majority of those people were not homeless, they were housed. A Fraser Health report came out a few weeks ago and we saw that some of the high-risk groups are males aged 20-40 who work in the trades. I want to emphasize that not all homeless people are drug users and not all drug users are homeless.
- Q28** I understand that they were housed but not homeowners. All those people you put in there will be housed also. They will be behind closed doors and overdose there. It is low barrier where you are not going to stop them from doing their drugs, they don't have to be clean and there are no rules and they can come and go as they please with everything paid for. How is that helping them or anybody in the community?
- C29** There is definitely a lot of "not in my back yard" here tonight. I am not opposed to this because it is already in my back yard. For the last three years they were camping out in the woods at 66th and 200th and every night there would be something stolen from our back yards. I am for this but I don't understand all of it. Right now the drug dealers meet them in the back alley and shoot them up themselves, I have seen it. Will there be people going out there and policing it, is that what the outreach is?
- A29** The building will be staffed twenty four seven. There will be lighting and cameras. We don't want that activity on the property either. I am not sure if I have the answer for you because if it is not happening in this building, then you would be phoning the RCMP to report thefts or drug dealers.
- C30** I think everybody here agrees that BC Housing and Stepping Stones is trying to support homeless people. How successful is your ICM program when homelessness continues to grow? It was said earlier that Fraser Health has a program to educate kids about not picking up needles. Do you think it is fair that kids need to be taught this? They should have a safe place to play.
- A30** The ICM team has just started in Langley within the last few months so we are tracking statistics and will do an analysis at the end of it in a yearly report. The benefits of having better connections to services and linkages to health care services such as nurse practitioner and psychiatrist on site, in terms of better engagement to the services out there, it will be much more stream lined. There will be a linkage with the current Langley Health Centre and a nurse psychiatrist liaison working with the ICM team.

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- C31** I think you can implement this idea in a new location, which is far from the schools and shopping centres.
- C32** You are all worried about the safety of your kids and druggies in your neighbourhoods and parks and sleeping at the schools. They will be a lot safer if you gather them up and have them in one place. As to the location, it doesn't matter where you put it because no one is going to like it. I have volunteered at homeless shelters for five years and believe it or not, they are real people. They have desires and wishes to have a place, they don't like being on the street. This is way over due and you have no idea how happy these people will be to have a place to go. As far as the washout goes, I don't think you will have very many because they are going to be very happy to be indoors with a place of their own. They will have a place to shower, wash their clothes and cook meals. I am really happy to see this and hope you get it going before the winter sets in.
- Q33** I am very happy to see what I saw tonight because my first reaction was initially fear and anger because it is so close. I am happy to see that it is a supportive housing plan, not just a drop in kind of flop house. There is definitely a need in the community and the entire Lower Mainland. What is the city's stake hold in this because I am not sure how they fit into the puzzle? As far as the numbers of homeless, I would say that probably the majority of the homeless population are city residents and we are bringing them to the Township. How does that affect tax burdens, services, allocation with the RCMP? Is there an accountability plan with our neighbourhoods as far as policing? If I have a tape of one of your residents taking something from my property and I bring it, what happens then? How does that fit in with the program?
- A33** I think it is a good idea moving forward, to have a Homeless Task Force with representatives from the Township and City, the RCMP, Fraser Health and a provincial representative. That would be a move in the right direction.
- Q34** My concern is about density. You said that the City's plan was to have people spread around the city. You also said there were 200 homeless people in Langley and you want to house at least a quarter more, if you talk about the temporary beds, in one area. That doesn't sound like it is spreading it around or speaking to the City plan. I think this is asking for trouble when you have one or two people to watch over 50 individuals. Please speak about the density.
- A34** There are no temporary spaces at this site. It will be 49 units of supportive housing. The shelter, which is operated by the Salvation Army, is in the City.
- C35** Just because the hotel is available, and you have invested a lot of money into it, doesn't make it a good idea. It is a bad idea because of the location.
- A35** I do not believe that 49 units is high-density supportive housing. As I said before, this is supportive housing not temporary housing. This would represent 25% of the homeless count, which we know is a snap shot in time. Through groups like Stepping Stones, we have what is called our scattered rental subsidy program. We provide an additional 30

rent subsidies for this population and they are scattered throughout the Township and City of Langley.

- C36** I commend you on the collaborative efforts that you are demonstrating here. I also appreciate the evidence based Housing First model that you are proposing and the Intensive Care Management team along with the support that the RCMP and others will bring. We recognize that just throwing more money at policing and acute care is not going to solve the problems. I don't know if this is the best solution because I am not an expert. I am relying on you, as the experts, to make a good decision. I thank you for your efforts in trying to get these people supported, given dignity and an opportunity to work and receive the long term treatment and care that they need.
- C37** I really think that it should have been brought to our attention that this is what you wanted to do, before you signed papers. I have been working with the homeless for the last few years, reaching out to them personally to see what I can do to help them because nobody else wants to. I was able to contact the mother of a young homeless girl and get her help. She is now housed and five months clean. I think so many people don't want to look at the homeless issue because it makes them uncomfortable. The homeless are people too. They deserve a roof over their head and a nice warm bed and meal. This is a great idea for Langley and hope people get behind it.
- C38** I agree with this program but not the location. I don't feel safe or comfortable for my child having to walk by there at dark. Our government needs to take more action and find solutions in preventing people from becoming homeless.
- C39** To me this issue is about community integration and engaging people who want to become members of the community. I look at the panel and don't see anybody who is outwardly a member of this community who is willing to engage in this forum to discuss what they feel is important. I am a little concerned for what appears to be active disengagement and non-participation of the community that you are trying to help. Homelessness is the sexy topic of the day. We have a lack of housing for adults with developmental disabilities. They are being placed in long-term facilities with much older people because they have aged out of the system and have nowhere to go. We have single working parents who are desperately trying to find secure housing and seniors who have paid into the system for years and now have nowhere to live. In terms of priority, after talking about the average resident of the supportive housing model being a 40 year old male, I am sorry but I pick the adult with the disability and the senior who has contributed to the system over the person who is perfectly able to work if they get help. Your priorities are so backwards.
- Q40** Housing is a challenge and is not just an issue for those that are already homeless, or at risk, it affects everyone in the middle class. As housing affordability diminishes, you raise the poverty line so the middle class can then no longer afford to be in housing. My question is actually for the province, BC Housing. What is the province doing to address the root cause of the housing crisis? Homelessness stems from being out of a home so

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why are we allowing people to be priced out of a home and their communities? They then end up having to rely on these supports and services. I want to know what the government is going to do, that has a meaningful impact? The NDP and Green coalition were elected for this issue and have done nothing to address this yet.

- A40** This forum is about one program in Langley that targets the homeless population. I am not a politician but this is a new administration who said that in the next ten years they want to build 114,000 units of affordable housing for low-income seniors and families. It is up to us to hold them accountable for that figure.
- Q41** Where is our City Council in petitioning both the provincial and federal government to do something about housing affordability? Homelessness is never going to be solved if people keep coming out of their homes when they actually have meaningful incomes. What funding will be made available from the Province to support the City and Township with additional services that will be required from the RCMP and parks to clean up the green spaces?
- A41** The Federal Government is committed to the National Housing Strategy because the Feds jumped out of housing in 1990. Many argue that that may be part of the reason we are into this housing challenge at the moment and is why they want to get back into it. We need the Municipal, Federal and Provincial parties at the table to address housing challenges.
- C42** I would like to thank you for bringing this proposed solution for homelessness to our Township and Langley City. I believe the proposed project is evidence-based which means it should not be a waste of taxpayer's money. I believe this building was a smart purchase because it requires few renovations. Can you please talk about how this program might be part of a more regional program so that we are not just setting up shop at one place in Langley and drawing everybody in? Hopefully there is going to be multiple housing projects in the region.
- A42** That is a good point and is why I talked about the need and approach at the community level in Langley as well as an approach that takes across the Metro region and into the Fraser Valley and across the province. People may have heard the announcement from the province, as part of an immediate response, of 2000 units of modular housing. That is in negotiations with a number of municipalities in the Metro, Vancouver, Surrey, New West and North Vancouver to actually talk about where those modules will go. We actually take a regional approach to homelessness, not just one community.
- C43** The gentleman from the RCMP, and a number of people here tonight, said they would like to hear about ways to reduce needles lying around. I have heard about, and like the idea, of a returnable program for needles. It works for cans and bottles so I could see it potentially work well for needles.
- C44** I believe people deserve to have a home. I also believe that this is not the right place and my biggest fear is not the homeless people and drug addicts, it is the element that they

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draw in. I believe that more and more homeless people will come and this will bring in more drug dealers.

- C45** From what you have communicated to us, I get the idea that you have basically already decided. I realize you have already purchased the hotel and it is rather convenient to use it. I understand that we need to address the needs of the homeless but the problem is the location. I don't think the concerns are totally the "not in my back yard" comments. I think the concern is more about the liquor store and two elementary schools right there. The community plan is to build a lot more density in the way of townhomes. What type of people are you hoping to try to draw into Langley? We choose this area because it is safe area to raise kids. Many people feel that this is unsafe for a residential area and 66th borders right around townhomes and homes. This summer, while walking through the park with my small children, my son almost stepped on broken glass that had obviously been used for drugs. If you are listening to public input at all, why could another location such as 200th and Highway One, which is already zoned for commercial, not be chosen?
- C46** I fully support this project. I have worked with the Housing First practice and know what ICM teams can do and there is lots of success there. In Surrey we housed 200 people so I have high hopes for this project. Very few supportive housing places can say that they see this element that you are describing, around their properties. You might see that with emergency shelters and sometimes around food banks and other resources. You talked about an advisory committee, this is a neighbourhood problem and we all need to work together to be part of the solution. We need to all feel safe as well. If you see needles in your area, you can call Lookout Solutions at 604-812-5277 and they will come and clean them up. The things that happen, and activities around supportive housing, look very different than what some of you are fearful about.
- C47** I have lived in Langley a long time and have used all three resources. I have used Langley Community Services Society, Stepping Stones Society and Fraser Langley Mental Health. Having all three resources under one roof is a fantastic idea because those resources saved my life.
- C48** Is there not social housing already located in the Fraser Highway Logan area, by the Army and Navy, where you have counsellors and mental health resources there?
- A48** The Langley Lions complex is funded by BC Housing
- Q49** Why do you feel the need to bring it into this community? Why not use the resources there where they can get help and you will have them all in the one area? The hospital is there to deal with drug overdoses. I think it would be better to use this site for people with low incomes, seniors and people with disabilities.
- Q50** If you are already having to pay companies or people to come in and clean up needles, shouldn't this be the first clue that it shouldn't be in our neighbourhood? You talked about a safety plan for the supportive housing residents but is there a safety plan for the Langley Meadows residents and children of the neighbourhood? It sounds to me that this

is happening and already gone through. Is this actually a forum or is it done and we are just here for you to humour us? If it doesn't go through with the Township, what are the plans for the Quality Inn and the taxpayer's money?

- A50** No decision has been made and if it doesn't go through, we would have to sit down with the Township and explore the options for that site.

We are concerned about the safety of the neighbourhood but are not concerned that there will be safety issues. We will have community advisory committees to be addressing any concerns that people in the neighbourhood have. On that committee will be representatives from the RCMP, BC Housing, and Fraser Health, Stepping Stones as well as business people and people that live in the area.

- C51** I am 13 and many kids my age can be influenced by these people doing drugs or alcohol. Many of my classmates are not driven to school, they walk or go to the bus stop by themselves. That leaves a lot of space for homeless people to approach them and offer them drugs and alcohol. If there is going to be a concentrated area of homeless people, it is going to be hard to avoid it.
- C52** I used to work in a supportive housing program and would like to offer a different perspective from someone who was privileged to work with the individuals in that program. When you give individuals, who have had literally nothing, an opportunity to create community, have pride and dignity and something to look forward to each day, they raise that bar. From what I am witnessing in this room, many of you have had a very negative perception of what our humanity looks like and I would like to encourage all of you to think that we can be better if we support each other. This makes me very sad. The individuals we supported in the program created a block watch and on their own decided to clean up the park across the street. They cleaned the entire area without any money coming towards them and without anyone recognizing that and without any reason for them to do it. They just wanted to support the community that they were now positively a part of. I have heard a lot of concerns about needles in the area. You need to write to your MLAs and talk to your Mayors about this and as a community and society, demand that we have better practices in place. You need to have safe places to put needles all over because people are using them all over.
- C53** I like the proposal but it is in the wrong place. It is too close to the schools, daycares and senior's centre.
- C54** I work down the street from the shelter that is near Kwantlen and have to step over homeless people almost daily. They are checking the locks on my doors and I have had keys stolen. We had to have our home and car relocked because of it. I don't want to have to step over people stepping into my house. Who gets to select who is going to move into this place? Do we as the residents and taxpayers get to pick and choose who can move in and who can't? The homeless will bring their friends with them so now you are taking all the people from downtown and bringing it here where our kids are not safe.

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How is this going to affect our property values? The RCMP office closes after five pm so what happens after that?

- A54** Call 911 for an emergency or 532-3200 for the non-emergency line and somebody is at the end of the phone twenty four seven.
- C55** Thank you, but I have concerns about RCMP response times based on the levels of priority.
- C56** I think the question I would like people to ask themselves is how is it safer to leave people on the streets than it is to put them some place safer where they can be looked after and get the treatment and supports that they need? We have a serious problem in this community and if we just try to shuffle it to another place, it will never get solved. As BC Housing, wherever you go you are going to be told you are not wanted. I do think it is a good location and should be built there. The police are two minutes away and there are lots of supports there. People need to ask themselves, where. if not here. I would like to leave you with a quote "A nation's greatness is measured by how it treats its weakest members".
- C57** I think there is a misunderstanding in the room where some people think that we don't like homeless people and don't wish them well. That is not the case and we do consider them human beings. The real issue is the location. Since there are at least 206 homeless in Langley and only 49 rooms available at the housing, why is sobriety not mandatory to be able to live there?
- A57** Best practice and research shows that the more barriers you put into the housing, the more people stay on the street. We want to bring people inside so they can access treatment. If they are out on the street they are causing more problems for the RCMP, our communities, more problems for the ERs and so on.
- Q58** What is the percentage of homeless people who do have a problem with drug addiction?
- A58** It is a very good question, it varies and we don't know the answer. The latest count varies from 40-60%
- C59** I don't think people have a problem with homeless people, I think they have a problem with the drugs and the dangers that drugs bring to the community.
- C60** I don't want this in this location because it is too close to family businesses and schools. I am concerned with the safety and link to criminality.
- Q61** I think this project is needed and don't oppose to it. I haven't heard how many staff that you will have going out every day and picking up needles instead of relying on the community to call in when they see any. Will there be a certain number of people going out doing security checks several times a day to clean up certain areas and policing people shooting up behind the dumpsters?
- A61** There are a number of strategies, like people have mentioned, evidence-based strategies that reduce the number of inappropriate discards. The residents of the facility will be engaged in sweeps because they are really pro-active and wanting to enhance the safety

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of their neighbourhood. I can't give you specifics of how many people but in other communities when there is an increased need, we increase it. It is very responsive.

Q62 I want the Township Council to take into consideration, before passing this, that it would not be passed unless there is a very concrete plan in place around the pickup of needles. How will you work with the community for people who want to volunteer, be involved and become part of solving this as well? I would like to hear specifics.

A62 Before you leave tonight, you can take a comment form and put your name and contact information on it and add that you would be interested in being part of a Community Advisory Committee. Our plan is to start meeting with that committee soon.

C63 The RCMP should talk to the Abbotsford Police about the BC Housing Centre of Hope and all the problems they have encountered because of it. It is of particular relevance to the RCMP and the Township in that it has room for 24 people but there are about 150 people that live in homeless camps all around the shelter. It has been an ongoing issue for the City of Abbotsford for the last five years and they have had to hire Paladin Security permanently to watch over the camps. Abbotsford Police also have to get involved so you will need more police to deal with this. The junk removal companies come and do sweeps twice a month and spend three or four days cleaning stuff out. Low-level crime means that bicycles and strollers will be taken from people's back yards and used to bring bottles to the bottle depot. It was said earlier that it is cheaper to deal with it this way than to deal with it on our emergency services but I don't think I agree with that. I did a quick analysis of the 1,500 homes that are closest to this proposed area, if we factor in a reduction in property value of \$100,000 for each of those properties that is a \$150,000,000 worth of property value that is lost. That is property that Township of Langley will not be incurring property taxes on. There will also be increased policing costs by the RCMP.

C64 I support the program and don't think it is the right location. We used to feel that this was a safe community and left our door unlocked. Some people ended up breaking into our home and we were scared to death. I ended up locking my kid and wife up and then called the police. We don't feel safe anymore, always lock our doors and don't even answer our door when someone knocks on it. We want to help all the homeless but also need to help people in this community.

C65 We are very concerned about the safety issues and don't like the location.

Q66 How many people did BC Housing ask to come tonight and speak on behalf of them? If they spoke on behalf of BC Housing it is a conflict of interest.

Q67 I am not against homeless people. My son and I participated in a coat and blanket drive for them last year so that he could see that there is a real issue with homelessness. What is the difference between the Gateway shelter that is on the Langley bypass and the one that is going to be at the Quality Inn? Is it the same idea?

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- A67** No it is very different. Thank you for your question because this is coming up a lot. We fund a shelter program, so if you are going into a shelter it is an emergency shelter program and is often a cot or mat on the floor and that is what Gateway is. This is supportive housing where you go into your own unit and have your own washroom. It is housing not a shelter and is long-term housing. It will have twenty four seven support, ICM services and so on. They are two very different programs.
- C68** I think people are concerned about safety and think this is going to be like Gateway with hundreds of shopping carts and people outside there. I think people envision that happening here and that is scary because we have friends who have lived in that area and had things stolen and been threatening and abused. It has been a big concern and I think that is the picture that people are getting that is going to come to this area.
- A68** I share those concerns and we will work with Stepping Stones, the RCMP and Fraser Health. It shouldn't happen that supportive housing has people congregating outside of it.
- C69** Will they make sure this doesn't happen because I think that is a huge concern of people? The idea is great, the location is terrible for a number of reasons that many people have already expressed.
- C70** I was homeless at around 21 years old so have gone through all the hell of being a homeless person. Being assumed that I was one thing instead of something else. Mine was about circumstance, an injustice pertaining to work where I wasn't paid money I was promised. When you are working hard, you keep working hoping you are going to get your paycheck. Suddenly it is gone and the rental place you have tells you that you have to leave. My heart and compassion is very big for homeless people and I know a lot of them. I have my kids go with bags of food, socks, and clothes to teach my kids empathy and to care and love these people. It is not always a certain type of box of how we assume things. This location is a very bad idea. Just from my personal experience, we had a guy high on drugs come to our door and try to break through with a hammer. I think there has to be a serious accountability for our community but also for you guys to be accountable to us.

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APPENDIX

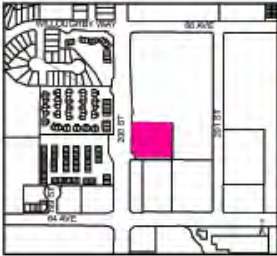
Newspaper and Post Card

Developer Led Public Information Meeting — Township of Langley

Project No: 08-14-0068

Monday, October 30
Langley Events Centre
Banquet Hall
7888 200 Street


5:00 pm	Doors open, view project display boards
5:30 pm	Presentation
5:45-7:00 pm	Facilitated dialogue with a panel from BC Housing, Stepping Stone, Fraser Health



Dear neighbours,

BC Housing has applied to the Township of Langley to rezone the property at 6465 201 Street, formerly the Quality Inn, for the development of 49 units of supportive housing and programming space, to be operated by Stepping Stone Community Services Society; and an office for a new Integrated Care Management team, funded through Fraser Health.

You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application. Project team members will be available to answer any questions about the development and to receive your comments.



BC HOUSING

To learn more visit www.bchousing.org/partner-services/public-engagement/langley-supportive
or email communityrelations@bchousing.org

APPENDIX G
EMAILS RECEIVED UP TO AND INCLUDING 11/02/17
TO COMMUNITYRELATIONS@BCHOUSING.ORG

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 3, 2017 10:05 PM
To: webinfo@langleycity.ca; Community Relations; mary.polak.mla@leg.bc.ca
Subject: Proposed project 6465 201 St - Quality Inn

To whom it may concern,

Today I have just learned that the Township of Langley through BC Housing is proposing to convert the Quality Inn into a 49 room supportive housing unit. Since I will not be able to attend the information session offered on October 30th, as I will be working, I would like to make my voice heard now in a constructive manner. I do not believe that this is in the best interest of the community as a whole as it will create a drain on the already taxed resources of our community. Yes on one hand it will transition some people off of the streets into a housing project where they may be able to move themselves out of poverty and become productive members of society. I hope that this supportive housing unit will be used for those who truly deserve it like the elderly who have fallen on hard times, however, I realize that this will likely not happen.

In my current occupation I deal with various levels of people in BC Housing, youth in transition from the care of the Ministry, and homeless people and it has been my experience that the vast majority of these people lead their current lifestyle not by accident but by choice and addiction. Because of their choices they have spiraled out of control and entered a criminal lifestyle to sustain their addiction. These people often commit robberies, break and enters, theft from vehicles, petty theft from businesses, etc. to obtain property that they can trade or sell to dealers or others. The conversion for this property via trade is grossly disproportionate meaning, an iPad worth \$600 is devalued by more than 1/4 at times to be \$150 creating a demand to steal more to fuel an ever growing addiction for these people. The proposal to place a housing unit near a growing community will create a target rich environment for these people to commit the above offenses.

Consider the current level of policing in the Township of Langley, seriously consider the amount of police per person. At any given time it would be hard to have more than 12 uniformed members working in the entire community of Langley let alone the area which you propose to increase the population of people who commit crime. Consider the amount of property crime which is already taking place in the Township of Langley. Since moving here in 2005 I have seen a steady increase in homeless people on the street corners, outside of Walmart and the Save On. I have not seen an increase in uniformed police nor a change in their policy toward the homeless addicts. I have had to assist Loss Prevention on two occasions were they were struggling to detain people who had stolen from their businesses in the area. On both occasions these people were so high they didn't understand what I was saying to them until they heard the police sirens. The Langley RCMP have a very lack luster approach to the homeless, if they are not overtly bothering anyone don't approach them. Is this the same policy which created the Whalley Strip? The Langley RCMP already have enough on their hands dealing with property crime offenders who rent houses in the community!

Examine King George Boulevard and all of the motels which provided discounted rates to the homeless and addicted, where are they now? The Hare Creek Motel transitioned into the Bollywood Hotel and then was pushed to the ground. Ask the community surrounding that hotel what kind of neighborhood was created, one of violence, property crime, fear, and police sirens at all hours of the day and night. The only time that fear

reduced was when the hotel was nothing but rubble. Think of all of the prostitutes that walked King George Boulevard at that time, you are asking them to come to this area now. Remember that this profession is now becoming legal despite the workers addiction to drugs making it close to impossible to proactively police. You will be drawing in all of the associated persons to that trade, drug dealers, johns, and criminals looking to take advantage of both.

I realize that my concerns and fears will not come to fruition overnight, but rather will take time much like the homeless transients who have invaded the area already. Property crime didn't go up overnight, it took time and now we the residents have to deal with it. I strongly oppose the BC Housing project and foresee that it will tax the community, the police, and will be a blight in the area.

FOIPPA s.22(1)



Virus-free. www.avast.com

Renee Schisler

From: FOIPPA s.22(1)
Sent: November 1, 2017 6:13 AM
To: Community Relations
Cc: hcolpitts@langleyadvance.com; FOIPPA s.22(1)
Subject: RE: Willowbrook Quality Inn questions

Hello.

I am requesting formal responses to my questions in writing.

I did attend the October 30 meeting and did not hear any clear, firm and transparent responses to my concerns. Prior to the meeting in fact, I stopped at Wal-mart to shop and was approached for money by several homeless panhandlers. Hmmmmmm. Ironical?

I understand very well the concept of Supportive Housing, Harm Reduction and Intensive Case Management Teams having led several initiatives myself. Each have had clear written Terms of Reference, Objectives and were transparent in their cost. I cannot say the same for BC Housing's presentation on October 30. It was vague, theoretical and ill prepared to inform the community.

What I hear loud and clear from the Langley community is NOT contempt and discompassion for the homeless community and vulnerable populations. In fact, I hear the opposite.

What I hear is empathy and compassion which support long existing and more vulnerable communities in The Langleys which do not have the political and media 'sexiness' that homelessness and fentanyl do. For example, supportive housing for adults with developmental disabilities currently living with aging caregivers, seniors living in poverty after having supported our local economy for years and low income working families who need stable housing for child school enrollment and family development.

The response to one community member's question of why the Quality Inn was bought for the purpose of homeless supportive housing of "because it was there" is unprofessional and nonaccountable. BC Housing needs to own its actions and admit when errors in judgement and due diligence/fair process are made sans public consultation prior to spend.

This location for this purpose is irresponsible and completely inappropriate. I hope both TOL and Langley Cities will support the majority.

FOIPPA s.22(1)

Langley home owner

On Oct 18, 2017 8:27 AM, "Community Relations" <communityrelations@bchousing.org> wrote:

Hello Adrienne,

Thank you for your message. These questions support BC Housing to understand issues of concern to you and prepare responses that can be shared at the public meeting.

Sincerely,

Renee

BC Housing Community Relations Team

From: FOIPPA s.22(1)

Sent: October 14, 2017 10:20 AM

To: Community Relations <communityrelations@bchousing.org>

Cc: hcolpitts@langleyadvance.com; FOIPPA s.22(1) mark.warawa@parl.gc.ca

Subject: Willowbrook Quality Inn questions

Hello,

My family and I are FOIPPA s.22(1) Township of Langley residents. We have many questions about the proposed Quality Inn supportive housing model and its place in our family oriented community.

We will be attending the October 30 17h00 public consultation session and am submitting questions we would like initial response to.

1) What can the community expect from transitioning homeless residents regarding their productivity and activities?

A) Will there be goal-driven education and employment expectations with active case management and consequences for non participation?

B) Will residents be barred from soliciting drivers and pedestrians for money/panhandling and how will this be both monitored and enforced?

C) What will be the caseload ratio of residents to qualified social or case workers? What will be their professional credentials?

2) Will there be a non-active drug and alcohol use upon admission requirement?

3) Will the residence be 'dry and sober' and enforced as such? How?

4) What level of partnership is being firmly and officially committed to by local policing?

5) What level of partnership is being firmly and officially committed to by local doctors, nurses and allied health services? What capacity for patient absorption analysis, and impact on existing patients, has been completed and what were the findings?

6) How will residents be vetted? Will residents actively involved in the justice system be admitted? If so, what degree of legal/charge severity will be considered tolerable and 'safe' to neighbouring community members?

7) What business impact analysis was completed regarding local shops frequented by families such as ours?
(ie) Home Depot, Wal-Mart, Superstore, Earls etc...what is their degree of support for this project?

8) What current and industry-relevant and evidence-based study and criteria did BC Housing use to determine the appropriateness of such a residence in the centre of long standing local businesses, schools and family homes? What are the links to this research and where was this research published?

Looking forward to your responses in preparation for the October 30 meeting.

FOIPPA s.22(1)

FOIPPA s.22(1)

Home owner since FOIPPA s.22(1)

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 31, 2017 10:05 PM
To: Community Relations; jfroese@tol.ca; ddavis@tol.ca; parnason@tol.ca; cfox@tol.ca; blong@tol.ca; aquaale@tol.ca; msparrow@tol.ca; krichter@tol.ca; bwhitmarsh@tol.ca
Cc: newsroom@langleytimes.com; editor@langleyadvance.com
Subject: Supportive Housing Proposal in Langley

Open Letter to BC Housing, Fraser Health, Stepping Stone Community Services Society and Township of Langley

Re: Supportive Housing Proposal - Quality Inn at 201 Street and 64 Ave in Langley

I attended the meeting last night for the proposed supportive housing in the Quality Inn at 201 Street and 64 Ave in Langley. While my initial reaction to the proposal was fear, I felt less resistant after taking the time to ask questions and research homelessness and the different housing models. I came to appreciate the wrap-around support model and felt it could be a positive addition to our community. However, after attending the meeting last night I have more questions than answers and I have some considerable concerns. Location is not one of them and I live FOIPPA s.22(1) from the proposed location.

My main question and concern - Why was a low barrier housing model chosen? There are limited resources available for the homeless. Why shouldn't available resources go to support people who want help over those choosing to remain in active addiction? With no limits on length of tenancy, a tenant could remain housed and actively addicted in this complex for years, preventing someone who truly wants access to support from getting it. I do believe people with addiction should be provided with opportunities to change, when they express a desire and a willingness to actively work towards that goal. When they are ready, community partners should be available to direct them to supports like this one. If someone isn't ready to change, they're not going to.

While that is my main concern, I have a number of other thoughts and questions that I would like to share, with the hope of getting some answers before the public hearing.

Housing people without addictions alongside those with active addictions seems problematic to me. I don't know many people who would willingly invite addiction into their home, yet this is what we'd be asking many people to do under this model. I understand there are people who choose to go back to the street when they're placed in low barrier housing, as they find the street safer and less chaotic than living in shared space with active addicts. Recent literature reviews also suggest that low barrier housing is less effective at maintaining sobriety for active substance users than sober living. If we want successful outcomes for all tenants, how is the low barrier model setting them up for success?

In Victoria, [844 Johnson Street](#) is an example of a recent BC Housing low barrier supportive housing complex. They have faced some pretty major challenges, both in the complex and in the surrounding community, and they are still struggling to find ways to deal with them. How is this project in Langley different and how will the partners in this program ensure that what is happening in Victoria doesn't happen in our community?

Studies suggest that the success of supportive housing is partially dependent on the availability of suitable housing for tenants to "grow into" as they work through the program and towards independence. Does suitable and affordable housing exist in Langley for tenants to move into? If not, what efforts are being made to ensure these options will be available when needed?

It was stated at the meeting that the funding for this project is guaranteed for five years. What happens at the end of five years if we are faced with a government with different priorities? Maple Ridge recently had a temporary supportive housing complex close because their funding ended. Many of the tenants ended up on the street, creating new tent cities and sleeping on private properties. What guarantees do we have that this won't happen here?

I was very disappointed with the lack of early community engagement around this project and I hope a genuine effort will be made to communicate with the community prior to the public hearing. There have been some valid questions asked that I think deserve answers and I hope the rush to push this proposal through the Township approval process won't outweigh the need to build trust and relationships with the community. If we're going to be neighbours, this matters.

Sincerely,

FOIPPA s.22(1)

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 31, 2017 11:49 AM
To: Community Relations
Subject: Support for the Proposed Supportive Housing for Langley

Hello

I missed the meeting last night. I want to let the committee know that I am 100% in favour of this supportive housing project. I own a FOIPPA s.22(1). We have homeless people living in the fields nearby. Clearly people need assistance.

FOIPPA s.22(1)

Langley

FOI
PPA
s.22
(1)

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 31, 2017 10:19 AM
To: Community Relations
Subject: Langley Supportive Housing Project

Good morning,

I attended the public open house last night held at the Langley events Centre regarding this Supportive Housing Project at the old Quality Inn Site at 6465 200th Street in Langley. I am a FOIPPA s.22(1) resident of this neighborhood and have raised and are still raising FOIPPA s.22(1) children here.

While I appreciate the forum last night which allowed residents and stakeholders to raise their concerns over this project, I did not have a chance to raise my biggest concern/frustration.

First, I will mention my concerns that were raised that I heavily agree with - this is NOT THE RIGHT LOCATION for supportive housing.

1. How can residents of this supportive housing project not be held accountable with drug or alcohol testing to be able to reside here? If they are given housing with tax payer dollars to get them off the streets and out of the problems they have, this should be the first requirement!!
2. This location is right behind a liquor store - makes absolutely no sense.
3. This location is extremely close to an elementary school - the risks of this are obvious, and I DO NOT want to wait for an incident with a person living in this supportive housing to occur before it is dealt with.
4. This area is secluded and no matter what anyone behind this project says 2 people cannot handle 49 units, including the outside of the property and all of its secluded areas - it is impossible! Especially when some units will house couples.....we could have up to 98 people to be looked after by 2!

So, on top of this, my biggest concern/frustration is the fact that BC Housing said the reason they are proposing this project for this location here is only because the building became available. There was no study or any insight into why this site was appropriate and the right choice for this program. To me that is unacceptable and our government agencies should be more responsible when making such decisions. With all of your staff and time dedicated to statistics and other studies etc. (which you are happy to bring up in favour of your project) I would have liked to have seen some thought and research put into this - it only makes sense.

Last, we were told that BC Housing was opening this proposal for discussion last night to hear what we thought - but I am going to call you on that.

1. You have already bought the property BEFORE asking the community what they thought.
2. You are already spending taxpayer dollars renovating this site BEFORE you have rezoning approval to run this supportive housing project here.

These two points to me make me feel like this project is being rammed down our throats and you truly do not care about what the residents of this neighborhood, that we live in and call home, (which you seem to have no care for at all!!!) think. I also strongly feel like BC Housing would not have purchased this property and started spending their I'm assuming tight budget on it if they did not have a back room deal with the township before the purchase.

So I ask you and will ask the Langley Township the same question - was this already a done deal at the time the property purchase papers were signed off on? I am going to push hard to find this answer and if I have to get media involved or government watchdog agencies involved I will and I will get to the bottom of this!

Thanks for your time, a very concerned resident, community stakeholder, parent and businessman.

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 31, 2017 8:11 AM
To: Community Relations
Subject: Langley Supportive Housing

I am wondering if programming and treatment will be a requirement of tenancy. Will there be a community consultative committee that will address community concerns during the life of the facility?

This is a family neighbourhood, and we are afraid of a concentration of potentially dangerous people near our children. Surely you can understand that.

Is there not an area less full of family homes where this facility could be located? Downtown Langley has many vacant spaces that would be more appropriate.

The proximity of this project to liquor stores and schools is of particular concern.

How will this project be better than the disaster that was the Quality Inn in downtown Vancouver?

Sent from my iPad

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 30, 2017 10:33 PM
To: Community Relations
Subject: Public hearing October 30, 2017

To whom it may concern,

Re: Quality Inn Conversion

I attended the meeting tonight and wanted to send my concerns. I have lived in FOIPPA s.22(1) and brought up my kids in this neighborhood. As most people agree we are not against the need to help the homeless and vulnerable. You have said there will be "on-site support services" for "active addicts". What about off site, because the tenants living at this site will not be locked in their rooms and free to go out at will. These tenants may have mental illness and drug problems and can too easily wonder into our neighborhood. Yes, they are already here, but not in the concentrated numbers of 40-90 all right here and only across 200th street. Willoughby has been the highest residential development in Langley over the last 10-15 years and asking for another 3 elementary schools. There are too many young families that invested in this area and want to keep their families safe. Would it not be best to have a Supported housing project like this in a much less densely populated area, so not to be putting business and residents at risk of crime. I am opposed to the location of this proposed housing project.

There were many good issues brought up tonight on both sides, and I look forward to a response. I will be attending the Township Public hearing as well.

FOIPPA s.22(1)

Have a nice day

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 30, 2017 9:05 PM
To: Community Relations
Subject: quality inn supportive housing

I feel this project should have been in a less populated area where anyone wishing to change their life could receive help, without being in an environment where they have easy access to drugs and alcohol. Also anyone who is homeless for any other reason would be housed and fed and feel safe, receiving help to get themselves back in the workforce. I understood from the meeting that people housed here do not have to be free from drugs or alcohol. Anyone hoping to make a change in their life and receive housing should at least be expected to make this commitment even it is not successful. There are many people in this community who are low income earners and who would like to receive help in their struggle to survive and feed themselves. I do not support this project as it stands and would only support it if there was strict enforcement at this facility for cleanliness, behavior and no use of drugs or alcohol! My husband and myself have worked and saved to have what we and sacrificed things to maintain our home. I would expect as a tax payer all my life that my concerns would be listened to because without our tax dollars none of this would be possible. Please, pass on this e-mail to the township meeting being held to discuss this project.

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 29, 2017 12:46 PM
To: Community Relations
Subject: Project No: 08-14-0068 A good idea

Hello

I live in the Township of Langley and own a business in Langley City. I was thinking that the property at 6465 201 St. should be made into a housing project and am happy that other like minded people are working on making it happen. It is a logical choice.

Thank you,

FOIPPA s.22(1)

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 24, 2017 8:18 PM
To: Community Relations
Subject: Rezoning of the Quality Inn, Langley

Hello,

I'm writing in response to a notice I received in the mail which informed me of the Township of Langley's proposal to rezone the Quality Inn for the development of 49 units of supportive housing and programming space. I am unable to attend the public information meeting about this on Oct. 30th, so I wanted to express my support of the initiative via email. I am not particularly knowledgeable on the subject, but the details I've read in the newspaper and on the information card lead me to believe that this project is a good idea and a beneficial use of the Quality Inn building and land. I wish to express my thanks to the Township staff who are taking positive steps to address the homelessness issues we face in Langley.

Could you please forward this email to the Township staff or committee members who are orchestrating this proposal? I'm guessing that some opposition to the proposal may be expressed at the Oct. 30th public meeting, so I would like the involved people to receive some positive feedback as well. Thank you.

Sincerely,

FOIPPA s.22(1)

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 22, 2017 3:52 PM
To: Community Relations
Subject: homeless in a langley hotel
Attachments: homeless 5.rtf; homeless 4.rtf.zip; homeless 3.rtf.zip

this is a terrible idea!

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Maple Ridge residents rally against planned homeless shelter

Province plans to turn vacant Quality Inn hotel into a homeless shelter

By Matthew Black, [CBC News](#) Posted: Mar 20, 2016 11:47 AM PT Last Updated: Mar 20, 2016 11:47 AM PT

In March, people living in Maple Ridge took to the streets to protest a plan to convert a Quality Inn into a homeless shelter. (CBC)

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- Vancouver's new homeless plan: shipping container-sized portable homes
- Saskatchewan buys 1-way bus tickets to B.C. for homeless men

Hundreds of Maple Ridge residents rallied Saturday in opposition to the planned conversion of a vacant hotel into a homeless shelter.

The provincial government is in the process of buying the Quality Inn Hotel along Lougheed Highway near 217 Street for \$5.5 million. The facility would then be run by B.C. Housing as what's termed a permanent low barrier shelter — meaning addicts would be able to use drugs on the premises.

That has area residents concerned about what it will mean for their community.

"It's going to enable them. It's going to make it easier for them to do what they do and continue doing it," said area resident Sandra Trainer. "It's not a solution."

- **Maple Ridge homeless camp residents face deadline**
- **Maple Ridge businesses oppose location of new homeless shelter**
- **Maple Ridge to open new shelter for homeless campers**

Other residents say the province should have done a better job consulting with them on the plan.

"There has been no process for public input. No impact study," said Caroline Madsen. "And, no neighbourhood consultation."

Former mayor Ernie Daykin says homelessness has been a long-standing problem in Maple Ridge. (CBC)

Former Maple Ridge mayor Ernie Daykin says homelessness has been a longstanding problem in the city, but has worsened since the closure of the Riverview Hospital in 2012.

"This is an important issue. not only for Maple Ridge but for other communities. It's a problem and challenge that's been 25 years in the making," said Daykin.

Last summer, a homeless camp set up by squatters led to eviction notices. A temporary shelter was set up downtown but is set to close this June.

No city councillors were among the hundreds who turned out at yesterday's rally.

B.C. Housing has committed to holding a community forum on the matter, but a date has yet to be announced.

Conversion of Vancouver hotel into housing for homeless faces opposition

[Open this photo in gallery:](#)

The city recently announced it has leased the Quality Hotel on Howe Street to provide interim housing for the homeless.

DARRYL DYCK/THE GLOBE AND MAIL
FRANCES BULA
VANCOUVER
MARCH 25, 2017
OCTOBER 22, 2014

The downtown neighbourhood where a tourist hotel is about to be transformed into housing for the homeless shouldn't be so fearful, says a resident from another part of Vancouver where the same thing happened.

That's because the city has chosen an excellent non-profit manager who "really has the best interests of the residents and the local community at heart," Lara Davis says.

Her neighbourhood, just east of the Pacific National Exhibition, was up in arms last year when the city bought the Ramada Inn on East Hastings and transformed it into interim housing.

The city recently announced it has leased the 157-room Quality Inn on Howe Street near the Granville Bridge for two years to be used as interim housing, prompting some vocal opposition from nearby condo residents.

A group has formed to express concerns and lobby the city about it, saying members fear it will become a slum and source of crime as they claim has happened with other projects for the homeless.

The Quality Inn, according to a city letter being sent to residents this week, will be managed by the Community Builders Foundation. That group is also managing the East Hastings hotel.

Ms. Davis said the residents around the Quality Inn are "lucky" to be getting Community Builders as the managers.

"I was really opposed to it in the beginning," said Ms. Davis, a realtor who works, lives and volunteers at her child's school, in the area. "I was nervous for my community."

But Community Builders and its director, Gordon Wiebe, worked hard with the neighbourhood, she said. Mr. Wiebe even moved into the hotel himself for four months to make sure it was running well, she said.

"They did what they said they were going to do. They said they were going to screen people and decided on a case-by-case basis how things were going."

STORY CONTINUES BELOW ADVERTISEMENT

There was one case of dial-a-dope deliveries being made to the building and that was dealt with instantly, said Ms. Davis, who sits on a neighbourhood committee that meets monthly with the operators.

She said people who have moved into the hotel participated in a community day in mid-September that brought them together with other residents in the neighbourhood.

A spokesperson for Community Builders, which is an international organization, said Mr. Wiebe is out of the country and couldn't provide information about exactly how the Quality Inn will be managed.

City Manager Penny Ballem said the group will also be getting support from mental-health specialists, including well-known psychiatrist Bill MacEwan, who has worked with people from the Downtown Eastside for years.

A letter is going out to 2,800 property owners within four blocks of the hotel and of a nearby winter shelter, as well as to 1,000 rental and business addresses to let them know about a community meeting on Oct. 29, according to the city.

The city, Vancouver Coastal Health, the police and Community Builders will be there to talk to residents and business owners.

Ms. Ballem said that, although a few residents have been vocal in their opposition to the shelter and hotel, they are among only a handful of complaints the city has received about the two operations.

"There's certainly not a neighbourhood uproar here. There are a lot who are supportive in the community."

She and the mayor both said the Quality Inn, which the city is planning to open as interim housing in November, was rushed because a developer approached the city only recently with an offer to lease it for two years.

"This came up very quickly and we grabbed it," she said.

PARK SLOPE, WINDSOR TERRACE & GOWANUSReal Estate
City Admits Gowanus Super 8 Used for Homeless; Hotel Says it's 'Just Busy'

By Caroline Spivack | August 10, 2017 5:33pm | Updated on August 11, 2017 9:37am
@CarolineSpivack

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The Department of Homeless Services is renting 53 of 57 rooms at this Super 8 hotel on Third Avenue in Gowanus.

The Department of Homeless Services is renting 53 of 57 rooms at this Super 8 hotel on Third Avenue in Gowanus.

View Full CaptionDNAinfo/Caroline Spivack

GOWANUS — If you call the inexplicably busy Super 8 hotel on Third Avenue and ask if they have any homeless people living there, you'll get a flat-out "no."

But the Department of Homeless Services has a different story — the city is renting 53 of the 57 rooms at the Super 8 hotel on 267 Third Ave., between Union and President streets, to single, homeless men and has been since August 2015, DHS spokesman Isaac McGinn told DNAinfo New York this week.

On Tuesday, a receptionist, who declined to give her name, claimed that is not the case even when she was confronted with the city's confirmation.

"No, there are no homeless people staying here and if you want further comment speak with my manager," she said. "We used to have a family shelter here a few months ago but that stopped a few months ago. It's just regular customers now."

She linked the sudden swell of occupants, who have booked up the hotel through mid-December, to simply being "busy." The hotel's general manager did not respond to requests for comment.

DHS spokesman McGinn said one other hotel in the area is being used to house homeless people but citing privacy reasons, declined to say which one.

Queens Councilman Eric Ulrich hopes to crack down on that type of discrepancy and on Wednesday introduced a bill that would require hotel owners inform patrons if they house the homeless and force inns contracted with DHS to visibly post signs stating such.

"The public has a right to know whether or not that hotel or that motel is also being used as a temporary homeless shelter," said Ulrich.

After this story was published DHS replied to DNAinfo's earlier request for comment with their reservations on the bill. "Any disclosure of confidential client information, including addresses where homeless New Yorkers may be sheltered, is a violation of Social Services Law that could put our clients at risk, including domestic violence

survivors, as they work to stabilize their lives," McGinn wrote in the emailed statement. "While we are reviewing the legislation, we have significant concerns about the impact it could have on our homeless neighbors."

A surge of the city booking rooms for the homeless has peppered the five boroughs with inns standing in as shelters. An April report by Comptroller Scott Stringer showed that the number of rooms booked by the city jumped from 2,069 last October to 2,852 in February. Figures of homeless New Yorkers staying in hotels surged from 5,881 to 7,790 during that same period.

But a lack of notice by the city and hotel owners has prompted communities to rail against the facilities.

Vacationers are also left in the dark.

"Unfortunately, the location seems to have a contract with NYC public housing or is perhaps a shelter for women with small children," one hotel guest wrote last summer in a TripAdvisor review for the Gowanus Super 8. "I don't have a problem if the hotel is providing a valuable public resource, but I think it should be disclosed upfront for the general public in deciding where to stay on vacation."

Some locals have also taken notice of the inn's homeless residents and believe they could be linked to an uptick of folks slumped in the streets who appear to be on drugs and who've been spotted publicly urinating, said one long-time Gowanus resident who lives two blocks from the inn.

"At night it's a totally different world here," said Joann Amitrano, who lives in a three-family home on Carroll Street between Third and Fourth avenues. "I've found people laying in front of my property on drugs — it's become like the '80s in the last year. I don't understand it since the hotel would give them a place to be, but I don't think it's people who are paying thousands a month to be here."

Witnessing people collapsed on nearby streets has become a regular occurrence, according to another block local.

"It's really bizarre," said Monica Reese. "I've noticed a lot more people who look like they're on drugs and need help when I come home from work lately. I've heard rumors that some homeless people are staying at the hotel and it makes me wonder."

Of the city's more than 60,000 homeless individuals, there are currently 308 who most recently lived in Community Board 6 — which includes Park Slope, Gowanus, Carroll Gardens and Red Hook — but the neighborhood has beds for only 282 people, according to DHS data.

Part of the city's plan to address the homeless crisis is to close all interim shelters at commercial hotels and cluster sites, and replace them with 90 new shelters across the

city for a more localized approach that allows homeless New Yorkers to remain in the communities they last lived.

READ MORE: De Blasio's Shelter Plan Ignites Fears Across The Bronx

"As we implement our borough-based approach, we are ending the use of all cluster sites and commercial hotel facilities citywide, including the two commercial hotels in this district," wrote McGinn in an emailed statement, although he could not offer a specific timeline for when the two commercial hotels in Community Board 6 will be phased out.

The Park Slope area is slated for a boost of 250 shelter beds and locals and area politicians met with city officials in May and June to discuss the selection process. No specific location is being considered at the moment.

Renee Schisler

From: FOIPPA s.22(1)
Sent: October 14, 2017 10:46 AM
To: Community Relations
Subject: Langley Supportive Housing

Hi, I live FOIPPA s.22(1) from the proposed housing and I have/ questions concerns regarding the proposal.
Will it have a community kitchen for feeding the surrounding homeless community?
Will it have emergency beds for cold weather events?

Thanks FOIPPA s.22(1),
FOIPPA s.22(1)

MEETING REPORT

MAY 28, 2018 COMMUNITY DIALOGUES FOR PROPOSED
SUPPORTIVE HOUSING at 6465 201 Street, LANGLEY BC

June 4, 2018

Prepared by
BC Housing Community Relations Team

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1/ PURPOSE

The purpose of this report is to supplement the fulfillment of policy *4.3 Meeting Reporting*, as outlined in the *Developer Led Public Information Meetings policy 07-164*, as part of the Township of Langley rezoning application process:

4.3 MEETING REPORTING

The applicant is required to provide a record of the meeting to Community Development Division not less than three weeks prior to the presentation of the application to Council. The results shall be submitted in summary report format (to be advanced to Council as an Appendix to the staff report) and should include the following information:

- Sign-in sheet from the meeting;
- Completed feedback / questionnaire forms;
- Summary of comments received;
- Discussion of how any issues / concerns identified from the meeting and/or feedback forms are addressed in the project.

A Meeting Report was submitted to the Township on November 6, 2017, summarizing input received through the first public information meeting held on October 30, 2017 (plus all emails sent to the designated email address up to and including November 6, 2017.) This second report seeks to supplement the information provided to the Township of Langley with all input collected up to and including June 4, 2018, from small-group Community Dialogue Sessions held on May 15, May 17, May 25 and May 26; and the Community Open House and Dialogue held on May 28, 2018.

2/ BACKGROUND

On October 10, 2017, BC Housing submitted a rezoning application to the Township of Langley for the property located at 6465 201 Street. The property is current zoned as Community Commercial Zone (C-2) and BC Housing is seeking Institutional (P-2) zoning.

The Proposal: BC Housing proposes to convert the existing 50-room hotel into 49 units of supportive housing and programming space, with an office for the Langley Intensive Case Management (ICM) team funded through Fraser Health. Each of these units would provide a self-contained studio home, with bathroom and kitchenette, for Langley residents who are experiencing or at risk of homelessness, that need additional supports to maintain housing. All applicants would go through an assessment process, sign a program agreement and pay rent. This housing would help to move people off of the streets and out of shelters towards stable and safe housing, and improved quality of life. Stepping Stone Community Services Society has been selected as the operator and manager and would staff the building on a 24/7 basis with a team who will work closely with tenants to connect them to support services.

The need:

The 2017 Metro Vancouver Homeless Count found at least 206 people experiencing homelessness in Langley. This number has increased by 114% in 3 years. According to local service providers, over 900 individuals currently require support from outreach workers, approximately 180 individuals seeking shelter are turned away monthly from Gateway of Hope, and the 80 rent supplements scattered in the private rental market are consistently allocated. To ensure that people can move off the street and out of shelters, there is a need for safe and stable housing with supports. Without this, people will continue to experience homelessness in Langley. Homelessness is usually the result of many factors including a lack of adequate income, access to affordable housing and medical services, experiences of discrimination, traumatic events and personal crisis, physical health problems or disabilities and mental health concerns.

3/ NOTIFICATION

On May 9, a letter was sent to all neighbours within a 1KM radius (see Appendix A), with an invitation to the Community Dialogue Sessions and Community Open House. BC Housing has received feedback that the letter did not arrive to some addresses until May 14 / 15, or at all, for some individuals who live within the 1KM radius. The direct mail drop was coordinated through Canada Post on behalf of a local print company and they confirm that anyone with a Red Dot on their mailbox would not have received this mailing. In response, BC Housing added two additional sessions at recommended after-work hours to ensure people had the opportunity to attend a small-group dialogue session.

Print advertising for the Community Dialogue Sessions and Community Open House ran in the Langley Times on May 11, May 16 and May 23; and the Langley Advance on May 17 and May 24. Online advertising was multi-pronged with both newspapers advertising on their websites May 11 - May 28; the Fraser Valley News online advertisement starting May 18; and geo-targeted advertisements and posts through Facebook and Twitter starting May 10. For advertising see Appendix A.

The [Langley Times](#) and [Langley Advance](#) published the session dates as part of articles on the proposal. The recent community events were also noted on the project website found here: www.bchousing.org/partner-services/public-engagement/projects/langley-supportive-housing

4/ COMMUNITY DIALOGUE SESSIONS SUMMARY

Community Dialogue Sessions were planned to invite small groups (maximum 30 people) of community members to a two-hour session to see a brief presentation, then discuss questions and concerns with representatives from BC Housing, Stepping Stone, Fraser Health and Langley Community Services Society. In total, four sessions* were held, engaging 47 community members. Of the 40 comment forms collected, 35% heard about the sessions from direct invitation through the mail; 27% through word of mouth; 23% through newspaper advertising and 80% found the session to be helpful (Appendix E.) Each of the sessions had diversity of viewpoints contributing to a rich dialogue. The following summarizes the attendance, highlights and unique questions or concerns (beyond what has already been noted to date for this proposal) heard at the four sessions that were held. For transcripts of each session see Appendix F.

Tuesday May 15
<p>Highlights: Eight individuals participated in this session. Most were neighbours of the proposed site (and Gateway of Hope shelter), and most had concerns for the proposal, with one person expressing support.</p> <p>Summary: Concerns around tenants having overnight guests for lengthy time periods and traffic in and out of the building. Comments that community concerns need to be continually addressed after the development of the project as well. Concerns that residents who are housed there should not be using drugs. Concerns that local law enforcement do not adequately address drug use/theft/safety issues when called. "More will come".</p>
Thursday, May 17
<p>Highlights: 10 individuals participated in this session, including local service providers. Many questions about operations and model of housing.</p> <p>Summary: Multiple questions about the function of the ICM team and how they will interact with tenants of the development. Community church in the neighbourhood is positive for the local homeless population, offering food and coffee on Wednesday mornings and Sunday evenings. Good police presence in Douglas Park area. A few positive comments on the good work that Gateway of Hope does as well as the outreach of ICM and Stepping Stone in hospitals. Several asks for clarification of the program agreement for tenants. Questions about continual development of tenants and encouraging tenants to find employment. Concerns around if the development is built, more homeless population will appear for a chance at being housed. Comments around the need for local residents to be continually kept informed on the development.</p>

Friday, May 25

Highlights: 19 individuals participated in this session. General consensus is support for people who are homeless and understanding the need for the development in the community. Lots of lived experiences in this session.

Summary: This session had many participants that have been impacted in some way by homelessness or addiction. Awareness was raised about a group called "Rig Riders" who volunteer to remove needles from various sites if called. Quotes from participants to illustrate need for this housing:

- "In April our neighbour's son past away in [FOIPPA s.22(1)]. This young man was [FOIPPA s.22(1)] was semi homeless staying sometimes with his parents."
- "My son was diagnosed with [FOIPPA s.22(1)] a few years ago. Now there are drug issues. We have been trying to navigate a system that is very difficult. When I look at people living on the street I see my son and we are able to help him now but we are not going to be here forever. I think about the people who are struggling with mental health issues and how easy it is for them to become homeless. I want to believe that we live in a community that will look after those that are disenfranchised and can be re-connected with the community."
- "On a personal note, I would like to share that my daughter was very close to being homeless. She had to be re-located to another community. There are so many of my daughters in this community. I see how many patients in our community don't have people in our community that can support them."
- "When I was 16 my mom, brother and I experienced homelessness. We were Church members and we had a huge family but my mother was so mortified that she could not pay the rent and we were evicted. She felt she had created it. We spent three months navigating it. A boyfriend's family opened up their home for us to stay. I am saying that housing is so important from survival to heal, move on and thrive."
- "I am resident of Langley and recently found myself homeless so I am [FOIPPA s.22(1)]. This housing complex is perfect for me and others who want to stay in this community. I am on the [FOIPPA s.22(1)] and I do harm reduction in the community. I am happy out here. I have been looking for a place but it is hard. Rents are high. It is a great opportunity for people to get back on their feet."
- "I think we would be unrealistic to think that all people that are on the streets want to come inside and want help. 49 units is a great place to start. We need to start somewhere. I will reiterate then our neighbours son would not have died."

Saturday, May 26

Highlights: 10 individuals participated in this session, most neighbours opposed with concerns focused primarily on tenants using drugs at the site and negatively impacting the local community.

Summary: Multiple questions about tenant program agreement and if drug use is allowed onsite. Concerns about adequate staffing. Comments around the need for zero tolerance of drug use onsite, even in tenant's room. Comment from attendee who is a teacher, is worried about local child protection and local families impacted by the development. Concerns about rising crime in the area as well as increased homeless population once development is constructed. Question about how the proposed housing would impact on the street homeless population in the area.

* Five Community Dialogue Sessions were originally planned for May 12, May 14, May 15, May 17, May 25. May 12 and May 14 were cancelled due to low registration and May 22 and May 26 were added after BC Housing received feedback that people had not received notice until May 14/15 and that the times were not ideal for those who work daytime hours and commute home to Langley. May 22 was subsequently cancelled after low registration.

5/ OPEN HOUSE SUMMARY

The May 28th Community Open House was held from 5:00 pm to 7:30 pm at the Langley Events Centre located at 7888 200 Street in Langley. After the doors opened, the community could view display boards (Appendix B) and speak with representatives from BC Housing, Fraser Health, Stepping Stone Community Services Society and Langley Community Services Society. At 5:30pm a short presentation was given by BC Housing reflecting an overview of the proposal and common themes that had come up as part of the community dialogue sessions. From 5:50pm to 7:50pm, participants had the opportunity to ask questions of a panel of representatives and make statements about the proposal (Appendix G.) The session was extended by 20 minutes to allow for comments to be heard. Participants were encouraged to complete comment forms.

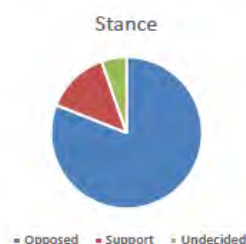
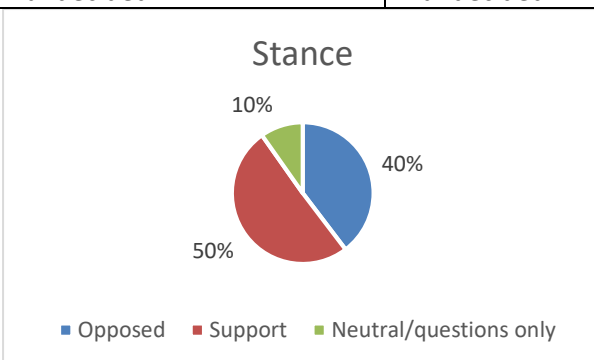
- Approximately 170 people were counted
- 137 people signed in at the registration table (Appendix H)
- 65 comment forms were received (Appendix C)
- A further 4 comment forms were sent via email to the BC Housing community relations inbox

6/ SUMMARY OF COMMENTS RECEIVED

In total, 174 comments have been received between November 6, 2017 and June 4, 2018, by form (submitted both as part of the dialogue sessions and open house) and by email (Appendix D.) The breakdown of stance by method of submission is noted, with the caveat that some individuals may have submitted feedback through more than one source. 74% of comments came from people identifying as Township of Langley residents.

- 88 comments (50%) expressed support of the proposal;
- 69 comments (40%) expressed opposition to the proposal;
- 17 comments (9%) expressed a neutral or undecided view of proposal or sought information.

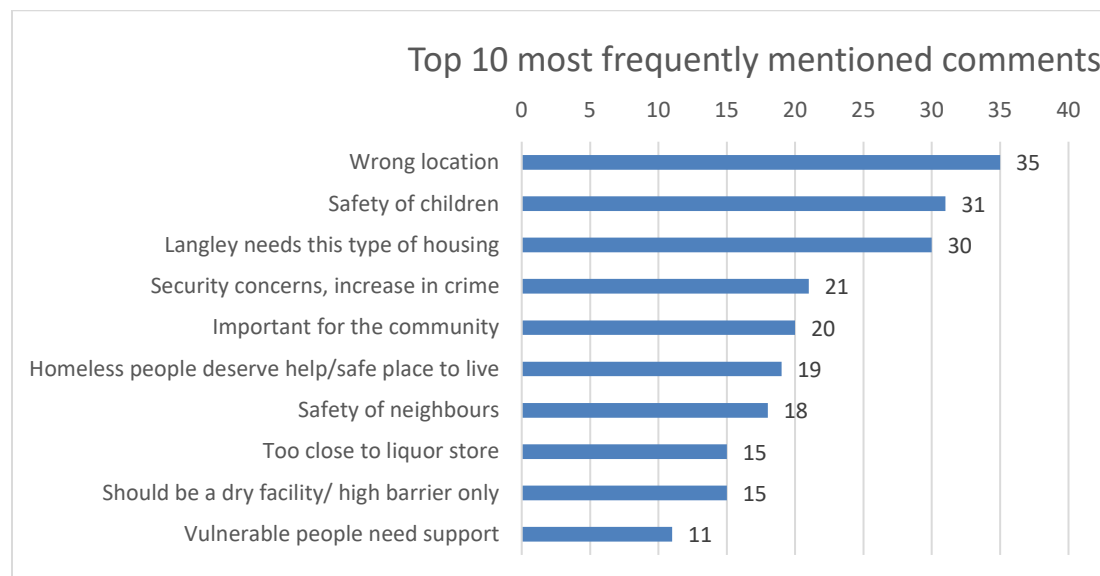
Open house submissions	Email submissions	Community Dialogue Sessions
69 forms	65 comments	40 comments
31 in support	37 in support	20 in support
34 are in opposition	27 are in opposition	8 in opposition
4 undecided	1 undecided	12 undecided



The pie chart on the right reflects the stance reported in the November 2017 summary report. In comparison, 81% of comments indicated opposition to the proposal.

7/ WHAT WE HEARD

The following summarizes the most frequently mentioned comments collected, first by top 10 comments, then a list of all comments mentioned at least five times.



Theme	Specific comments	Mentions
Location	Wrong location	35
	Too close to liquor store	15
Safety	Safety of children	31
	Security concerns, increase in crime	21
	Safety of neighbours	18
	Increase in needles	6
Agree with project	Langley needs this type of housing	30
	Important for the community	20
	Homeless people deserve help/safe place to live	19
	Vulnerable people need support	11
	Homeless people are part of the community	5
Housing First	Should be a dry facility/ high barrier only	15
Process	Insufficient notice for meetings	9
	Inconsistent information in meetings	6

8 / HOW INTERESTS IDENTIFIED ARE ADDRESSED IN THE PROJECT

The key community interests identified in the open house are related to:

- Future Tenants;
- Management of the housing;
- Services provided;
- Potential impact on neighbourhood;
- Accountability; and
- Process for this proposal.

The responses to the following interests are a collaborative effort between BC Housing, Stepping Stone Community Services Society, Fraser Health and Langley Community Services Society.

FUTURE TENANTS	
Understanding the housing type eg. “Is this like the Gateway of Hope?”	
A number of participants have referred the proposal as a shelter or similar to the Gateway of Hope. The proposal for 6465 201 Street is for supportive housing, not a shelter. Supportive housing is a home, not a temporary place to sleep.	
SHELTER	SUPPORTIVE HOUSING
First come first served	Assessment process for applicants
Access to a bed temporarily	A self-contained studio home
Some meals may be provided	1 hot meal provided, plus private kitchenette
Often required to leave during day time	No requirement to leave unit or building
Shared sleeping space	Private unit
No payment	Pay rent for unit
Outreach worker available to connect to support services offsite	24/7 access to staff and support services onsite
Recommendation to use this property for a non-homeless population	
There is no supportive housing currently available in Langley. There are transitional units available at the Gateway of Hope, but these are consistently full. People experiencing homelessness in Langley can currently access temporary shelter beds at the Gateway of Hope, but they turn away approximately 180 individuals per month. There are scattered rent supplements in the private market, but these are currently allocated. This proposed supportive housing is urgently needed for people who are ready to leave the streets and shelter system for safe and stable housing.	
Tenant selection, specifically what is a ‘Langley resident’	
BC Housing and Stepping Stone Community Services Society would collaborate with local service providers on a thoughtful and thorough assessment process with local service providers to ensure an appropriate mix of residents with the right supports live in the housing. Every potential tenant would be considered on an individual basis to ensure that the housing and services provided by the program match the support services that they need, such as life skills training, employment assistance, and help with accessing a range of social and health care services.	
People who apply to live at the proposed housing would need to:	
<ul style="list-style-type: none"> • Be over the age of 19 • Be a Langley resident* currently experiencing homelessness • Need additional support services to maintain housing • Pay rent • Sign a program agreement 	
*Langley resident refers to someone who is currently living in the Langley area, whether on the streets, in a shelter or precariously housed.	

Accountability of tenants

Tenants would sign a program agreement before moving in and would be expected to abide by it. The program agreement would address expectations about appropriate and respectful behavior especially as it relates to the health and safety of themselves and others. Staff would work with tenants and the neighbours to foster good neighbourhood relations, including:

- Treating neighbours, the community and each other with consideration;
- Not making excessive noise or cause unnecessary disturbances;
- Ensuring security doors are closed properly and not letting any unknown persons into building;
- Disposing of garbage appropriately;
- Cleaning up after their pets;
- Not smoking in the common areas, including the front entrance.

Stepping Stone Community Services Society may end an agreement if a tenant is:

- Engaging or behaving in a manner which is abusive and/or a threat to the mental or physical health or safety of anyone in the building/community;
- Significantly and repeatedly disrupting the quiet enjoyment of other participants / neighbours;
- Engaging in willful vandalism or damage to the building or property.

We don't want to evict people, but if we work with people over a period of time and they continue to have the same issues, the result could be eviction. Our experience has been that eviction is a very exceptional situation. In that situation, we would work with the tenant to find alternate housing.

Visitors for tenants

As with all rental housing, tenants would be allowed guests. Visitors would need to check in at the front desk with staff. We would be aware of who is in the building at any time. If there are disturbances in the area related to tenants at the proposed housing, we would work with community agencies and the RCMP to solve the issue. We want to create a safe community both inside and outside of the proposed housing. We are committed to be a good neighbour. In our experience, non-tenants would not be hanging around outside the housing.

How will tenants be supported to move forward with their life? Is there a time frame?

The housing is intended to be transitional but without a time frame because it will look very different for different people. There would be conversations with people at the beginning that the housing is probably not a permanent home and how we can work together on getting them into their ideal housing situation. Then we support them to make a plan on what they need to do and what they need to work on in order to get there. Stepping Stone has rent supplements to help people look at market housing. We feel confident there will be lots of people that want to take that next step.

We work with people to help them get into employment. For some people, it starts with volunteer opportunities in the community that help build their resume. We would work closely with Work BC and they have lots of links with employers that people can get work experience with. Our goal would be to create some internal positions, volunteer or casual paid, to help in the building to keep it clean and maybe help with meal preps.

MANAGEMENT OF THE HOUSING

Who will be managing this housing and what experience do they have?

The housing would be operated by Stepping Stone Community Services Society, an experienced and professional supportive housing operator. Their responsibilities would include property management, operations management and resident selection, in collaboration with BC Housing and community partners. Once people move in, staff would remain on-site 24/7 to support residents. The Intensive Case Management Team would also provide services to residents.

Stepping Stone Community Services Society has been providing services in Langley and the surrounding area for over 30 years, assisting people to integrate in to the community through social, housing and employment opportunities.

Stepping Stone Community Services Society would ensure that all staff have the appropriate training and skills necessary to support the residents. The required training, as required by BC Housing, includes, but is not limited to: crisis prevention training; First Aid/CPR; Indigenous awareness training; mental health first aid training; domestic violence and safety planning; substance use awareness and safety training; and trauma-informed training.

BC Housing would have expectations on administration and management of the housing. A Community Advisory Committee would be formed to meet monthly and is formed several months before opening. It will be made up of formal partners (Township of Langley, RCMP, Fraser Health and BC Housing) and nearby neighbours and businesses. This is the avenue to raise concerns, the record of the responses to the concerns and ways to learn and improve our practice.

Also planned for the site is space for an Intensive Case Management (ICM) team. The ICM team, managed by Fraser Health Authority, follows a 'Housing First' philosophy, which helps support people who are homeless to obtain and maintain housing. The team assists people with any significant challenges they have related to health, substance use, mental health, poverty, and education by connecting them to support services and treatment. Using a team-based approach with clinicians, nurses and community-support workers, the ICM team will provide comprehensive assessments for people, and help them access treatment and rehabilitation services.

SERVICES PLANNED FOR TENANTS

What is supportive housing?

Supportive housing is a self-contained studio home with supports provided on-site, to ensure people can achieve and maintain housing stability. Supports could include outreach workers, wellness checks, life skills training, employment assistance, connection and referral to community services and support groups. All tenants would sign a program agreement (similar to a tenancy agreement) and would pay rent. We have found that supportive housing has a positive effect on residents' housing stability, employment capabilities, mental and physical health. When residents are ready to move onto independent housing, staff help residents to view apartments, and liaise with landlords to support stable tenancies.

What do you mean by 'supports'?

There are a variety of support services planned. Each tenant may require different supports. All tenants will receive individualized case planning to further develop life and social skills such as employment planning and managing the transition to independence and recovery, as well as programming space to facilitate training and food preparation. Other services will include outreach workers, wellness checks, connection and referral to community services and support groups. The Intensive Case Management (ICM) team will be on-site to provide enhanced primary support services.

The goal is to provide high support housing opportunities for people who may or may not have substance use concerns. We do not discriminate against a person based on their level of need. Housing applicants will be assessed to ensure they are matched with the right level of support services they need to remain housed and live a more healthy, stable life. Tenants of supportive housing live independently and will have direct access to the support services they need. All tenants will sign agreements in regards appropriate and respectful behaviours. Substance use and mental health challenges will be addressed through onsite and community supports.

What is the Intensive Case Management (ICM) team?

The ICM team has been operating in Langley since October 2017. The team includes a psychiatrist, a nurse practitioner, 3 case managers, register nurse, registered psychiatric nurse, a peer support worker and a housing procurement specialist and an addictions counsellor and administration. Every client has access to each one of these professionals. We do not tell people what is best for their lives. They tell us what they want for their lives and we help them with that process. If people on our case load were able to access services today they would not be on our case load. Our staff are available 12 hours a day and on call for the other 12 hours 7 days a week.

As the clients' goals are achieved, those individuals are able to move onto other services that will better fit their needs and the ICM will be able to take on additional people. The ICM team is an outreach team and they go out to see people. If people are living in the proposed support housing, the ICM team will work with them there. There will not be an office where there is traffic coming into the building to see the ICM team.

Why can't you make the housing abstinence-based?

It's important to note that not all homeless people have addictions and not all people with addictions are homeless. The 2017 Homeless Count found that 53% of people experiencing homelessness report having addiction issues. [A recent study](#) shows that 80% of people with mental health and addiction issues developed these issues after becoming homeless, not before becoming homeless.

Stepping Stone has been providing successful Housing First services to Langley residents since 2015. We anticipate that not all tenants would have substance abuse issues, but all tenants will have the opportunity to move forward with their lives. The approach for the proposed housing is Housing First. Our experience is that having a home reduces mental health and addiction issues. People are better able to move forward with their lives if they are first housed. Housing is provided first and then supports are provided including physical and mental health, education, employment, substance abuse and community connections. We want to work with people on their issues, but it difficult to do this until they have a home. If we leave them on the streets, nothing will change for them or the community.

Housing First Principles

- People are better able to **move forward** with their lives if they are **first housed**.
- Housing is provided first and then supports are provided including physical and mental health, education, employment, substance abuse and community connections.

Is it an issue to mix abstinent with non-abstinent tenants?

People will not be using substances in common areas. We don't anticipate any issues having people living in the same building who are in different stages of recovery. In fact, it's our experience that tenants will help each other be accountable in making healthy choices.

POTENTIAL IMPACT ON NEIGHBOURHOOD

BC Housing and Stepping Stone are committed to be a good neighbour in developing housing that is an asset to the community. The development of this site will be an attribute to the community. The site will be accessible only to tenants and support staff. People who are currently experiencing homelessness, whether living in shelters or on the street, will now have access to housing with the supports they need to achieve and maintain housing stability. These are homes for people. It's our experience that people take pride in their homes. All tenants in supportive housing have made a choice to work towards living a healthy, stable life. See examples here: www.bchousing.org/research-centre/library/tools-developing-social-housing

Concern for potential risk to children in the area
<p>As the operator of this proposed site, we are also concerned about safety of neighbourhood and people that would live in the building. People would be signing a program agreement that outlines that they will be expected to be respectful of people in the building and the neighbourhood. We would create a Community Advisory Committee which was described in the presentation. It will have community representation, people that live in the community, businesses, RCMP, Township Bylaw, BC Housing to talk about what people's concerns are and if there are issues that are really happening then how can we address those.</p> <p>Case studies show that concerns about potential risks do not actually occur once the housing is operating: www.bchousing.org/research-centre/library/tools-for-developing-social-housing/bk-case-study-community-acceptance-overview</p>
What security features will be implemented?
<p>There are security measures in place but there will not be security guards on site. There will be an environmental assessment done by the RCMP for best safety management. There will be increased lighting around the building, increased security cameras and we will work with the RCMP and bylaws to make sure there is an increased presence around the community.</p>
What is plan for RCMP involvement?
<p>Stepping Stone's intention as the operator is to work closely with the RCMP. We have discussed with them that they would have a regular presence at the site. The RCMP has indicated that they would become an active partner in making sure the community is safe and the project is a success. They are already a partner in working with people who are homeless in the community. Langley also has three mental health and homelessness liaison officers and their role is to respond to whatever needs there are. They have multiple tools at their disposal, but until the problem surfaces they cannot speculate on solutions.</p>
How will this housing impact on the current street homeless population?
<p>The housing would bring 49 people out of the shelter system and off the streets. People may be coming directly off the streets, but if they are coming from the shelter system, this frees up a bed for someone else to come off of the streets. People currently on the street will benefit from this housing, whether directly or indirectly.</p>
ACCOUNTABILITY
This is the wrong location.
<p>We are committed to developing housing that is an asset to the community and the safety of the residents, staff, neighbours and community is a priority. BC Housing has built supportive housing across the province in partnership with experiencing non-profit housing providers, integrating this housing into residential areas, which is important to the success of the people living there. People experiencing homelessness are already in our neighborhood, this proposed housing will provide an opportunity to come off of the street and out of shelters, into a home.</p> <p>Stepping Stone would develop a Community Advisory Committee to mitigate and address any related concerns that come forward, with representation from BC Housing, Fraser Health, RCMP, local businesses, community organization and community members.</p> <p>The former Quality Inn hotel is in relatively good condition, meaning renovation for its proposed use will be quicker and more cost-effective than a new build. The proximity to transit, community amenities, and health services is also important.</p>

I won't feel safe if this goes through

We would be committed to building a safe community both inside and outside the housing with:

- Experience: Stepping Stone has over 30 years of experience in Langley.
- Staffing: Minimum of 2 staff would be onsite 24/7 to support residents, manage building, be available to respond directly to any related concerns that arise in a timely manner.
- Resident Mix: Resident selection would be based on ability of staff to provide right level of support to all residents.
- Property Maintenance: Regular sweeps of property and immediate area would ensure cleanliness.
- Design Features: Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking, would be implemented.
- Agreements: Residents would sign program agreement around expectations.
- Community Advisory Committee: Stepping Stone would develop a Community Advisory Committee to mitigate and address any related concerns that come forward, with representation from BC Housing, Fraser Health, RCMP, local businesses, community organization and community members.

Case studies show that concerns about potential risks do not actually occur once the housing is operating: www.bchousing.org/research-centre/library/tools-for-developing-social-housing/bk-case-study-community-acceptance-overview

We'd like to see examples of supportive housing that works

We have about 10,000 units across BC in a range of communities. Some of them are very close to daycares and senior's homes. BC Housing and Stepping Stone Community Services Society are committed to be a good neighbour in developing new supportive housing that is an asset to the community. The development of this site would be an attribute to the community. The site would be accessible only to tenants and support staff. People who are currently experiencing homelessness, whether living in shelters or on the street, would now have access to housing with the supports they need to achieve and maintain housing stability. These are homes for people. It's our experience that people take pride in their homes. All tenants in supportive housing have made a choice to work towards living a healthy, stable life. See examples here: www.bchousing.org/research-centre/library/tools-developing-social-housing and http://homelesshub.ca/resource/housing-first-people-severe-mental-illness-who-are-homeless-review-research-and-findings?_ga=2.268115782.91956897.1509048950-1351843664.1509048950

Timber Grove in Surrey

- 2010 - 52 units of supportive housing proposed in a residential area, close to businesses /schools.
- 80% opposed / top concerns: general safety, crime, drug use, safety of seniors/ people with disabilities / nearby students.
- Community Advisory Committee formed during site development, creating forum for voicing concerns and answering questions.
- In 2018, many neighbours show support for the project.
- Residents are proud of their home, engaging with neighbors and frequenting local shops and restaurants.

Request for statistics on crime surrounding supportive housing

Our case studies show that police calls decrease within a few months of supportive housing opening: www.bchousing.org/research-centre/library/tools-developing-social-housing

As an example, a recent study on the new Marpole modular supportive housing showed that between December and April the actual crime within that area has decreased by 24% since the housing opened.

Process
<p>Misconception that this is a 'done deal' and May 28 open house was a public hearing</p> <p>The municipal process for this proposed housing has not yet had first reading, let alone a public hearing. The Township of Langley will be reviewing the application to rezone this property. For the property to operate as supportive housing, the zoning needs to change from Community Commercial Zone (C-2) to Institutional (P-2) zoning. BC Housing is currently engaged in community dialogue sessions to collect feedback from neighbourhood residents and businesses. All input will be submitted to the Township as part of our rezoning application to the Township. The Township will determine when they will hear first reading of the project and if next steps will occur for this project. BC Housing is committed to advancing their rezoning application to meet an urgent need for housing for people who are homeless in Langley.</p>
<p>Process for community engagement was unsatisfactory</p> <p>We understand that some neighbours within the 1KM radius targeted by the notifications did not receive the invitation letter. The requirements for notification of a public meeting towards a rezoning application are 100 metres, with two weeks' notice given of a public meeting. We had letters sent out two weeks prior to 1KM of the site. We have also learned that the majority of the surrounding community is young families, so we advertised heavily on Facebook geotargeting the Langley area.</p> <p>We received feedback that people did not feel they received adequate notice of the dialogue sessions. In response, we added two dialogue sessions (one evening session starting at 7pm and one on a Saturday.) We apologize for the short amount of notice for the sessions through the mail. Our promotions were multi-pronged and our intention is to have fulsome input from the community.</p> <p>We are investigating why the Canada Post mail drop did not occur as successfully as in the fall. We do not have access to the address of people living within 1KM of the site, we rely on Canda Post mail drops to access these homes.</p>
<p>Addressing homeless and affordability issues – this is not enough</p> <p>We acknowledge that more housing is needed for Langley. This is an important step to address an urgent need, but we will continue working with the Township and City of Langley on housing. Currently, BC Housing funds:</p> <ul style="list-style-type: none"> • Rent assistance in the private market (1,106 families and seniors + 80 rent supplements for people experiencing homelessness) • Social housing units (409 families and seniors) • Youth beds (6 beds just opened @ Youth Hub on 62nd Avenue) <p>Coming soon:</p> <ul style="list-style-type: none"> • Affordable rental housing for low-income families and seniors (82 units under construction on 72nd Avenue)

Appendix A: Meeting Invitation Letter and Advertisements



May 10, 2018

Dear neighbours,

We would like to invite the community to learn more about what supportive housing is and why it is needed in Langley. BC Housing, Fraser Health, Stepping Stone Community Services Society and Langley Community Services Society would like to move forward with the proposal for 49 units of supportive housing and programming space, with an office for a new Intensive Case Management (ICM) team, at 6465 201 Street (former Quality Inn.) There is a growing need in Langley to provide housing for people who are homeless or at risk of homelessness to achieve and maintain housing stability. We acknowledge that there are a number of questions and comments from the community that need to be addressed before this housing moves forward. A summary report from October 2017 is available at www.bchousing.org/langley

Please join in a dialogue with BC Housing, Fraser Health, Stepping Stone Community Services Society and Langley Community Services Society to discuss what supportive housing is, why it is needed in Langley and how concerns will be addressed:

- Saturday, May 12 10:00am-noon
- Monday, May 14 6:00-8:00pm
- Tuesday, May 15 6:00-8:00pm
- Thursday, May 17 10:00am-noon
- Friday, May 25 1:00-3:00pm

Registration is required. Email communityrelations@bchousing.org with your first and second session choices. First come, first served to the first 30 people interested. The location will be released once registration is completed (all venues are in a central Langley location.)

The community is also invited to attend **an open house on Monday, May 28 from 5:00-7:30PM at the Langley Events Centre**. Doors will open at 5:00pm with display boards to view and partners to talk with, followed by a presentation at 5:30pm and facilitated dialogue between the community and a panel of representatives from BC Housing, Fraser Health, Stepping Stone Community Services Society and Langley Community Services Society.

If you have any questions, please email communityrelations@bchousing.org or visit www.bchousing.org/langley

Let's Talk Supportive Housing in Langley

BC Housing, Fraser Health, Stepping Stone Community Services Society and **Langley Community Services Society** invite you to join a dialogue about the supportive housing proposed for 6465 201 Street (former Quality Inn) in Langley.

Email **communityrelations@bchousing.org** with your preferred date to register for one of the following sessions. First come, first served for the 30 spots available at each session. The location will be released after registration is confirmed.

Saturday, May 12 | 10:00am-noon
Monday, May 14 | 6:00pm-8:00pm
Tuesday, May 15 | 6:00pm-8:00pm

Friday, May 17 | 10:00am-noon
Friday, May 25 | 1:00pm-3:00pm
www.bchousing.org/langley



Stepping Stone
Community Services Society



Open House

We invite the community to attend a public information meeting on **May 28** from **5-7:30pm** at the Langley Events Centre. The format will be display boards; a presentation by BC Housing, Fraser Health, Stepping Stone Community Services Society and Langley Community Services Society; and facilitated dialogue between the community and the partners.

F.5

Everyone needs a home.

Let's Talk Supportive Housing in Langley

BC Housing, Fraser Health, Stepping Stone Community Services Society and **Langley Community Services Society** invite you to join a dialogue about the supportive housing proposed for 6465 201 Street (former Quality Inn) in Langley.

Email **communityrelations@bchousing.org** with your preferred date to register for one of the following sessions. First come, first served for the 30 spots available at each session. The location will be released after registration is confirmed.

Thursday, May 17 | 10:00am-noon

Friday, May 25 | 1:00pm-3:00pm

Saturday, May 26 | 10:00am-noon

www.bchousing.org/langley



Better health. Best in health care.



Stepping Stone
Community Services Society



Langley Community
Services Society



Open House

We invite the community to attend a public information meeting on **May 28** from

5-7:30pm at the Langley Events Centre. The format will be display boards; a presentation by BC Housing, Fraser Health, Stepping Stone Community Services Society and Langley Community Services Society; and facilitated dialogue between the community and the partners.

F.5

Everyone needs a home.

Let's Talk Supportive Housing



Better health. Real life health care.



Stepping Stone
Community Services Society



BC Housing, Fraser Health, Stepping Stone Community Services Society & Langley Community Services Society invite you to join a dialogue about the supportive housing proposed for 6465 201 Street (former Quality Inn) in Langley. Email communityrelations@bchousing.org to register for your preferred date. 30 spots available – first come, first served. The location will be shared with registration confirmation.

Visit www.bchousing.org/langley

Saturday, May 12
10am-noon

Monday, May 14
6-8pm

Tuesday, May 15
6-8pm

Friday, May 17
10am-noon

Friday, May 25
1-3pm

Plus save the date for an open house on May 28 from 5-7:30pm at the Langley Events Centre. Display boards, presentation and facilitated dialogue between the community and the partners.

Appendix B: Information Boards

Welcome to the Community Information Session

Supportive Housing Proposed for 6465 201 Street

Monday, May 28	Community Information Session	
<div>5:00 pm - 7:30 pm</div> <div>  </div>	5:00 pm	Doors open, view display boards talk to representatives
	5:30 pm	Presentation
	5:45-7:30 pm	Facilitated dialogue

We respectfully ask you to:

- Ensure comments and discussions are respectful;
- Help us ensure that everyone is able to speak and be heard;
- Recognize that the issues are complex and we need thoughtful discussion about how to meet community needs;
- Share your thoughts – join the conversation tonight or through communityrelations@bchousing.org or by completing a comment form. All comments received by June 4 will form part of a summary report provided to the Township of Langley.


Please note that this session will be recorded for the purposes of preparing a summary report. Your comments and questions may be made public.

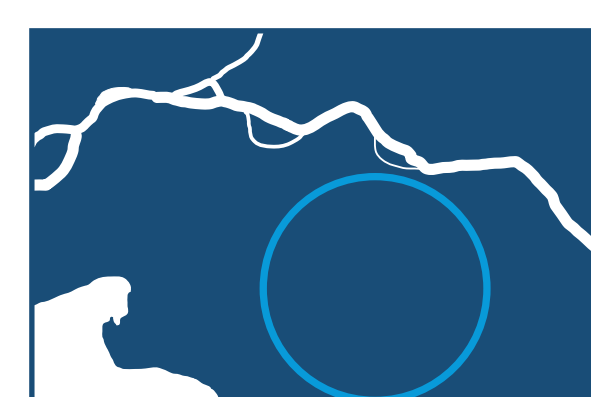
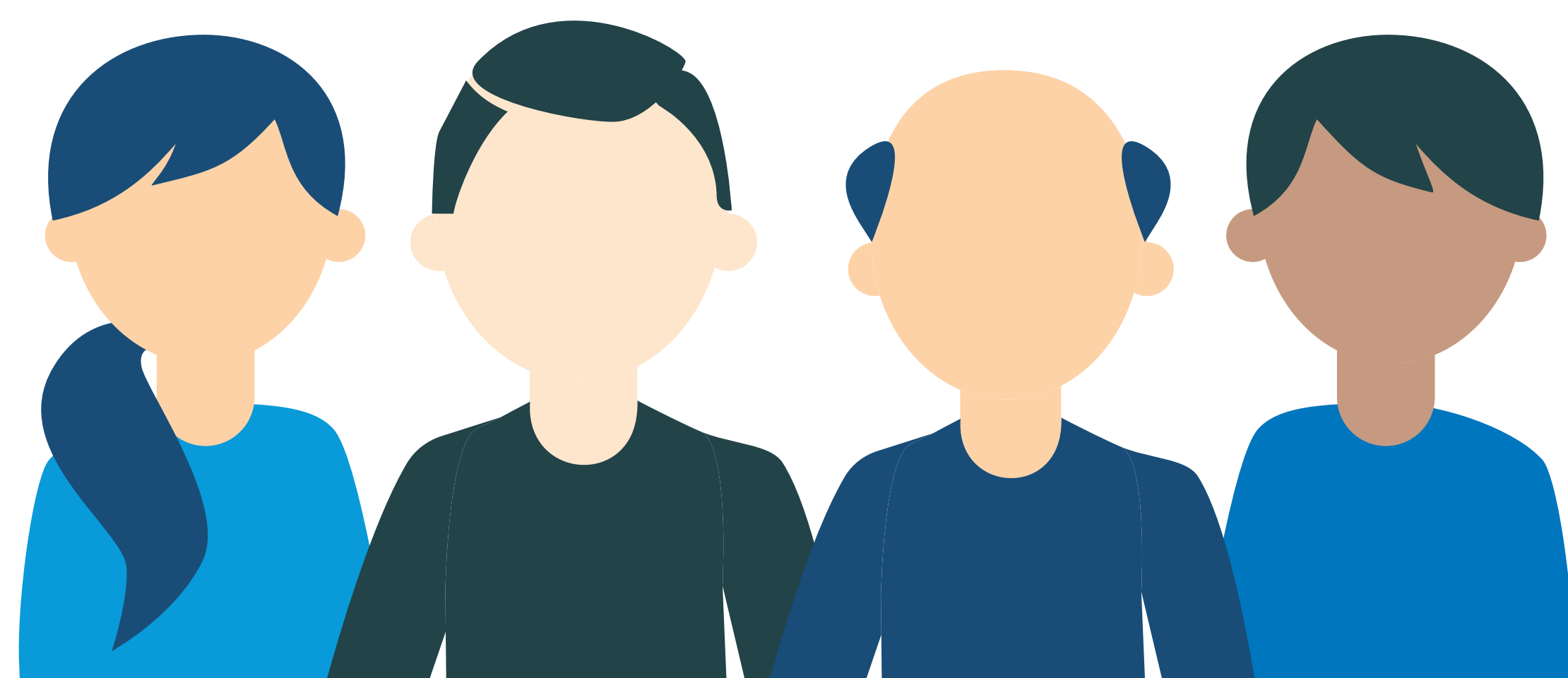


Housing Need in Langley

Homelessness is usually the result of many factors including a lack of adequate income, access to affordable housing and medical services, experiences of discrimination, traumatic events and personal crisis, physical health problems or disabilities and mental health concerns.

According to the 2017 Metro Vancouver Homeless Count:

At least **206** people are experiencing homelessness in Langley



50% of people have lived in
Langley for more than 10 years

this number has increased **114** % in 3 years

According to local Langley non-profit service providers:

- Over 900 individuals currently require support from outreach workers
- Approximately 180 individuals seeking shelter are turned away monthly from Gateway of Hope
- The 80 rent supplements scattered in the private rental market are consistently allocated
- Over 100 individuals currently receive support from the Intense Case Management Team

Spectrum of Housing Options


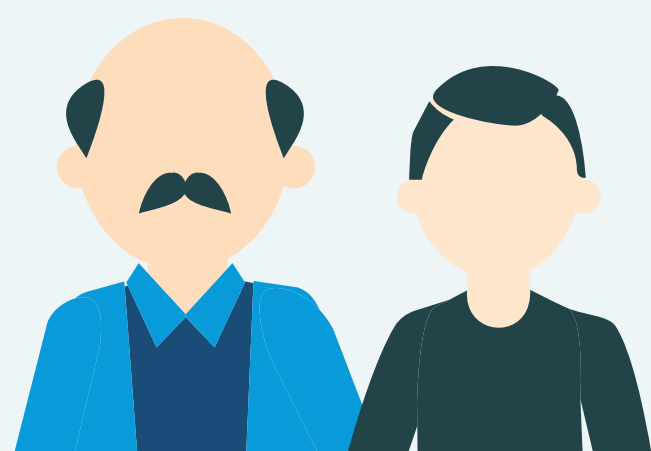

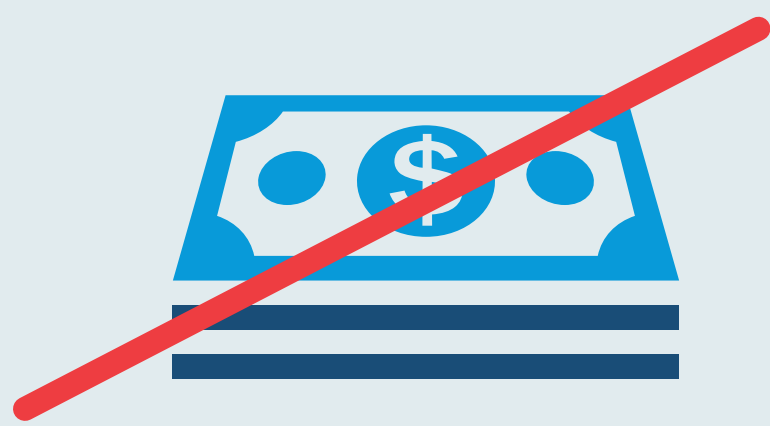



Highlights

- Creation of 49 units of supportive housing for low-income individuals at-risk or experiencing homelessness
- Allows people to move from the streets or shelter beds into stable housing with supportive services
- Space for Intensive Case Management (ICM) team to operate onsite
- Combination of housing and supports will give people the opportunity to transition from temporary housing to secure, longer-term housing options

What is Supportive Housing?

Supportive housing and shelters are different. The proposal for 6465 201 Street is for supportive housing. This would not be a shelter.

Shelter	Supportive Housing
<div></div> <div>First come first served</div>	<div></div> <div>Assessment process for applicants</div>
<div>Access to a bed temporarily</div> <div></div>	<div>A self-contained studio home</div> <div></div>
<div></div> <div>Some meals may be provided</div>	<div>1 hot meal provided, plus private kitchenette</div> <div></div>
<div>Often required to leave during day time</div>	<div></div> <div>No requirement to leave unit or building</div>
<div>Shared sleeping space</div> <div></div>	<div>Private unit</div> <div></div>
<div></div> <div>No payment</div>	<div></div> <div>Pay rent for unit</div>
<div>Outreach worker available to connect to support services offsite</div> <div></div>	<div>24/7 access to staff and support services onsite</div> <div></div>

New Supportive Housing Proposed for Langley

Ensuring everyone has a place to call home.

Proposed Project:

49 units of supportive housing for people experiencing homelessness

Proposed Location:

6465 201 Street (former Quality Inn)

Operated by:

Stepping Stone Community Services Society, with 24/7 staffing will work closely with residents to connect them to support services. The Intensive Case Management (ICM) team would also provide services to residents.

Who it is for:

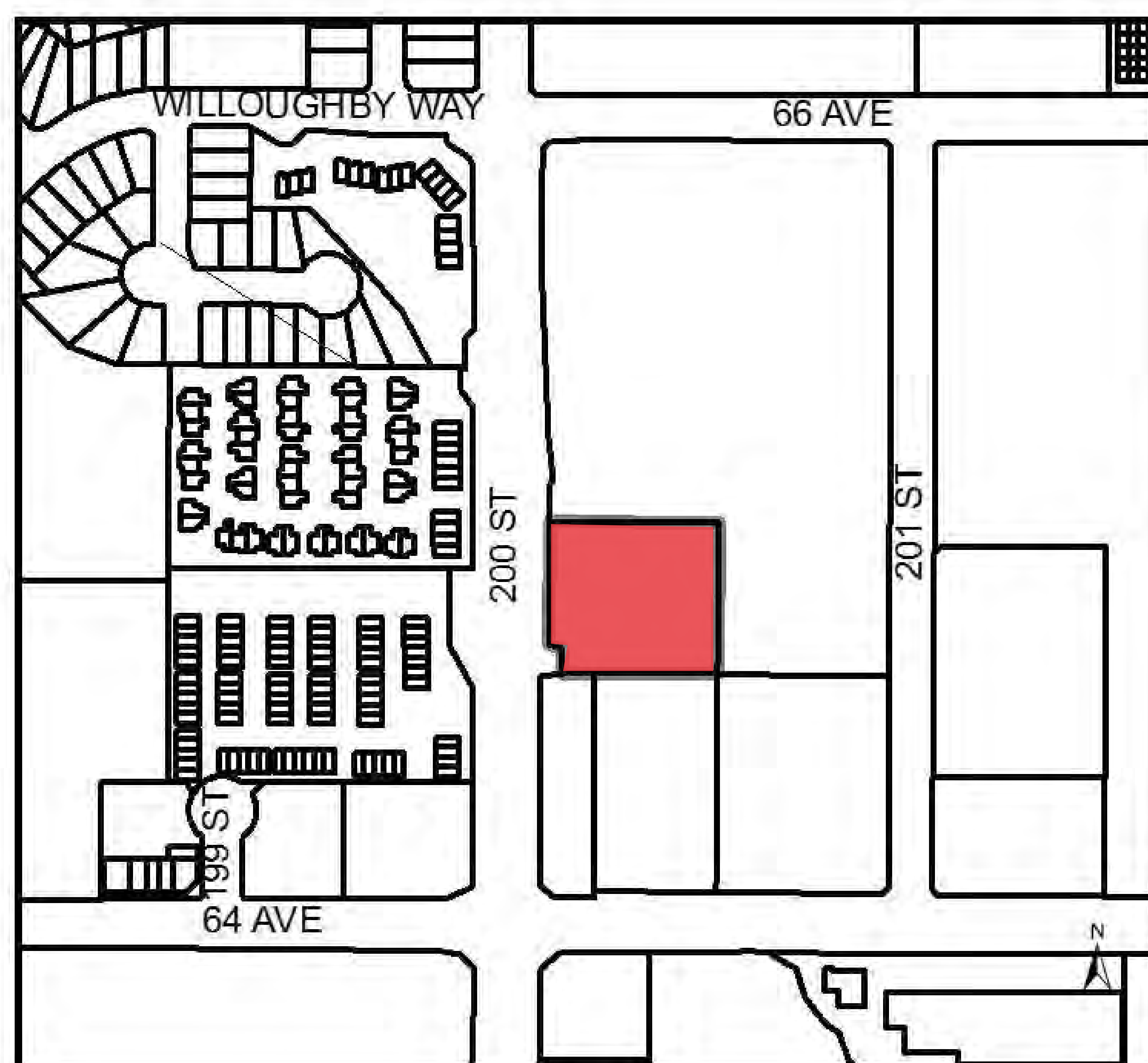
Langley residents that are currently experiencing homelessness and wish to move towards independence and an improved quality of life.

Housing Type:

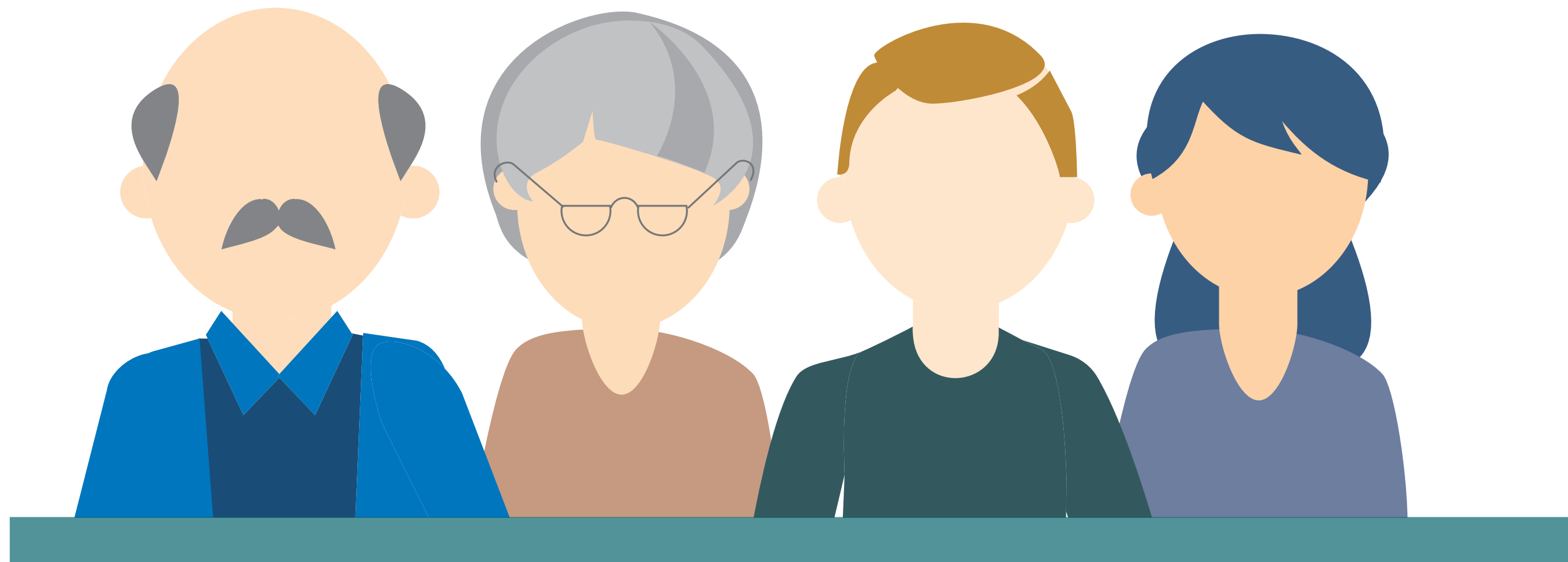
Safe and secure self-contained (own bathroom and kitchenette) studio, with shared amenity space.

Site Selection:

- Proximity to transit, community amenities and health and supportive services
- Hotel is in good condition for renovation for new use is quicker and more cost-effective than new build



Resident Selection



People who apply to live here would need to:

- Be over the age of 19
- Be a Langley resident currently experiencing homelessness
- Need additional support services to maintain housing
- Pay rent
- Sign a program agreement

BC Housing and Stepping Stone would lead the resident selection process with local service providers to ensure an appropriate mix of residents, as well as supports, on site. People are assessed through a thoughtful assessment process which helps determine the support services they need to remain housed and live a more healthy, stable life, while ensuring a healthy resident mix within a building.

All tenants in supportive housing have made a choice to work towards living a healthy, stable life.

Support Services

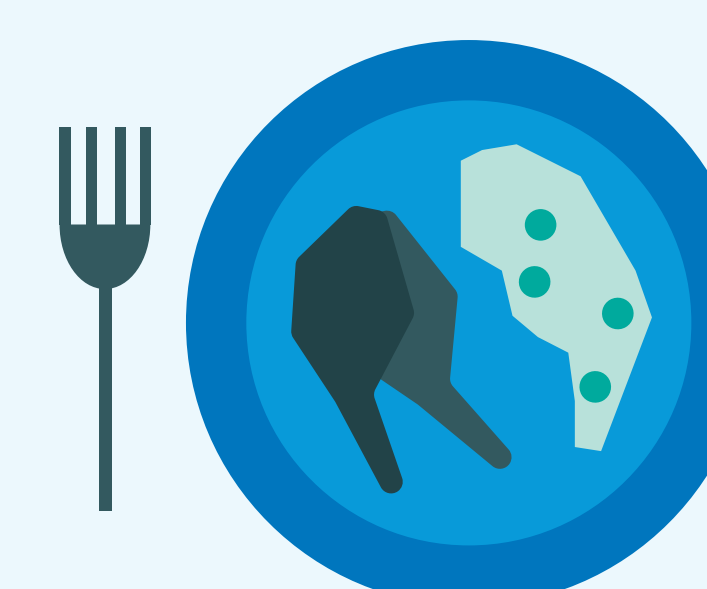
These supports will be offered through tenant support staff, outreach staff and Intensive Case Management (ICM) team staff.



24/7 professional support staff



Safe and secure place to sleep

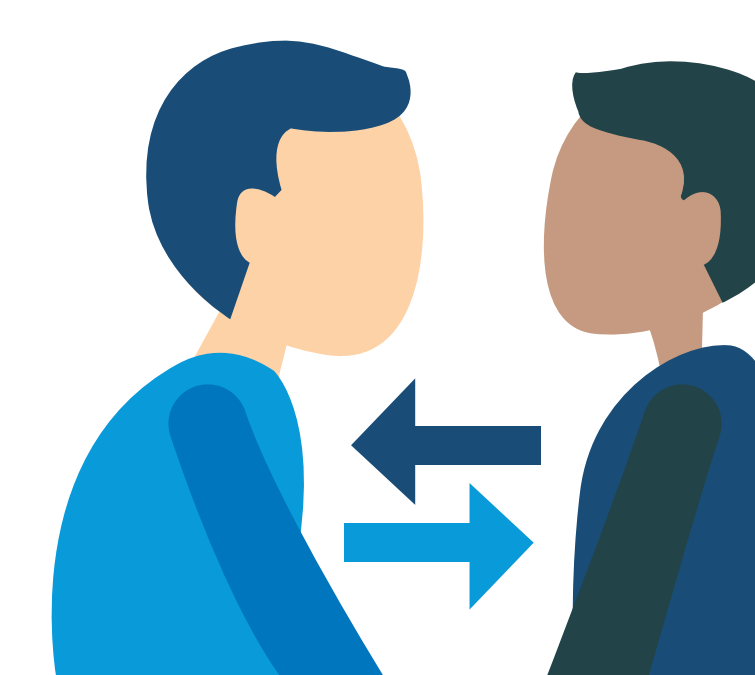
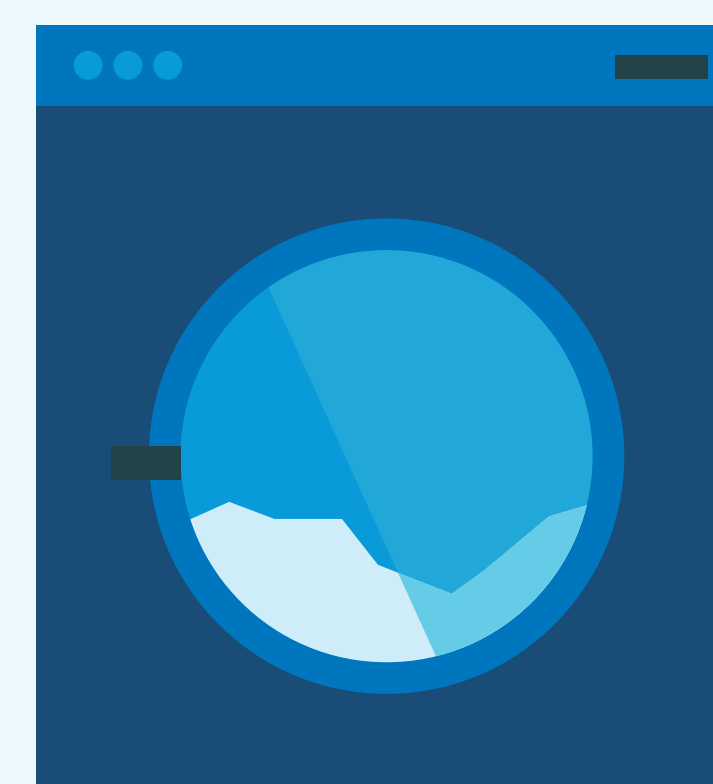


Breakfast and one hot meal a day



Private Washrooms

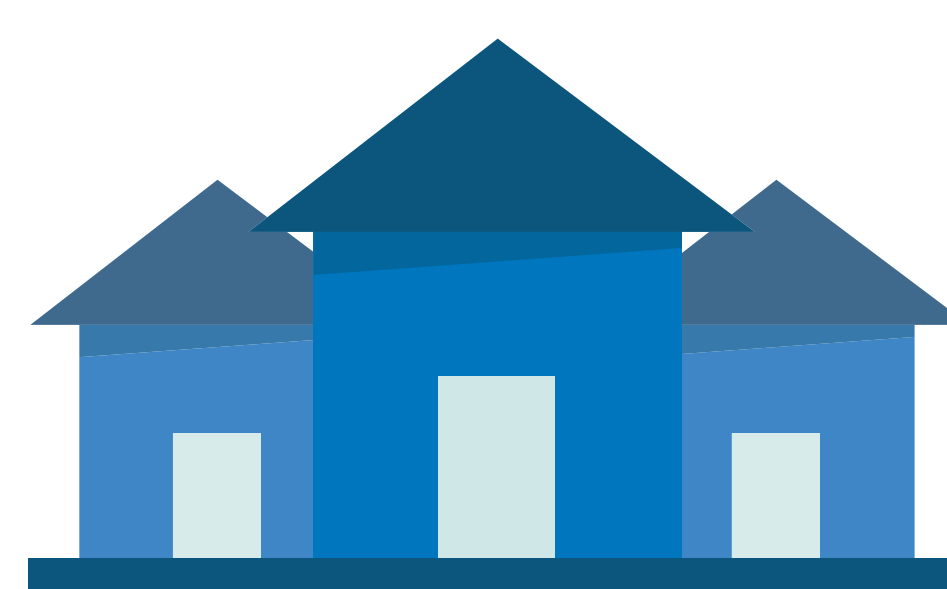
Laundry



Social Connection



Accessible for a diverse group



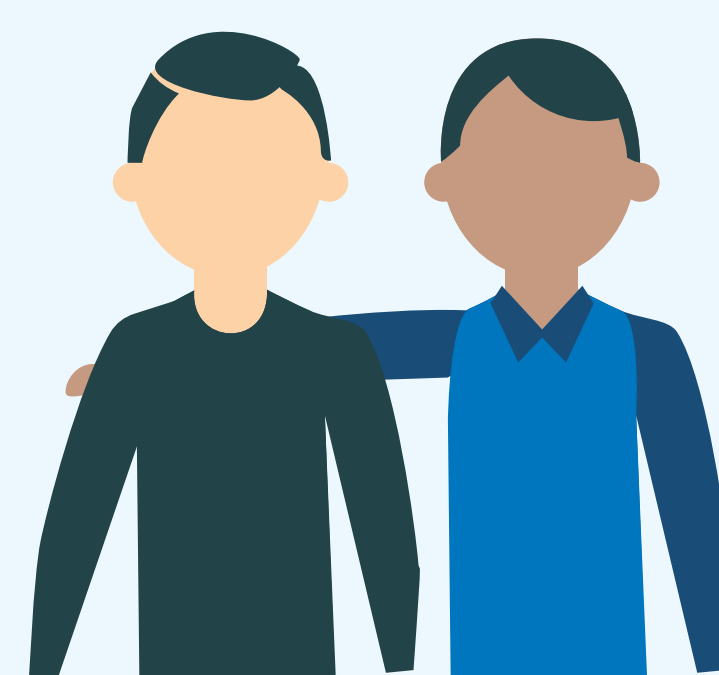
Connection to local community services



Peer employment opportunities



Access to health care, mental health and addiction services



Trauma-informed support and care

to assist people in stabilizing and creating plans to move from homelessness to successfully housed.




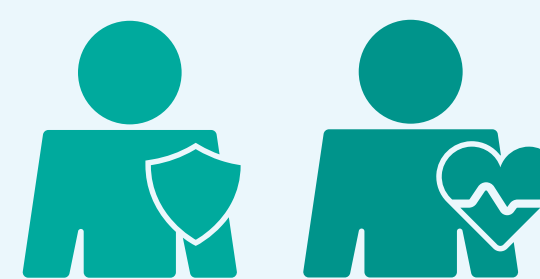


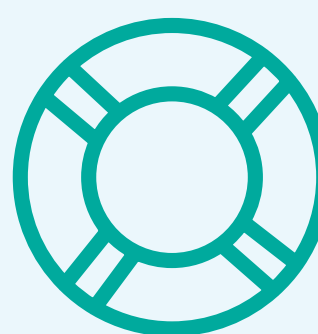



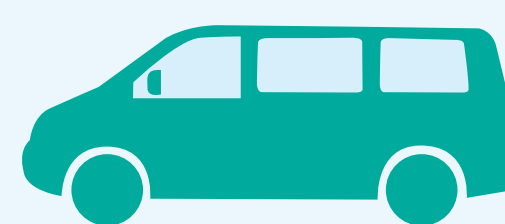




Outreach worker assists

with income issues, apartment viewings, securing housing and liaising with landlords to support stable tenancies.

Langley Intensive Case Management (ICM) Team

The Langley Intensive Case Management (ICM) Team provides health and social services, focusing on client engagement, housing stability, and brokering services, including provision of and access to health care. They work with clients to create a plan to improve and stabilize their lives. Clients are engaged through multi-disciplinary teams and services are tailored to the needs of clients.

Team includes			
	Case Managers Nurses Nurse Practitioner Addiction Counselor Psychiatrist Peer Support Worker Housing Procurement Specialist		
Services are 7 days a week, 12 hours a day, including:			
Housing brokerage and support 	Substance use counselling and/or access to treatment 	Assisting with educational and employment goals 	Supporting short and long-term goals related to health, housing, finances and food security 
Provide up to 40 rent supplements 	Life skills support/skill building 	Connecting the person to community resources 	
Assessing need for and facilitating access to medical care, including primary care (NP/GP), dental care and specialist care 	Mental Health Assessment, treatment initiation, connection to ongoing care 	Supporting integration and connectedness of people in their community 	Medication administration 
	Social and recreational events 		
Clients must be:			
<ul style="list-style-type: none">• 19 years of age or older• Have problematic substance use or chronic dependence, with or without mental illness, concurrent disorders (substance use and mental illness) or co-existing functional impairment.• Face complex challenges related to health, housing (e.g. being homeless or unstably housed), and poverty.		<ul style="list-style-type: none">• Require more intensive services than are available in the traditional health and substance use system of care and often fall through gaps in health and social systems and have unmet health needs. <p>* The ICM team has been formed, but needs a permanent operational space. The top floor of the proposed supportive housing building could accommodate the space needed.</p>	

Langley Community Services Society – leads program working with 3 partner service providers:

Neighbourhood Safety

BC Housing, Fraser Health, Stepping Stone Community Services Society and Langley Community Services Society are committed to building a safe community both inside and outside the supportive housing with:

Experience Stepping Stone has over 30 years of experience in Langley.	Staffing Minimum of 2 staff onsite 24/7 to support residents and manage building.
Resident Mix Residents selected based on ability of staff to provide right level of support to all.	Property Maintenance Regular sweeps of property and immediate area to ensure cleanliness.
Agreements Residents sign program agreement around expectations.	Design Features Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking.

Stepping Stone will develop a Community Advisory Committee to mitigate and address any related concerns that come forward.

Who?

Representation from BC Housing, Fraser Health, RCMP, local businesses, community organizations and community members.

When?

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

How?

Stepping Stone will manage the building 24/7 and be available to respond directly to any related concerns that may arise in a timely manner.

Partners

We are committed to ensuring that everyone has a place to call home.



BC Housing has purchased the building, and would renovate and provide operating funding for the supportive housing units, and rent supplements to the Intensive Case Management team.

BC Housing works in partnership with the private and nonprofit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.



Fraser Health funds the Intensive Case Management (ICM) team, to be located on the top floor of the renovated building.

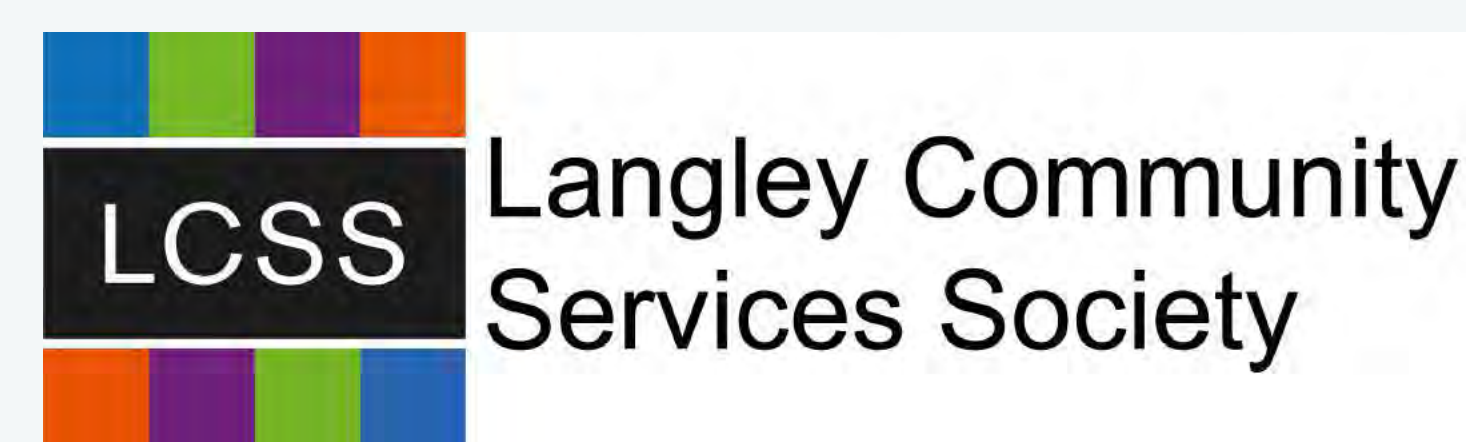
Fraser Health delivers a wide range of health care services, including mental health care, public health, home and community care, to more than 1.8 million people living in communities stretching from Burnaby to White Rock to Hope.



Stepping Stone
Community Services Society

Stepping Stone Community Services Society (SSCSS) would operate 49 units of supportive housing and on-site support service.

SSCSS is a non-profit organization dedicated to improving quality of life for individuals and families living with mental health issues, homelessness, or risk of homelessness. We provide services in the Langleys and the surrounding areas, assisting people to integrate into the community through social, housing, and employment opportunities.



Langley Community Services Society manages the Intensive Case Management team, working closely with Stepping Stones Services Society, Salvation Army – The Gateway of Hope, and Encompass Support Services Society. In addition, the team works closely with BC Housing, following a 'Housing First' philosophy that supports people who are homeless to obtain and maintain housing.

Process and Next Steps

This is intended to show the rezoning application process for this project, as understood by BC Housing. The steps that occur after the Public Information Meeting on May 28 are subject to the discretion of the Township of Langley and may be further expanded.



This graphic is intended to show the rezoning application process for this project, as understood by BC Housing.
The steps that occur after the Public Information Meeting on May 28 are subject to the discretion of the Township of Langley and may be further expanded.

Thank You for Your Input

There are many opportunities for input moving forward.



Email communityrelations@bchousing.org*



Fill out a comment form*



Participate in municipal hearing TBD



Learn more about the Community Advisory Committee

* All comment forms received by **June 4** will form part of a summary report provided to the Township of Langley.

Appendix C: Meeting Comment Forms



WE WANT TO HEAR YOUR THOUGHTS
Community Open House for Proposed Supportive Housing in Langley
May 28, 2018

1. Which of the following best identifies you?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Township of Langley Resident | <input type="checkbox"/> City of Langley Business Owner |
| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> City of Langley Resident | |

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

may want to consider using this specific site for the elderly
and use land outside populated area for modular housing.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Quality Inn (49 beds) EMPTY ... while people drag their feet !!

4. Any additional comments:

- Housing individuals with substance use/mental health issues
Provides a great platform for change ... Homelessness evokes no change!
- Quality Inn would create "containment" which would address
such concerns (Not in my back yard!!)

Please note: All comments collected by June 4, 2018 will be included in a summary report submitted to the Township of Langley, and will be shared with all project partners.

PLEASE PUT FORM INTO THE COLLECTION BOX TONIGHT OR SUBMIT TO COMMUNITYRELATIONS@BCHOUSING.ORG.



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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. Do you have any outstanding questions or concerns that have not yet been addressed?

IT'S OBVIOUS THAT THE PANEL / STEPPING STONE
 FRASER HEALTH DOES NOT WANT / THE PUBLIC TO KNOW
 ABOUT THE MEETING ET / CANADA POST / RED DOT
 THIS IS TOTALLY DISHONEST + WRONG / WE LIVE
 WITHIN 300 FT OF THE QUALITY TRAIN. THEIR HAS
 BEEN NO NOTICE OF THIS MEETING / I WAS TOLD

4. Any additional comments: BEFORE THERE EVER WAS A 1ST
 MEETING FROM THE SECURITY THAT THIS LOCATION WAS
 FOR THE ELDERLY. I ASKED BC HOUSING, THEY TOLD
 ME THE SAME THING. THE FIRST MEETING SAID
 DIFFERENT, THAT IT WAS FOR DRUG / HOMELESS PEOPLE.
 THE SECOND MEETING THE PANEL SAYS IT'S FOR DRUG +
 ELDERLY. WHO IS LYING, I'LL TELL YOU WHO IS

LYING. → FRASER HEALTH + STEPPING STONE

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

WRONG LOCATION, CHILDREN'S SAFETY
 ADULTS SAFETY, NEEDLES, DRUGS
 WEAPONS, WRONG LOCATION.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

WRONG LOCATION

4. Any additional comments:

WRONG LOCATION

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Approved F.5 and I
represent
5 Residents.

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and Ownership
within 1km. of
Ground Zero.
and was Not Notified
by mail.

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Do not support this. Are similar projects being established in
West Vancouver? Point Grey? Shaughnessy? Kerrisdale?
In Abbotsford the policing cost per year is in excess of 300k\$/year
with the Public Security control and Abbotsford's policies
- This is a national problem with homeless people from across Canada
These are not Langley citizens. They are transient Canadians.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Yes Many. What steps will be used to ensure there are
no homeless people bitering near the building
- This is a continuation of the 2009-2010 Homeless Push out
of Vancouver Downtown Core at the profit of Shaughnessy,
Kerrisdale, Point Grey, West Vancouver and the expense of the Township

4. Any additional comments: residents.

This project disenfranchises the hardworking tax payers
who worked hard to establish ourselves in Langley

This is a Provincial Liberal Project - The NDP Does not need
to saddle middle class communities with all of Canada's homeless

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| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

- Safety and security of local community children
- Safety and security of local business
- Safety and security of residents of supportive housing

3. Do you have any outstanding questions or concerns that have not yet been addressed?

- Concerns of local resident is not taken into account seriously
- Do you think supportive housing is the right solution to homeless?
- What kind of people will be reside here?

4. Any additional comments:

- Supportive housing is not the right solution, government should prevent homeless from very beginning.
- People supports helping the unlucky ones, but the location is not a right decision, because too close to schools, residents and business

Please note: All comments collected by June 4, 2018 will be included in a summary to the Township of Langley, and will be shared with all project parti.

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Services Society

WE WANT TO HEAR YOUR THOUGHTS

Community Open House for Proposed Supportive Housing in Langley

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

The assessment criteria - It's way too low for this neighbourhood.The Program is needed. The building is great.THE LOCATION IS TOTALLY INAPPROPRIATE.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Why aren't you holding meetings at 8:00 pm so that residents can attend.

4. Any additional comments:

There are many children in our neighbourhood.You are introducing 49 unstable but maybe stabilizing individuals to the neighborhood. Many residents of the facility would be safe to have around children but some will not. We don't need a single Bull in our China Shop.

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☐ City of Langley Business Owner

☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Not the right site chosen. (Quality Inn)

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

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<input type="checkbox"/> City of Langley Resident | <input type="checkbox"/> City of Langley Business Owner
<input type="checkbox"/> Other: _____ |
|---|--|

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

*Other Resident's safety!
 Over 20 thousands residents near that
 area. Safety First*

3. Do you have any outstanding questions or concerns that have not yet been addressed?

*Who can guarantee the people live in
 supportive housing won't bring more trouble
 to the neighbourhood!*

4. Any additional comments:

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- ☐ City of Langley Business Owner
☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

- * Langley already ranks 6/229 on the Crime Severity Index in all of Canada according to Statistics Canada.
 * The breaking and entry rate is 350% higher than the national average

3. Do you have any outstanding questions or concerns that have not yet been addressed?

- * No true security; proximity
 * For the Mayor: if property value drops you will get less property tax as well

4. Any additional comments:

- * If you get this project through the City Hall and get authorization to run it you may have the surprise of a class action lawsuit.
 * Canada is still a democracy remember that please

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

*housing for homeless seniors
for single parents*

3. Do you have any outstanding questions or concerns that have not yet been addressed?

*need to make sure all surrounding
area get information to make
informative input*

4. Any additional comments:

*No to unsafe housing
want to have more controlled
environment*

*No tolerance to drugs
and to detox first. Help those who
want to change lifestyle*

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

HIGH BARRIER / SENIORS ONLY

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

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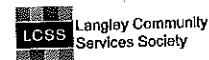
For the safety of the neighbours, especially children.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

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☐ City of Langley Business Owner

☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Safety personal property children

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

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☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

*Of all the Events I attend at LCC I found
it offensive that you felt the need to have
security hand bag checks. If you are this
concerned about our neighbourhood maybe
this is not a safe place for supportive
housing*

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 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☒ Other: Community service provider.
☐ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

- Security
- Safety for surrounding area
- Voices of community members WITHIN the proposed area.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Nope.

4. Any additional comments:

Nope.

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☐ City of Langley Business Owner

☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Support on sight @ all times to ensure people's safety and well being.
Is there a plan to transition people out to market rentals freeing up space for others in need.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Time frame?

4. Any additional comments:

This is an excellent start and the community would benefit from more housing like this.

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

To make sure they have an easily accessible housing application, that is available to those who don't have access to computers. to have a good working wrap around team approach that can help support and transition into regular market rentals.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

What will be the turn over to help bring in those who are needing.

4. Any additional comments:

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☐ City of Langley Business Owner

☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Security for surrounding businesses & homes

3. Do you have any outstanding questions or concerns that have not yet been addressed?

No

4. Any additional comments:

I feel that this is an excellent idea & location because
it is a newer building & a commercial location. I think it
is a good beginning for working on this social problem.



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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

We need this and more to address the ongoing needs of vulnerable folks in our community. This need is growing more each year. We need to address this and supportive housing is a good first step.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

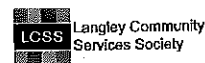
No, however there clearly needs to be significant public education on the issue of homelessness including the causes of addictions & the importance of BELONGING as a part of healing. (there is a lot of fear from the public here)

4. Any additional comments:

If this site doesn't work out - build it in my backyard :) (I live near Douglas Park)

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☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☒ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

There is a need for housing for homeless in this community. If you give people housing and support them we can improve our community for everyone. ~~in this~~
 Supportive housing at the proposed site makes sense, it is a step towards reducing homelessness in Langley. All people deserve a safe place to live.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

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PLEASE PUT FORM INTO THE COLLECTION BOX TONIGHT OR SUBMIT TO COMMUNITYRELATIONS@BCHOUSING.ORG.



WE WANT TO HEAR YOUR THOUGHTS
Community Open House for Proposed Supportive Housing in Langley
May 28, 2018

1. Which of the following best identifies you?

☐ Township of Langley Resident

☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☒ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Ensure good surveillance of the area. Partner
with all community services

3. Do you have any outstanding questions or concerns that have not yet been addressed?

No

4. Any additional comments:

I totally support this initiative. Please ensure we
are creating a supportive service for those in need
in our community.

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May 28, 2018

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☐ City of Langley Business Owner

☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

*Yes I am in support of this
proposal*

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

I think if you brought the 49 people to the hearing so they could see that they are not scary - just people who need a hand they would stop letting fear guide their opinions



WE WANT TO HEAR YOUR THOUGHTS

Community Open House for Proposed Supportive Housing in Langley

May 28, 2018

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Concerns re: drug use ↑ in community

4. Any additional comments:



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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

I live within a kilometre of the proposed site and am very happy that this is being considered & so thoughtfully as well.

Sincerely hope the project goes through.

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May 28, 2018

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

The broader needs of the community; homeless people are part of the community + the security issues in that neighbourhood will not be addressed until the individual needs of the homeless are dealt with. Yes to Quality Inn supportive housing !!!

3. Do you have any outstanding questions or concerns that have not yet been addressed?

No

4. Any additional comments:

I am totally in support of this project. From my own observations and the comments of concerned citizens who live in the Langley Meadows/Willowby area, it is clear that many homeless are already living there. The Quality Inn project will simply bring them indoors, provide them with a more humane standard of living and help them sort out their problems.

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

How it will help people
that need help

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

PLEASE DON'T THE QUALITY RUN FOR SUPPORTIVE
HOUSING

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Stepping Stone
Community Services SocietyLangley Community
Services Society

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☐ City of Langley Business Owner

☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

ensure sufficient supports are in place

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

I support this project

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Safety, health issues, community involvement

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Very happy & proud that this project will go ahead!

4. Any additional comments:

Get it started!



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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Community involvement

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

A much needed resource in Langley

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

THIS IS A GOOD PROPOSAL FOR LANGLEY
IN ORDER TO HELP WITH THE HOMELESS SITUATION.
I THINK THE IDEA OF ALL THE SUPPORTS PUT IN PLACE
WILL ADDRESS THE SAFETY CONCERNS OF NEIGHBORS CLOSE
TO THE PROJECT AND MY SENSE IS THAT THE COMMUNITY
WILL CONTINUE TO BE A SAFE, HEALTHY, FRIENDLY ENVIRONMENT

3. Do you have any outstanding questions or concerns that have not yet been addressed?

TO RAISE FAMILIES. THANK YOU FOR THIS
INITIATIVE.

4. Any additional comments:

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☐ City of Langley Business Owner

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

form advisory committee now

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Where are those who move on from supported housing going to find ^{affordable} housing when they it isn't available in Langley

4. Any additional comments:

This community needs this supportive housing

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| <input type="checkbox"/> City of Langley Resident | |

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Don't build it. Waste of effort and time

3. Do you have any outstanding questions or concerns that have not yet been addressed?

No.

4. Any additional comments:

No.

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☐ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

- Recovering drug addicts, not users,
 - mentally ill, non violent

Why should drug addicts be rewarded when
 others are striving to stay clean.

Housing for homeless is crucial, but your choice

3. Do you have any outstanding questions or concerns that have not yet been addressed? is not good.

4. Any additional comments:

You can't throw in drug addicts
 with non drug users.

Stop First!

Subsidized housing is needed for more working
 people.

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BC HOUSING

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Community Services SocietyLangley Community
Services Society

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Community Open House for Proposed Supportive Housing in Langley
May 28, 2018

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☐ Township Business Owner ☐ Other: _____
☐ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Need to Make it as "drug free";

"Needle free"; "thief" free!

Tax should work for tax payers!

for children; for contributors to society!

3. Do you have any outstanding questions or concerns that have not yet been addressed?

safety issues; misbehavior issues; Drug taken;

Drug dealer; children's safety / family's safety

4. Any additional comments:

BC Housing Need to consider more influence
to local (~ 1 km around) residents; their voice

is more important rather than some so called
"right" voice (political right voice)

Tax should work for tax payer please!

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

I don't agree this location for homeless. My kid is in the daycare where is closed this location. I'm very ~~worried~~ worried about safety ~~after~~ if the homeless ^{be} hosted in there.
Could BC Housing think about ~~a~~ other location for homeless.
Thanks!

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

1) CHILDREN SAFETY
 2) ~~LOCATION~~ ~~WORKING~~ LOCATION
 WRONG

3. Do you have any outstanding questions or concerns that have not yet been addressed?

WRONG LOCATION

4. Any additional comments:

WRONG LOCATION

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BC HOUSING

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Community Services SocietyLangley Community
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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

WE VEHEMENTLY OPPOSE THIS HOUSING PROJECT.

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

- The fact that the liquor store is right next door
 - The large number of young families with young kids living near it
 and how it would affect their lives.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

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☐ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

- children in the surrounding schools, and family. Their safety and well-being.
- Families in the surrounding area. Their safety and security.
- The ~~being~~ liquor store next door. The danger of interacting drugs, alcohol, and prescribed drugs. It will bring a safety threat to the public and the families.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

- ① Why do you not have security guards in the supportive housing? ② What will be your plan to protect children and families in Willoughby? ③ Do you have a drug treatment program? ④ Do you have a mental health treatment program?

4. Any additional comments:

Housing first is a flawed theory. You cannot put people with drug addiction issues and mental health issues together without proper treatment programs, without measurement for safety. The problems will become worse. The space inside the supportive housing will be unsafe and it will

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spill into the community. Then it will become unsafe.



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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

NO 'NO BARRIER' HOUSING

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Homeless, drug free alcohol free
 People
 welcome

4. Any additional comments:

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

No

3. Do you have any outstanding questions or concerns that have not yet been addressed?

This is not good location for BC Housing
 the shelter
 so many young children around this area.

4. Any additional comments:

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|--|--|

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

It should be a clean facility.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

I live within 1km and didn't receive notice about meetings until after meetings started. I have lived in [redacted] FOIPPA s.22(1) and the amount of homeless and criminals has greatly increased. I have [redacted] FOIPPA s.22(1) who plays by herself with friends at Langley Meadows park and I no longer feel that she is safe to play there without supervision. It is my concern that our community will become even more dangerous for our children.

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

It should not be at this location.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

worry about the safety of our children, our families, our properties and our community.

4. Any additional comments:

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

We don't support this project!

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- ☐ City of Langley Business Owner
- ☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

- 1) A comprehensive social study especially about the impact to the residents and business should be done and made transparent to the public, and such should be done by an independent professional firm.
- 2) BC Housing should let the public know the facility selection, operator retaining process.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

- 1) Why a "low-barrier" model is decided and insisted? From social & economical points of view, this facility should be dedicated for clean people who need some sort of support.

4. Any additional comments:

- 1) BC Housing should make the finance transparent to the public, the finance should include the capital cost, operation cost, etc.

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

People who need a home

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Yes the negative concerns by the public

4. Any additional comments:

*Everyone should put their hate aside
 everyone needs a home
 Crime is everywhere not just homeless*

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☒ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

They should consider doing
 this @ the @/ sooner than later
 But I am concerned that drug
 users (still feel blown addicts) can
 be housed & surely there are enough
 homeless that want to a home & that
 living.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

There is too much NIMBYism
 & we will all benefit from
 this. To get back on your feet
 sometimes someone just needs a
 hand up not a hand out.

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PLEASE PUT FORM INTO THE COLLECTION BOX TONIGHT OR SUBMIT TO COMMUNITYRELATIONS@BCHOUSING.ORG.



WE WANT TO HEAR YOUR THOUGHTS
Community Open House for Proposed Supportive Housing in Langley
May 28, 2018

1. Which of the following best identifies you?

- ☐ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident

☐ City of Langley Business Owner

☒ Other: Shelter Support
 FOIPPA s.22(1)

*I have worked with
marginalized homeless
for 10 yrs.*

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

*In support of these beautiful
people having homes.*

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

*I think this project is awesome and
will make an incredible difference in
the lives of the marginalized community.
I volunteer with the [redacted]
with the homeless outreach also.
Thanks you for what you are doing
for these precious souls/people.*

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WE WANT TO HEAR YOUR THOUGHTS

Community Open House for Proposed Supportive Housing in Langley

May 28, 2018

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- | | |
|--|---|
| <input checked="" type="checkbox"/> Township of Langley Resident | <input type="checkbox"/> City of Langley Business Owner |
| <input checked="" type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

a) Safety + security - Statistics show crime rates go down \rightarrow these facts need to be shared with residents in the 1K area to reduce fears

b) The community ~~Board~~ Advisory Committee should be established ASAP to allow for input & solution development / engagement of comm. in a

3. Do you have any outstanding questions or concerns that have not yet been addressed?

NO - I think it is a great concept that is needed & addresses an urgent concern.

positive manner

4. Any additional comments:

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May 28, 2018

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| <input type="checkbox"/> City of Langley Resident | |

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

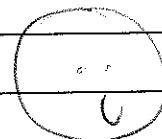
Please implement it.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

No, I believe people need housing first...
 then we have a better chance to deal with
 actual issues.

4. Any additional comments:

have a great day!



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☐ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

*get them in there.
 It will make them feel
 like they belong in this world
 Some people just need a chance.*

3. Do you have any outstanding questions or concerns that have not yet been addressed?

no

4. Any additional comments:

*not all homeless people
 are substance users.*

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May 28, 2018

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☐ Township Business Owner ☐ Other: _____
☐ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

The homeless community has lots of people, Men and women that have skills or would like to acquire skills that would complement the Development, construction and voluntary staff & maintenance personnel. The introduction of clients as employees will increase the pride of the clients, and also increase compassion, involved people that have lived as homeless, Drug addicted can better relate to new clients.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Will the projects present and future facilitate the introduction of rehabilitated Drug users/homeless, because to understand homelessness combined with Drug addiction, one should be coming from a background of homelessness as well as Drug addiction, "walk in their shoes"

4. Any additional comments:

I would like to be involved in the construction, renovation, and maintenance of these facilities. I was homeless when I started the Dialog-to have the Gateway of Hope opened compassion, and respectful workplace training, and hands-on real life, trial introduction to homelessness to better understand psychological, Physical, emotional aspects of Drug addiction homelessness.

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BC HOUSING

fraserhealth
Better health. Best in health care.Stepping Stone
Community Services SocietyLangley Community
Services Society

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May 28, 2018

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☐ Township Business Owner

☒ City of Langley Resident

☐ City of Langley Business Owner

☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

THE PROPOSAL ~~IS~~ SEEMS WELL THOUGHT OUT
 FROM MY UNDERSTANDING.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

WHEN WILL IT BE OPENING.

4. Any additional comments:

WHEN WILL IT BE OPENING.
 IT NEEDS TO OPEN YESTERDAY.

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WE WANT TO HEAR YOUR THOUGHTS
Community Open House for Proposed Supportive Housing in Langley
May 28, 2018

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☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

To provide homeless people with homes
 It will be a positive environment and I
 am so happy that this will happen
 49 people that will not have to worry about
 their belongings, tent, tarp, clothing getting wet.
 less junkie left on

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Apart from the neighbours across 200 st
 who are worried about the safety of their
 neighbours houses & safety it is an excellent
 positive step forward for human beings.
 I hope you give them a chance.

4. Any additional comments:

I sure hope this goes through. that
 49 people to get housing. I say yes!
 - maybe some of the residences can
 have housekeeping job, & clean up outside.
 the residence people don't need to be fearful of
 other people improving their lives.

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 to the Township of Langley, and will be shared with all project partners.

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May 28, 2018

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☐ Township Business Owner
☐ City of Langley Resident

- ☐ City of Langley Business Owner
☒ Other: FOIPPA s.22(1)

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. Do you have any outstanding questions or concerns that have not yet been addressed?

- Would have liked to hear a more specific story in the presentation
 - possibly a success story ~~the~~

4. Any additional comments:

This is a great idea. People in Langley need places to live. I fully support this and think Stepping Stones will be great to operate the building

- Also next public forum please open by acknowledging the traditional territory

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| <input type="checkbox"/> Township Business Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City of Langley Resident | |

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

This should be passed.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Please address the communication plan for future projects. This ~~puts~~ creates an issue for the people opposed to dwell on. ~~It~~

4. Any additional comments:

If we continue to neglect this issue then it will truly become a crisis.

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WE WANT TO HEAR YOUR THOUGHTS
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May 28, 2018

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☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Consider to move to a less population area without elementary schools close by

3. Do you have any outstanding questions or concerns that have not yet been addressed?

How well can the house be monitored?

How to protect the kids in schools

from getting hurt physically & psychological

4. Any additional comments:

Not a good idea to keep this project

so close to three elementary schools

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

CHANGE THE MODEL, PROGRAM COMPLETION TIME FRAME, LIMITED
 SUBSTANCE/ALCOHOL USE WITH DEFINED STOP USE TIME FRAME. TOUGH
 LOVE. I WANT TO ^{say} YES BUT I DON'T WANT TO BE MADE A FOOL
 OF OR TAKEN ADVANTAGE.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

THERE NEEDS TO BE A PLACE (LIKE WE ONCE HAD) WHERE THE PEOPLE
 WITH CONSTANT MEDICATION & SUPERVISION REQUIREMENTS CAN BE
 PERMANENTLY HOUSED.

4. Any additional comments:

IS THERE A GOAL TO EVENTUALLY REDUCE THESE SUPPORTIVE
 HOUSING UNITS OR WILL THEY CONTINUE TO GROW WITHOUT URGED
 INDICATE A FAILURE OF YOUR POLICIES AND PUBLIC EDUCATION.
 AGAIN TOUGH LOVE.

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☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

other people safety / kids School

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

*please choose another place to build
support these homeless.*

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☐ Township Business Owner
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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

safety / kids /

care the safety of other 20000 residents.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Who can protect the other people live in this area.

4. Any additional comments:

choose another place to build.

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☐ Township Business Owner

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☐ City of Langley Business Owner

☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

safety for other people

3. Do you have any outstanding questions or concerns that have not yet been addressed?

4. Any additional comments:

*this place to build homeless home
is not correct thing so far.*

There are 20000 people live in this area.

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

I am open to this proposed location being used in multiple uses, my issue is its being a low barrier site. This site should be used by people that must be clean and sober from Drugs & Alcohol, and for people that are capable to be part of our communities. Those who need more help are not clean need to be in rehab & hospital.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Why we are not being adequately communitized with. If BC Housing can not properly communicate with the surrounding area, how can we trust that BC Housing will actually provide the service and safety we are asking of you and our government.

4. Any additional comments:

Involve us... communicate with us... work with us.

To date, I'm not satisfied that your group has done a job ~~with~~ that shows the other members of the community is just as important as the 204 homeless in the area.

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TO BE CLEAR - I AM OPPOSED TO THIS PROJECT.

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

- Making this senior and adults w/ disabilities should be housed here.
- Relocating. Unless the requirement for drug and alcohol abstinence, take it somewhere else. There may be rare instances where violence is an outcome but all it takes is one time of someone being in the wrong place at the wrong time.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

There is still the response from the panel that there will be a variety of different types of tenants (seniors adults w/ disability, etc.), but keep coming back to providing space for active addicts.

4. Any additional comments:

This is the 3rd meeting I've attended. Listen to the community. Additionally, the lack of communication is unacceptable. I've added my contact information AGAIN so that I don't miss out on information notices. Please use it.

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WE WANT TO HEAR YOUR THOUGHTS

Community Open House for Proposed Supportive Housing in Langley

May 28, 2018

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|---|--|
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<input type="checkbox"/> Other: _____ |
|---|--|

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

We are against placing drug addicts in our neighbourhood.

We know that it will increase crime in our community.

~~Pharmacological~~ Drug addicts need a ~~the~~ special treatment, before they can put into our community.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

Yes. The safety issues are not addressed.

4. Any additional comments:

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2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

Many residents, including myself, are 100% in favor of this facility. The proposal would not only help our cities most vulnerable, and get them the help they need but it would also help to create a safer and stronger community. Many parents are concerned about the safety level but I actually believe this program would better our communities safety, offering them a place - a home - and get them off of the streets, out of parks, and out of the alleyways. I don't see this as anything less than a win-win situation.

3. Do you have any outstanding questions or concerns that have not yet been addressed?

How can the public get involved? Are there any volunteer programs? Perhaps food and meal prep/assembly? If you need help handing out flyers next time - I will volunteer my time. I would suggest a police presence, perhaps a morning and evening drive by or walk through - a daily police presence could help deter any potential illegal activity on site and would support a greater sense of security for ALL residents.

4. Any additional comments:

I support this proposal 100%! An un-used hotel seems an ideal fit for this sort of program. A project such as this needs to be put in place to help Langley's less fortunate. We can no longer turn a blind eye, these people need help, they cannot do it alone. If we don't encourage change then nothing changes!
 Thank you for your time.

FOIPPA s.22(1)

FOIPPA s.22(1)

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BC HOUSING

fraserhealth
Better health. Best in health care.Stepping Stone
Community Services SocietyLangley Community
Services Society

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☐ Township Business Owner

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☐ Other: _____

2. What should BC Housing consider for the proposal of supportive housing at 6465 201 Street?

3. ~~Do you have any outstanding questions or concerns that have not yet been addressed?~~

TO ALL PRESENTERS- YOU ARE SELLING THE PROGRAM,
 THERE WERE MANY CHANCES TO 'HIT A HOME RUN' BUT
 THE EVENING FELT 'FLAT'.
 PERHAPS SOME SALES/PR WOULD HELP

4. Any additional comments:

I SUPPORT THIS PROGRAM. IF WE DON'T PROCEED
 THE PROBLEM IS GOING TO GET WORSE AND COST US
 MORE PER HOMELESS PERSON. LETS GIVE THEM A
 CHANCE TO SUCCEED, AND LANGLEY TO IMPROVE

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Appendix D: Emails

From: FOIPPA
To: [Community Relations](#)
Subject: 6465 201 Street
Date: May 28, 2018 3:21:34 PM

Hello,

I would like to express my concern over the proposed Supportive housing that is planned for 6465 201 Street.

I live FOIPPA s.22(1) from this site, and I am concerned that there is housing planned for drug addicts. I am supportive of housing for the homeless. However, including those with drug addictions will most surely heighten neighbourhood crime, and may increase the risk of needles found in parks and playgrounds.

This area has schools and parks nearby , and is not a suitable site for such a complex.

Thank you for reconsidering this site.

FOIPPA s.22(1)

Sent from my iPad

From: FOIPPA
 To: s.22(1)
 Subject: About supportive housing in Langley
 Date: November 24, 2017 8:14:04 PM

Dear Langley Township Mayor Jack Froese and Councillors,

We are a group of concerned Langley residents, who resolutely oppose the conversion of Quality Inn into supportive housing. We believe that we need to take care of our own people and homeless people are our own people. However, we strongly feel the location is not acceptable for the following reasons:

First, the proposed supportive housing project is located in the heart of densely populated Willoughby community. Elementary schools, daycare centers, family homes, senior homes, and family oriented business surround this site. On the Quality Inn side of 200th Street, there are 14 townhouse complexes. Each complex has a couple of hundred family homes. There are two elementary schools and numerous daycare centers within walking distance from this proposed site. On the other side of 200th street, there is an elementary school and countless family homes within walking distance from the proposed supportive housing site.

Second, BC liquor store is situated next door. The distance between the liquor store and the proposed supportive house is one-minute walk. The combination of densely populated area, drugs, and alcohol is a dangerous time bomb. It is beyond imagination what kind of consequences we will have to deal with in the future.

Third, the low barrier, no sobriety model adopted by BC housing for this proposed supportive housing is very worrisome. In other words, tenants living in this proposed supportive housing would be allowed to be active drug users.

Based on the information provided by 2017 Homeless Count in Metro Vancouver Final Report/ September 2017, 53% homeless population are addicted to substances while 38% suffer from mental illness.

With that high percentage of tenants who have substance addiction issues and mental illness, is there a plan for drug treatment program and for mental illness treatment program in place? Are there drug addiction counsellor, clinical counsellor, psychiatrist, and physician on site to guide, mentor, counsel, and treat them with medication if necessary? Is there a plan for community risk assessment and management? Is there a plan to manage the safety of its own tenants?

It is very dangerous to mix drugs and alcohol. With such high percentage of tenants who are active drug users, plus drugs some tenants will take for mental illness treatment, the

mixture of one or two substances and alcohol will bring the deadly consequence of violent thoughts and behaviour, anger, stroke, vomiting, paranoia, heart problem, confusion, overdose, and death, etc. The liquor next to the proposed supportive housing is really problematic.

If this model fails, it will be unsafe for its own tenants inside the space of the proposed supportive housing, and the problems will be overflowed into the surrounding community. Remember this site is surrounded by elementary schools, daycare centers, senior homes, family homes, and family oriented businesses. Furthermore, because the area is so densely populated, the negative ripple effect in the surrounding community will be serious.

Based on the data BC housing provided in the information meeting report, 86% of people attended BC housing led information meeting opposed the proposed location. There were approximately 500 people attended the meeting.

We initiated an online petition and paper petition to oppose the location of this proposed project. So far we have 1416 people in the community signed our petitions. We have 301 people signed paper petition. Here is the link for online petition.

FOIPPA s.22(1)

We are asking you to reject BC housing's application of rezoning the Quality Inn. However, we are asking you to assist BC housing to find an alternative site to house the homeless.

We need your support and advocacy on behalf of the majority of Willoughby and Langley Meadows residents. We wish to thank you for your support.

Yours Sincerely,

FOIPPA s.22(1)

From: FOIPPA
s.22(1)
To: mayorcouncil@tol.ca; [Community Relations](#)
Subject: BC Housing Homeless shelter
Date: May 24, 2018 9:06:06 PM

Good evening,

While I'm not typically one to voice opinions regarding development projects, I was made aware (via a very heated discussion on a local facebook group) of a public hearing on Monday May 28 for discussion regarding the conversion of a former Quality Inn to a homeless shelter.

I am not able to attend the meeting due to prior arrangements however I wanted to voice my support for the project. I believe that homelessness is tricky to solve as there are many deep issues at play including, but certainly not limited to, a lack of funding for mental health services, the rapid decline of affordable rental housing, and the gentrification of lower income neighborhoods. I strongly believe that supportive housing would be an excellent tool for helping vulnerable people find stability and resources during their crisis. I applaud the Langley municipalities for partnering with BC housing in taking this much needed step forward.

FOIPPA
s.22(1)

From: FOIPPA
To: s.22(1)
Cc: Jacky Hoese; Kim Richter; Petrina Arnason; Charlie Fox; Bob Long; Michelle Sparrow; Angie Quaale; Blair Whitmarsh; David Davis; legservicesinfo
Subject: BC housing project #08-14-0068 at 6465 201 St Re-zoning for supportive house
Date: November 15, 2017 4:28:34 PM

Dear mayor and township Langley councilors:

My name is s.22(1), I moved to Langley in 2005, I still remember at that time I saw horses and farms on 200 street.

In the past years, I saw how our city and community are developed, how all the residents are happy to live in this safe and convenient area. In this area there are lots of young families, almost every family has children. Lots of new families moved in too because the area is good for children.

I don't think it's a good idea to build the supportive house in this area. It's will bring lots of problem, needle, crimes...., it's not safe for children and neighbourhood.

I think most of you have family, also have children, please think of this on the parents position. We don't want anything risk to our kids, We want our kids are safe. I think next generation is more important. I believe you think the same way.

Thank you for you time.

FOIPPA
s.22(1)

Sent from my iPhone

FOIPPA s.22(1)

From:
To: [Community Relations](#); [Janet Burden](#); [Susan Keeping](#)
Subject: Comments/feedback about the Langley Quality Inn Project
Date: May 15, 2018 6:44:47 PM

Hello,

As a supporter of the Quality Inn project, one who volunteers regularly (for many years) with our folks on the street and a long time resident of the Township of Langley, I am keenly interested in seeing this project get approved.

I was in attendance at the previous public forum you held and was disappointed at all the negativity and fear that was displayed.

I would like to be bold enough to may some suggestions for the upcoming meetings, which you probably have thought about already, but I will offer them anyways.

I think it might be helpful if you can bring some statistics and specific examples of how these supportive housing projects have been successful in other communities and despite similar fears that have been expressed, the fears haven't some to fruition. People were asking for examples.

Perhaps also having people who have been helped by these projects to give a little testimony as to how it helped them and to show that they are not monsters but regular human beings who need a chance.

This is such a great opportunity for our community and I think we need to do whatever we can to show those who fear it that it is necessary and a good thing, rather than a negative.

Thank you for your consideration,
FOIPPA s.22(1)

FOIPPA s.22(1)

From:

To:

[Jack Froese](#); [Kim Richter](#); [Petrina Arnason](#); [Charlie Fox](#); [Bob Long](#); [Michelle Sparrow](#); [Angie Quaale](#); [Blair Whitmarsh](#); [David Davis](#)

Subject:

Concern About Supportive Housing Project at the old Quality Inn Site at 6465 200th Street

Date:

November 24, 2017 11:13:06 AM

To: Langley Township Mayor Jack Froese and Councillors

From: FOIPPA s.22(1)

Dear Langley Township Mayor Jack Froese and Councillors,

We are a group of concerned Langley residents, who resolutely oppose the conversion of Quality Inn into supportive housing. We believe that we need to take care of our own people and homeless people are our own people. However, we strongly feel the location is not acceptable for the following reasons:

First, the proposed supportive housing project is located in the heart of densely populated Willoughby community. Elementary schools, daycare centers, family homes, senior homes, and family oriented business surround this site. On the Quality Inn side of 200th Street, there are 14 townhouse complexes. Each complex has a couple of hundred family homes. There are two elementary schools and numerous daycare centers within walking distance from this proposed site. On the other side of 200th street, there is an elementary school and countless family homes within walking distance from the proposed supportive housing site.

Second, BC liquor store is situated next door. The distance between the liquor store and the proposed supportive house is one-minute walk. The combination of densely populated area, drugs, and alcohol is a dangerous time bomb. It is beyond imagination what kind of consequences we will have to deal with in the future.

Third, the low barrier, no sobriety model adopted by BC housing for this proposed supportive housing is very worrisome. In other words, tenants living in this proposed supportive housing would be allowed to be active drug users. This is something I cannot even comprehend - how can you possibly allow this when providing supportive housing to people - it is unbelievable to me.

Based on the information provided by 2017 Homeless Count in Metro Vancouver Final Report/ September 2017, 53% homeless population are addicted to substances while 38% suffer from mental illness.

With that high percentage of tenants who have substance addiction issues and mental illness, is there a plan for drug treatment program and for mental illness treatment program in place? Are there drug addiction counsellor, clinical counsellor, psychiatrist, and physician on site to guide, mentor, counsel, and treat them with

medication if necessary? Is there a plan for community risk assessment and management? Is there a plan to manage the safety of its own tenants?

It is very dangerous to mix drugs and alcohol. With such high percentage of tenants who are active drug users, plus drugs some tenants will take for mental illness treatment, the mixture of one or two substances and alcohol will bring the deadly consequence of violent thoughts and behaviour, anger, stroke, vomiting, paranoia, heart problem, confusion, overdose, and death, etc. The liquor store next to the proposed supportive housing is really problematic.

If this model fails, it will be unsafe for its own tenants inside the space of the proposed supportive housing, and the problems will be overflowed into the surrounding community. Remember this site is surrounded by elementary schools, daycare centers, senior homes, family homes, and family oriented businesses. Furthermore, because the area is so densely populated, the negative ripple effect in the surrounding community will be serious.

Based on the data BC housing provided in the information meeting report, 86% of people attended BC housing led information meeting opposed the proposed location. There were approximately 500 people attended the meeting.

We initiated an online petition and paper petition to oppose the location of this proposed project. So far we have 1416 people in the community signed our petitions. We have 301 people signed paper petition. Here is the link for online petition.

FOIPPA s.22(1)

We are asking you to reject BC housing's application of rezoning the Quality Inn. However, we are asking you to assist BC housing to find an alternative site to house the homeless.

We need your support and advocacy on behalf of the majority of Willoughby and Langley Meadows residents. We wish to thank you for your support

Yours Sincerely,

FOIPPA s.22(1)

A Group of Concerned Langley Residents

From: Langley Residents
To: [Langley Home Residents](#)
Subject: Concerns to mixing drugs and alcohol
Date: November 16, 2017 11:40:27 AM

November 16, 2017

Dear Mayor Froese and Langley Township Councillors,

I would like to communicate to you that the location of the proposed supportive housing project in Willoughby is unacceptable. The site is to a certain degree a dangerous time bomb to its own tenants and to the surrounding community.

The 2017 Report on Homelessness in the Metro Vancouver collected the following data. It reported that 53% of the homeless population are addicted to drugs and 38% of the homeless population suffer from mental illness.

A very large liquor store is located next to the proposed supportive house project. The distance between the liquor store and the proposed supportive house is literally about a one- minute walk.

There are many dangers related to mixing drugs and alcohol:

First. Mixing two or more drugs with alcohol would bring with it the risk of overdose and death for these tenants. Mixing alcohol and cocaine may result in heart damage, stroke, seizures, anger, vomiting, coma, etc.

Second. Pairing alcohol with heroin brings with it a greater risk of mood swing, overdose, respiratory failure, and death.

Third. Research suggests that combining alcohol and cocaine may also increase the risk of violent thoughts and behaviours while pairing alcohol and marijuana will increase impaired coordination and judgment.

Fourth. Mixing alcohol with prescription drugs like painkillers antidepressants, and antipsychotics are also deadly. The side effects can include mood swing, impaired judgment, confusion, overdose, and death.

Finally, the most deadly side effect of mixing alcohol and antidepressants can lead to a condition called pathological intoxication. This means the combination of these two substances will lower inhibitions related to committing violent and sexual acts.

I repeat. Based on the data that was provided by the 2017 Report on Homelessness in the Lower Mainland, approximately 53% of the proposed supportive housing tenants will be active drug users in the low barrier and no sobriety model. Furthermore, 38% of its tenants suffer from mental illness. In other words, the majority of the tenants will take one or two substances for the purpose of addiction control or treatment. Is it appropriate therefore to locate the proposed supportive house next door to a very large liquor store?

In my opinion, the liquor store will produce deadly consequences to the tenants of the

proposed supportive housing project as well as disrupting the surrounding community.

For the well being of the supportive housing tenants and Langley children and families, I ask you to reject BC Housing's application to rezone Quality Inn. Instead please assist BC Housing to find an alternative site in Langley that will be farther away from the liquor store, elementary schools, day care centres and family homes in order to house the homeless.

Yours sincerely,

A Group of Concerned Langley Citizens



Virus-free. www.avg.com

From: FOIPPA
To: Jas. Z. (2013-11-22 11:43:21); Kim Richter; Petrina Arnason; Charlie Fox; Bob Long; Michelle Sparrow; Angie Quaale; Blair Whitmarsh; David Davis
Subject: don't ruin our neighborhood
Date: November 24, 2017 4:52:29 PM

now before i start getting all kinds of wrong ideas happening let me say - of course we need to help the homeless - life is never fair and i hope like hell i never end up on the streets due to whatever circumstances, but as a community it needs to be shared by everyone - not just accumulated in one small area and especially not close to elementary schools and liquor stores. the stats show a huge issue with addiction and mental illness within homeless. heres a suggestion - how about langley township let those of us whom are willing open our basement suites without making it ridiculously hard and expensive to do so, to the homeless and give reasonable subsidies, and reasonable regulations with support. i am sure this would help. and maybe a win win?

FOIPPA s.22(1)

From: [REDACTED]
To: [REDACTED]
Subject: FW: Willowbrook Quality Inn questions
Date: November 10, 2017 3:25:15 PM
Attachments: FOIPPA s.22(1)

FOIPPA s.22(1)

Thank you for your questions related to the proposed housing at the former Quality Inn in the Township of Langley. The public information meeting on October 30th was an opportunity for BC Housing and our partners, the Township, Fraser Health Authority, Stepping Stones and others, to listen to the community and address any questions and concerns expressed related to the proposal.

The Community Relations team at BC Housing has provided responses to your questions (see attached) and have compiled a [Meeting Report](#), available on our [website](#) that summarizes the input we received via email, comment forms and questions asked verbally during the facilitated dialogue at the public information session. This document is an abbreviated version of the report sent to the Township on November 6th. The only distinction is the removal of private information provided by attendees such as names and addresses.

Your input is appreciated and you are welcome to attend the public hearing on this matter that will be scheduled by the Township of Langley in the very near future.

Please let us know if you have any further questions.

Roberta Randall

Senior Manager, Community Relations
 Corporate Communications



From: [REDACTED] FOIPPA s.22(1)
Sent: November 1, 2017 6:13 AM
To: Community Relations <communityrelations@bchousing.org>
Cc: [REDACTED] FOIPPA s.22(1)
Subject: RE: Willowbrook Quality Inn questions

Hello.

I am requesting formal responses to my questions in writing.

I did attend the October 30 meeting and did not hear any clear, firm and transparent responses to my concerns. Prior to the meeting in fact, I stopped at Wal-mart to shop and was approached for money by several homeless panhandlers. Hmmmmmm. Ironical?

I understand very well the concept of Supportive Housing, Harm Reduction and Intensive Case Management Teams having led several initiatives myself. Each have had clear written Terms of Reference, Objectives and were transparent in their cost. I cannot say the same for BC Housing's presentation on October 30. It was vague, theoretical and ill prepared to inform the community.

What I hear loud and clear from the Langley community is NOT contempt and discompassion for the homeless community and vulnerable populations. In fact, I hear the opposite.

What I hear is empathy and compassion which support long existing and more vulnerable communities in The Langleys which do not have the political and media 'sexiness' that homelessness and fentanyl do. For example, supportive housing for adults with developmental disabilities currently living with aging caregivers, seniors living in poverty after having supported our local economy for years and low income working families who need stable housing for child school enrollment and family development.

The response to one community member's question of why the Quality Inn was bought for the purpose of homeless supportive housing of "because it was there" is unprofessional and nonaccountable. BC Housing needs to own its actions and admit when errors in judgement and due diligence/fair process are made sans public consultation prior to spend.

This location for this purpose is irresponsible and completely inappropriate. I hope both TOL and Langley Cities will support the majority.

FOIPPA s.22(1)

Langley home owner

On Oct 18, 2017 8:27 AM, "Community Relations" <communityrelations@bchousing.org> wrote:

Hello FOIPPA
s.22(1)

Thank you for your message. These questions support BC Housing to understand issues of concern to you and prepare responses that can be shared at the public meeting.

Sincerely,

Renee

BC Housing Community Relations Team

From: [REDACTED] FOIPPA s.22(1)
Sent: October 14, 2017 10:20 AM
To: Community Relations <communityrelations@bchousing.org>
Cc: hcolpitts@langleyadvance.com; [REDACTED] FOIPPA s.22(1)
mark.warawa@parl.gc.ca
Subject: Willowbrook Quality Inn questions

Hello,

My family and [REDACTED] Township of Langley residents. We have many questions about the proposed Quality Inn supportive housing model and its place in our family oriented community.

We will be attending the October 30 17h00 public consultation session and am submitting questions we would like initial response to.

1) What can the community expect from transiting homeless residents regarding their productivity and activities?

A) Will there be goal-driven education and employment expectations with active case management and consequences for non participation?

B) Will residents be barred from soliticiting drivers and pedestrians for money/panhandling and how will this be both monitored and enforced?

C) What will be the caseload ratio of residents to qualified social or case workers? What will be their professional credentials?

2) Will there be a non-active drug and alcohol use upon admission requirement?

3) Will the residence be 'dry and sober' and enforced as such? How?

4) What level of partnership is being firmly and officially committed to by local policing?

5) What level of partnership is being firmly and officially committed to by local doctors,

nurses and allied health services? What capacity for patient absorption analysis, and impact on existing patients, has been completed and what were the findings?

6) How will residents be vetted? Will residents actively involved in the justice system be admitted? If so, what degree of legal/charge severity will be considered tolerable and 'safe' to neighbouring community members?

7) What business impact analysis was completed regarding local shops frequented by families such as ours? (ie) Home Depot, Wal-Mart, Superstore, Earls etc...what is their degree of support for this project?

8) What current and industry-relevant and evidence-based study and criteria did BC Housing use to determine the appropriateness of such a residence in the centre of long standing local businesses, schools and family homes? What are the links to this research and where was this research published?

Looking forward to your responses in preparation for the October 30 meeting.

FOIPPA s.22(1)

FOIPPA
s.22(1)

From:

To: [jfroese](#); [krichter](#); [parnason](#); [cfox](#); [blong](#); [msparrow](#); [aquaale](#); [bwhitmarsh](#); [ddavis](#); [mayorcouncil](#); [mary.polak.MLA](#); [rich.coleman.MLA](#); [selina.robinson.MLA](#); [Community Relations](#); [premier](#); [john.horgan.mla](#); [mark.warawa](#)

Subject: Homeless Housing Project

Date: November 16, 2017 10:26:17 PM

Dear Mayor Froese and Langley Township Councillors,

I am a FOIPPA
s.22(1) Langley resident. I attended BC Housing led information meeting on October 30th with regard to the proposed supportive housing project.

I think the proposed site is too close to the surrounding schools, day care centres, family restaurants, family homes, and many family oriented business.

I do not oppose helping the homeless but I am strongly opposing to this location because it will put our children and family at risk.

I am asking you to vote "No" to BC Housing rezoning application. It is your responsibility as elective officials to ensure the safety of our community.

FOIPPA s.22(1)

FOIPPA s.22(1)

From:
To: [Community Relations](#)
Subject: Langley - Community Advisory Committee
Date: May 29, 2018 9:28:09 AM

Hi there,

I was at the open house last night at the Langley Events Centre.

I was already in support of the project beforehand, but after attending the open house, learning the finer details and hearing from the panel, as well as RCMP, I'm now even more-so.

I didn't leave my comment sheet but I had wanted to express my interest for the CAC.

Is this something I can leave with you or is there somewhere else I could submit that to?

Thanks in advance,

FOIPPA s.22(1)

FOIPPA
s.22(1)

From:
To: [Community Relations](#)
Subject: Langley Supportive Housing
Date: May 28, 2018 6:31:10 PM

I'm a concerned citizen that lives on [FOIPPA s.22(1)] We moved here from Whaley. To have a better area to raise our children away from homeless and drug addicts. I do realize the need for shelter and addiction shelters but don't understand why one would plan such a shelter around a liquor store and business that cater to families with a lot of townhouse and families living in the area. I don't think this is a good investment for this area of the city and makes the city look undesirable. This is something I don't want my kids around.

Thank you .

[FOIPPA s.22(1)]

FOIPPA s.22(1)

From:
To: [Community Relations](#)
Subject: Langley Supportive Housing
Date: May 18, 2018 2:23:10 PM

Regarding the Langley supportive housing proposal beside 200 St is this a done deal or still only being discussed?

Thanks,

Sent from [Mail](#) for Windows 10

FOIPPA s.22(1)

From:**To:**[Jack Froese](#)**Subject:**

Mayor and Councillors of Township of Langley: Stop the Supportive Housing in the Center of Local Businesses, Schools and Family Homes

Date:

November 19, 2017 12:22:14 PM

Dear Mayor Froese,

I am writing this email to you today to express my concern about allowing the supportive housing project to go ahead.

I am moving from FOIPPA s.22(1). Before purchasing the condominium in this neighborhood I did my homework and took a lot of time to research the best area in Langley where I would feel the safest while also being close to my children and shopping amenities. Making the decision to move from Ontario to B.C. was very stressful as I have been a resident of Ontario all of my life. As I have recently retired, the next chapter of my life was to be close to my children and grandchildren. I worked very hard for many years to be able to now enjoy retirement life in a warmer climate. It saddens me to know and causing me great anxiety that this project will most likely go ahead. Please take into consideration the location of this housing project and how it will change the infrastructure surrounding this beautiful city forever.

Best regards,

FOIPPA s.22(1)

From: FOIPPA s.22(1)
To: [MayorCouncil](#)
Subject: opposing the location of supportive housing
Date: November 14, 2017 11:44:28 PM

Dear Langley Township Councillor,

We have moved to Langley Township for FOIPPA s.22(1). We have learned the proposed supportive housing project.

We think the proposed site is too close to the surrounding schools, day care centres, family restaurants, family homes, and many family oriented business.

We do not oppose helping the homeless but I am strongly opposing to this location because it will put our children and family at risk.

We are asking you to vote “No” to BC Housing rezoning application. It is your responsibility as elective officials to ensure the safety of our community.

Yours Sincerely,

FOIPPA s.22(1)

FOIPPA s.22(1)

From:
 To: [Jack Froese](#)
 Subject: Opposing the proposed supportive housing project location
 Date: November 25, 2017 12:00:22 PM

To: Langley Township Mayor Jack Froese and Councillors.

FOIPPA s.22(1)

Dear Langley Township Mayor Jack Froese and Councillors,

We are a group of concerned Willoughby residents, who resolutely oppose the conversion of Quality Inn into supportive housing. We believe that we need to take care of our own people and homeless people are our own people. However, we strongly feel the location is not acceptable for the following reasons:

First, the proposed supportive housing project is located in the heart of densely populated Willoughby community. Elementary schools, daycare centers, family homes, senior homes, and family oriented business surround this site. On the Quality Inn side of [200th Street](#), there are 14 townhouse complexes. Each complex has a couple of hundred family homes. There are two elementary schools and numerous day care centers within walking distance from this proposed site. On the other side of [200th street](#), there is an elementary school and countless family homes within walking distance from the proposed supportive housing site.

Second, BC liquor store is situated next door. The distance between the liquor store and the proposed supportive house is one-minute walk. The combination of densely populated area, drugs, and alcohol is a dangerous time bomb. It is beyond imagination what kind of consequences we will have to deal with in the future.

Third, the low barrier, no sobriety model adopted by BC housing for this proposed supportive housing is very worrisome. In other words, tenants living in this proposed supportive housing would be allowed to be active drug users.

Based on the information provided by 2017 Homeless Count in Metro Vancouver Final Report/ September 2017, 53% homeless population are addicted to substances while 38% suffer from mental illness.

With that high percentage of tenants who have substance addiction issues and mental illness, is there a plan for drug treatment program and for mental illness treatment program in place? Are there drug addiction counsellor, clinical counsellor, psychiatrist, and physician on site to guide, mentor, counsel, and treat them with medication if necessary? Is there a plan of community risk assessment and management? Is there a plan to manage the safety of its own tenants?

It is very dangerous to mix drugs and alcohol. With such high percentage of tenants who are active drug users, plus drugs some tenants will take for mental illness treatment, the mixture of one or two substances and alcohol will bring the deadly consequence of violent thoughts and behaviour, anger, stroke, vomiting, paranoia, heart problem, confusion, overdose, and death, etc. The liquor next to the proposed supportive housing is really problematic.

If this model fails, it will be unsafe for its own tenants inside the space of the proposed supportive

housing, and the problems will be overflowed into the surrounding community. Remember this site is surrounded by elementary schools, daycare centers, senior homes, family homes, and family oriented businesses. Furthermore, because of the area is so densely populated, the negative ripple effect in the surrounding community will be serious.

Based on the data BC housing provided in the information meeting report, 86% of people attended BC housing led information meeting opposed the proposed location. There were approximately 500 people attended the meeting.

We initiated an online petition and paper petition to oppose the location of this propose project. So far we have 1416 people in the community signed our petitions. We have 301 people signed paper petition. Here is the link for online petition.

FOIPPA s.22(1)

Sign the Petition

chn.ge

Mayor and Councillors of Township of Langley: Stop the Supportive Housing in the Center of Local Businesses, Schools and Family Homes

We are asking you to reject BC housing's application of rezoning the Quality Inn. However, we are asking you to assist BC housing to find an alternative site to house the homeless.

We need your support and advocacy on behalf of the majority of Willoughby residents. We wish to thank you for your support

Yours Sincerely,

A group of Concerned Willoughby Residents.

Sent from my iPad

From: FOIPPA s.22(1)
To: jrobert@tol.ca; krichter@tol.ca; parnason@tol.ca; cfox@tol.ca; blong@tol.ca; mssparrow@tol.ca; aquaale@tol.ca; bwhillmarsh@tol.ca; ddavis@tol.ca
Subject: Petition letter for Langley supportive housing
Date: November 24, 2017 12:13:06 PM
Attachments: [letter.pdf](#)

Dear Mayor and Councillors,
Please see the attached letter regarding our request to relocate this project. I don't know what else I can do to get our voice heard, but I'm trying my best to keep our community safe.

Thank you very much.

FOIPPA s.22(1)

From: FOIPPA
 To: [Jack Froese](#); [Kim Richter](#); [Petrina Arnason](#); [Charlie Fox](#); [Bob Long](#); [Michelle Sparrow](#); [Angie Quaale](#); [Blair Whitmarsh](#); [David Davis](#)
 Subject: Petition
 Date: November 24, 2017 9:36:27 PM

To: Langley Township Mayor Jack Froese and Councillors

FOIPPA s.22(1)

Dear Langley Township Mayor Jack Froese and Councillors,

It's ridiculous what is going to happen and it looks you support that, I can't even imagine what will happen with all of us : our families, kids, society, etc. Mayors all over the world will support health living, children education & development, security, etc but here it looks total opposite, in the democratic country.

We are a group of concerned Langley residents, who resolutely oppose the conversion of Quality Inn into supportive housing. We believe that we need to take care of our own people and homeless people are our own people. However, we strongly feel the location is not acceptable for the following reasons:

First, the proposed supportive housing project is located in the heart of densely populated Willoughby community. Elementary schools, daycare centers, family homes, senior homes, and family oriented business surround this site. On the Quality Inn side of 200th Street, there are 14 townhouse complexes. Each complex has a couple of hundred family homes. There are two elementary schools and numerous daycare centers within walking distance from this proposed site. On the other side of 200th street, there is an elementary school and countless family homes within walking distance from the proposed supportive housing site.

Second, BC liquor store is situated next door. The distance between the liquor store and the proposed supportive house is one-minute walk. The combination of densely populated area, drugs, and alcohol is a dangerous time bomb. It is beyond imagination what

kind of consequences we will have to deal with in the future.

Third, the low barrier, no sobriety model adopted by BC housing for this proposed supportive housing is very worrisome. In other words, tenants living in this proposed supportive housing would be allowed to be active drug users.

Based on the information provided by 2017 Homeless Count in Metro Vancouver Final Report/ September 2017, 53% homeless population are addicted to substances while 38% suffer from mental illness.

With that high percentage of tenants who have substance addiction issues and mental illness, is there a plan for drug treatment program and for mental illness treatment program in place? Are there drug addiction counsellor, clinical counsellor, psychiatrist, and physician on site to guide, mentor, counsel, and treat them with medication if necessary? Is there a plan for community risk assessment and management? Is there a plan to manage the safety of its own tenants?

It is very dangerous to mix drugs and alcohol. With such high percentage of tenants who are active drug users, plus drugs some tenants will take for mental illness treatment, the mixture of one or two substances and alcohol will bring the deadly consequence of violent thoughts and behaviour, anger, stroke, vomiting, paranoia, heart problem, confusion, overdose, and death, etc. The liquor store next to the proposed supportive housing is really problematic.

If this model fails, it will be unsafe for its own tenants inside the space of the proposed supportive housing, and the problems will be overflowed into the surrounding community. Remember this site is surrounded by elementary schools, daycare centers, senior homes, family homes, and family oriented businesses. Furthermore, because the area is so densely populated, the negative ripple effect in the surrounding community will be serious.

Based on the data BC housing provided in the information meeting report, 86% of people attended BC housing led information meeting opposed the proposed location. There were approximately 500 people attended the meeting.

We initiated an online petition and paper petition to oppose the location of this proposed project. So far we have 1416 people in the community signed our petitions. We have 301 people signed paper petition. Here is the link for online petition.

FOIPPA s.22(1)

We are asking you to reject BC housing's application of rezoning the Quality Inn. However, we are asking you to assist BC housing to find an alternative site to house the homeless.

We need your support and advocacy on behalf of the majority of Willoughby and Langley Meadows residents. We wish to thank you for your support

Yours Sincerely,

A Group of Concerned Langley Residents

From: FOIPPA s.22(1)
To: cdinfo@tol.ca; [Community Relations](#)
Subject: Proposed Housing for Drug Addicts at 6465 - 201 Street, Langley
Date: May 28, 2018 7:17:13 PM

I had intended to attend tonight's meeting, but was unable to do so due to other commitments. I am writing to let you know that as much as I support the proposed housing for the homeless, I think careful consideration needs to be made with regards to the proposed location.

My family and I live, work and attend schools in Langley, FOIPPA s.22(1). This means that we are going to be directly affected by your decision.

Due to the close proximity to an elementary school, as well as the fact that it is surrounded primarily by residences, I think that the location of the housing would put its residents and local businesses at risk. It exposes families with young kids of which there are plenty in the area to a higher risk.

We are hoping that the opinion of families living in the area matter and you will reconsider your decision.

Thanks and regards

FOIPPA s.22(1)

FOIPPA s.22(1)

From:
To: [Community Relations](#)
Cc: [Langley Mennonite Fellowship](#)
Subject: Proposed Supportive Housing for Langley
Date: November 10, 2017 11:38:12 AM
Attachments: [image001.emz](#)
[image002.emz](#)
[image004.png](#)

To whom it may concern:

Langley Mennonite Fellowship would like to go on record as endorsing the proposed supportive housing project and to endorse the required rezoning necessary for the proposed property.

We are pleased with the Intensive Case Management team that will be in place to provide the support required for the residents to transition into the community.

We are aware of the good work of Stepping Stone, Langley Community Services and the other agencies who will partner in assuring that the project is operated professionally and with solid accountability to the community.

This project will not only be of benefit to the homeless but will be an indication of the support given by a caring community.

Respectfully,

FOIPPA s.22(1)

FOIPPA s.22(1)

From:
To: [Community Relations](#)
Subject: Quality Inn Supportive Housing
Date: November 14, 2017 5:52:39 PM

Sent from [Mail](#) for Windows 10

I'm against this location for Supportive Housing. I live a short distance away & my building is already experiencing a lot of disturbing actions by people with dependency & mental illness. Having a B.C. Liquor Store next to it is another bad idea.

FOIPPA s.22(1)

From:

To:

[Community Relations](#)

Subject:

Quality Inn

Date:

November 6, 2017 12:12:40 PM

I attended the meeting on Oct 30th. There weren't very many questions answered. It seemed like they weren't very well prepared at all. If this is how they're going to be running this housing it's not going to turn out well. They had no stats to back any of the questions up. They didn't say there would be any more police presence. Nothing about heightened security in the area. Residents of the home do not have to take part in the programs that are available. Sobriety does not matter. They said they may arrange needle sweeps. Everything seems to be up in the air. For me. This is 100% the wrong location. 1500 homes in the surrounding area. Three elementary schools within 350m. 50m from a liquor store. A more suitable location that is still a part of Langley, where there are far fewer homes would be located by 200th and hwy 1. Just because the hotel is convenient, doesn't make it best suited for this. I also wonder why the community wasn't involved before their decision to purchase this hotel.

FOIPPA s.22(1)

From: [Community Relations](#)
To: FOIPPA
Subject: RE: 6465 201 Street
Date: May 29, 2018 11:10:00 AM

FOIPPA s.22(1)

Thank you for your message – this will be included in a report that goes to the Township of Langley in June. You can find further information about the proposal, including the summary report when it is ready, at www.bchousing.org/partner-services/public-engagement/projects/langley-supportive-housing

BC Housing and Stepping Stone Community Services Society are committed to building a safe community both inside and outside the proposed housing. These would be homes for people. It's our experience that people take pride in their homes. All tenants in supportive housing have made a choice to work towards living a healthy, stable life. See examples of supportive housing in other communities here: www.bchousing.org/research-centre/library/tools-developing-social-housing

Sincerely,
 Renee
 BC Housing Community Relations Team

From: FOIPPA s.22(1)
Sent: May 28, 2018 3:21 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: 6465 201 Street

Hello,

I would like to express my concern over the proposed Supportive housing that is planned for 6465 201 Street.

I live FOIPPA s.22(1), and I am concerned that there is housing planned for drug addicts. I am supportive of housing for the homeless. However, including those with drug addictions will most surely heighten neighbourhood crime, and may increase the risk of needles found in parks and playgrounds.

This area has schools and parks nearby, and is not a suitable site for such a complex.

Thank you for reconsidering this site.

FOIPPA s.22(1)

From: [REDACTED] FOIPPA s.22(1)
 Subject: RE: Comments/feedback about the Langley Quality Inn Project
 Date: May 17, 2018 4:13:38 PM

Please let me know what you think of this draft letter that we could email to friends and neighbors who live in the Township. I am still looking for an email address to Mayor and Council, please let me know if you have one?

**Mayor & Council
 Township of Langley
 20338 - 65 Avenue
 Langley, B.C.
 V2Y 3J1**

May 18, 2018

Dear Mayor Froese & Council:

I am writing to urge you, Mayor Froese and TOL Council to approve the rezoning application submitted by BC Housing for a Supportive Housing Project to be created at the former Quality Inn site. This 49 unit supportive housing facility is what we need to reduce homelessness in the Township and City of Langley. As we are coming up to a municipal election this fall I want to know that you are taking steps now to resolve the issues facing our area due to homelessness.

I live in Langley at _____ for the past __ of years.

I fully support this action, please contact me at _____ and would be happy to discuss this with you in person, by phone or email.

Sincerely,

[REDACTED] FOIPPA s.22(1)
Sent: May 15, 2018 6:45 PM
To: communityrelations@bchousing.org; [REDACTED] FOIPPA s.22(1)
 [REDACTED] FOIPPA s.22(1)
Subject: Comments/feedback about the Langley Quality Inn Project

Hello,

As a supporter of the Quality Inn project, one who volunteers regularly (for many years) with our folks on the street and a long time resident of the Township of Langley, I am keenly interested in seeing this project get approved.

I was in attendance at the previous public forum you held and was disappointed at all the negativity and fear that was displayed.

I would like to be bold enough to may some suggestions for the upcoming meetings, which you probably have thought about already, but I will offer them anyways.

I think it might be helpful if you can bring some statistics and specific examples of how these supportive housing projects have been successful in other communities and despite similar fears that have been expressed, the fears haven't come to fruition. People were asking for examples.

Perhaps also having people who have been helped by these projects to give a little testimony as to how it helped them and to show that they are not monsters but regular human beings who need a chance.

This is such a great opportunity for our community and I think we need to do whatever we can to show those who fear it that it is necessary and a good thing, rather than a negative.

[REDACTED] FOIPPA s.22(1)

FOIPPA s.22(1)

From: [REDACTED]
To: [Community Relations](#)
Subject: RE: Meetings scheduled this week for Langley Meadows (Homeless Shelter) at the Hotel
Date: May 23, 2018 2:06:46 PM

Hello,
 Can you kindly, bring some of the (questions that have been asked) in these previous meetings and addressed by your office at the May 28th LEC meeting?
 We would like as a community to know what all the concerns are that came up in fairness to us all. I heard that not a lot of people turned up for some of the scheduled meetings so it would be nice to know the concerns of others.

Thank you very much.

FOIPPA s.22(1)

Thank you for bringing this to our attention – we sincerely apologize for the lack of notice. We understood that Canada Post would be delivering these letters to all neighbours within a 1KM radius on Friday, May 10. The only addresses that would not have received a letter are those with a Red Dot. Our promotions are multi-pronged, with advertisements appearing in print and online media, as well as social media, and outreach to key stakeholder groups.

In response, we have added an additional session for May 26 from 10:00am-noon. If necessary, we will add more sessions as needed.

Are you able to attend any of the below sessions?

Thursday, May 17, 10 am to noon

Friday, May 25, 1 to 3 pm

Saturday, May 26, 10 am to noon

We are also looking at adding a session next Tuesday evening. Please let me know if you are able to attend and discuss your concerns.

Kind regards,

Lindsay

BC Housing Community Relations Team

FOIPPA s.22(1)

Sent: May 16, 2018 3:42 PM
To: Community Relations <communityrelations@bchousing.org>
Subject: Meetings scheduled this week for Langley Meadows (Homeless Shelter) at the Hotel

Hi,

I understand that some... not... all... of the neighbours rec'd notices regarding the scheduled meetings of this week. I also, realize that there is an open house

on May 28th.at LEC. We only found out about this as somebody posted the info. on our community web site.

Why, wasn't everyone notified this skipping houses and some receiving the notice and some not is totally, unacceptable. So, some ppl that don't belong to our web site will never know you had meetings. As ppl surrounding Walmart and the neighbours around that hotel area were skipped. How is this a fair process that ppl are to only email you or follow the updates in regards to your housing project if these things LIKE THIS happen?

We had a meeting already and everybody in our neighbourhood doesn't want the project to go forward. You are wasting our time and your time nothing is going to change our minds. We have found needles in the school park and garbage on the grounds on and on. Please, correct the problem by giving everyone fair up front warning about these meetings and (enough time for us to plan to get there). Not receiving the notice this week and meetings are this week.

Your letter was dated for May 10th and ppl getting them now. The meetings have passed as the mail arrived this week. Totally, unacceptable service from you guys I think you really didn't want us to attend these meeting That's why only every second third house rec'd your letter.

It was plain as day when we all meet at LEC nobody wants this in our neighbourhood and things have not changed.

I still have NO notice in the mail you want us to email you without an email address or any information!!! Wasting time getting info from other ppl.

FOIPPA
s.22(1)

From: FOIPPA s.22(1)
To: [Community Relations](#)
Subject: Re: Project #: 08-14-0068 at 6465 201St. Re-zoning for Supportive House
Date: November 22, 2017 8:04:31 AM

Hello,

I live in the area and would like to express my opinion regarding the housing **project # 08-14-0068 at 6465 201St** by saying that I am not in favour of this proposal.

Will there be a meeting to vote on this project or is it a done deal?

Thank you,

FOIPPA s.22(1)

FOIPPA s.22(1)

From: [REDACTED]
 To: [Community Relations](#)
 Subject: Re: Proposed Supportive Housing at 6465 201 St. Langley BC
 Date: May 30, 2018 2:56:09 PM

To whom it may concern:

I am a resident located on [REDACTED] FOIPPA s.22(1) It has been brought to my attention that there is a proposal for Supportive Housing for Homeless and drug addicts in my neighborhood. I learned this morning that there was a final public hearing on Monday May 28 however I was out of town Sunday through Tuesday this week so this is my first opportunity to provide my thoughts.

I currently live with a greenspace behind my property between [REDACTED] FOIPPA s.22(1) This area provides a beautiful backdrop and a noise buffer for traffic on 200th. It is densely forested which provides privacy for the residents on our street from 200th and provides an area for people to hike/walk, but also for people to congregate or hide. It is not currently a large concern but I know for a fact that drug use has happened here; however it seems to be young people experimenting with marijuana/casual users as we have not had any major issues with crime or noise or drug paraphernalia. I know this has happened/happens because I have personally witnessed a couple teenagers using there last summer when I was searching for my cat. As I stated, this does not seem to be a major issue today though we have seen an increase in break and enter crimes over the past couple years, but luckily fairly minimal. However the concern is this area is very close to the proposed development location and could become a favorite spot for use and abuse if more people who are addicts are in the area either to use or for transactions.

The area north of this proposal is highly residential and is a fairly affluent. There is also the issue of proximity to the recently built housing, which I believe is rental properties, at the corner of 200th and 68th Ave and the pedestrian overpass to the residential neighborhood where I live. While the rental properties have not led to any crime that I am aware of, when we combine homeless, addicts and non property owners with easy access to affluent residential neighborhoods I believe they can create the perfect storm for crime.

There are schools close by as well so the proximity of this proposal to kids is highly concerning. Not only could there be a safety issue but if the area I referenced above becomes a favourite hangout and/or transaction location the kids may be more easily influenced.

If I am correct this proposal is where the Quality Inn currently resides. This property back onto the parking lot for the BC Liquor Store which I believe makes this a difficult location for people struggling with addiction and/or homelessness.

While I am very supportive of providing support and basic human rights to all individuals I believe the risks to public safety and potential for increase in break & enter crime in the area as well as the proximity to the Liquor Store make this a problematic location. I firmly believe that these types of housing options should be placed in areas either where resources already exist and/or where the impact on the community is minimal as well as an area that provides the right environment to help the individuals. This would be a dramatic change to the area and I believe would not be beneficial for either those seeking the support and housing or for those of us who already live in this community.

This has been respectfully submitted by [FOIPPA s.22(1)] of the are and concerned owner and neighbor.

Thank you,

[FOIPPA s.22(1)]

[FOIPPA s.22(1)]

This e-mail is confidential and may contain legally privileged information. If you are not the intended recipient, you should not copy, distribute, disclose or use the information it contains. Please e-mail the sender immediately and delete this message from your system. E-mails are susceptible to corruption, interception and unauthorised amendment; we do not accept liability for any such changes, or for their consequences. You should be aware that the company may monitor your emails and their content.

FOIPPA s.22(1)

From:
To: [Community Relations](#)
Subject: Regarding supportive housing
Date: November 13, 2017 9:51:35 PM

Dear BC Housing Councillors,

I am a long time Langley resident. I attended BC Housing led information meeting on October 30th with regard to the proposed supportive housing project.

I think the proposed site is too close to the surrounding schools, day care centers, family restaurants, family homes, and many family oriented business.

I do not oppose helping the homeless but I am strongly opposing to this location because it will put our children and family at risk.

I am asking you to vote "No" to BC Housing rezoning application. It is your responsibility as elective officials to ensure the safety of our community.

Yours Sincerely,

FOIPPA s.22(1)

In order to get ride of??spams, any emails from unknown senders are thrown into??junk bin automatically. If you do not receive my response in a week??or so, please send me another email!

=== *When spring comes, that's my greetings for all of you!*===

From: FOIPPA s.22(1)
To: [Jack Froese](#); [Kim Richter](#); [Petrina Arnason](#); [Charlie Fox](#); [Bob Long](#); [Michelle Sparrow](#); [Angie Quaale](#); [Blair Whitmarsh](#); [David Davis](#)
Subject: Stop the Conversion of the Quality Inn into Supportive Housing in Langley
Date: November 24, 2017 5:53:48 PM
Importance: High

Dear Langley Township Mayor Jack Froese and Councillors,

I am a concerned Langley resident, who resolutely opposes the conversion of Quality Inn into supportive housing.

My husband and I bought our FOIPPA s.22(1) in Langley after we found out that we were expecting our first child. We put every penny we own into our home because my son deserves to have the best future possible. If this project gets approved then you will have robbed my family of a peaceful life in Willoughby. How will you sleep at night knowing that hundreds, if not thousands, of your constituents are uneasy about having the supportive housing so close to daycares, schools, the elderly, etc.? Please ask yourself, if you lived so close to such an establishment and had a baby in daycare or a child attending the nearby elementary school, how would that make you feel? Common sense dictates that you don't put individuals who take drugs and alcohol near vulnerable children.

Also, why approve a project that will destroy Willoughby when for the past ten years the city has spent millions of dollars developing it? Everyone knows that this is not the right location even if it was a convenient and cheap purchase so it's time to stop thinking about money and start focusing on the people that this will effect.

I ask you, for the sake of all the families with children, please do not approve this project. I know that you will make the right decision because I truly believe you care about us, our children and our beautiful city.

I will leave you with this quote because I hope that I can one day tell my son about the heroes that protected his neighborhood and city, "Children are great imitators. So give them something great to imitate." — Anonymous

Yours Sincerely,

FOIPPA s.22(1)

Dear Langley Township Mayor Jack Froese and Councillors,

We are a group of concerned Langley residents, who resolutely oppose the conversion of Quality Inn into supportive housing. We believe that we need to take care of our own people and homeless people are our own people. However, we strongly feel the location is not acceptable for the following reasons:

First, the proposed supportive housing project is located in the heart of densely populated Willoughby community. Elementary schools, daycare centers, family homes, senior homes, and family oriented business surround this site. On the Quality Inn side of 200th Street, there are 14 townhouse complexes. Each complex has a couple of hundred family homes. There are two elementary schools and numerous daycare centers within walking distance from this proposed site. On the other side of 200th street, there is an elementary school and countless family homes within walking distance from the proposed supportive housing site.

Second, BC liquor store is situated next door. The distance between the liquor store and the proposed supportive house is one-minute walk. The combination of densely populated area, drugs, and alcohol is a dangerous time bomb. It is beyond imagination what kind of consequences we will have to deal with in the future.

Third, the low barrier, no sobriety model adopted by BC housing for this proposed supportive housing is very worrisome. In other words, tenants living in this proposed supportive housing would be allowed to be active drug users.

Based on the information provided by 2017 Homeless Count in Metro Vancouver Final Report/ September 2017, 53% homeless population are addicted to substances while 38% suffer from mental illness.

With that high percentage of tenants who have substance addiction issues and mental illness, is there a plan for drug treatment program and for mental illness treatment program in place? Are there drug addiction counsellor, clinical counsellor, psychiatrist, and physician on site to guide, mentor, counsel, and treat them with medication if necessary? Is there a plan for community risk assessment and management? Is there a plan to manage the safety of its own tenants?

It is very dangerous to mix drugs and alcohol. With such high percentage of tenants who are active drug users, plus drugs some tenants will take for mental illness treatment, the mixture of one or two substances and alcohol will bring the deadly consequence of violent thoughts and behaviour, anger, stroke, vomiting, paranoia, heart problem, confusion, overdose, and death, etc. The liquor store next to the proposed supportive housing is really problematic.

If this model fails, it will be unsafe for its own tenants inside the space of the proposed

supportive housing, and the problems will be overflowed into the surrounding community. Remember this site is surrounded by elementary schools, daycare centers, senior homes, family homes, and family oriented businesses. Furthermore, because the area is so densely populated, the negative ripple effect in the surrounding community will be serious.

Based on the data BC housing provided in the information meeting report, 86% of people attended BC housing led information meeting opposed the proposed location. There were approximately 500 people attended the meeting.

We initiated an online petition and paper petition to oppose the location of this proposed project. So far we have 1416 people in the community signed our petitions. We have 301 people signed paper petition. Here is the link for online petition.

FOIPPA s.22(1)



Sign the Petition

chn.ge

Mayor and Councillors of Township of Langley:
Stop the Supportive Housing in the Center of
Local Businesses, Schools and Family Homes

We are asking you to reject BC housing's application of rezoning the Quality Inn. However, we are asking you to assist BC housing to find an alternative site to house the homeless.

We need your support and advocacy on behalf of the majority of Willoughby and Langley Meadows residents. We wish to thank you for your support

Yours Sincerely,

A Group of Concerned Langley Residents

From: FOIPPA
To: Jack Froese; Kim Richter; Petrina Arnason; Charlie Fox; Bob Long; Michelle Sparrow; Angie Quaale; Blair Whitmarsh; David Davis
Subject: Stop the Supportive Housing in the Center of Local Businesses, Schools and Family Homes
Date: November 24, 2017 4:00:57 PM

Dear Langley Township Mayor Jack Froese and Councilors,

We are a group of concerned Langley residents, who resolutely oppose the conversion of Quality Inn into supportive housing. We believe that we need to take care of our own people and homeless people are our own people. However, we strongly feel the location is not acceptable for the following reasons:

First, the proposed supportive housing project is located in the heart of densely populated Willoughby community. Elementary schools, daycare centers, family homes, senior homes, and family oriented business surround this site. On the Quality Inn side of 200th Street, there are 14 townhouse complexes. Each complex has a couple of hundred family homes. There are two elementary schools and numerous daycare centers within walking distance from this proposed site. On the other side of 200th street, there is an elementary school and countless family homes within walking distance from the proposed supportive housing site.

Second, BC liquor store is situated next door. The distance between the liquor store and the proposed supportive house is one-minute walk. The combination of densely populated area, drugs, and alcohol is a dangerous time bomb. It is beyond imagination what kind of consequences we will have to deal with in the future.

Third, the low barrier, no sobriety model adopted by BC housing for this proposed supportive housing is very worrisome. In other words, tenants living in this proposed supportive housing would be allowed to be active drug users.

Based on the information provided by 2017 Homeless Count in Metro Vancouver Final Report/ September 2017, 53% homeless population are addicted to substances while 38% suffer from mental illness.

With that high percentage of tenants who have substance addiction issues and mental illness, is there a plan for drug treatment program and for mental illness treatment program in place? Are there drug addiction counsellor, clinical counsellor, psychiatrist, and physician on site to guide, mentor, counsel, and treat them with medication if necessary? Is there a plan for community risk assessment and management? Is there a plan to manage the safety of its own tenants?

It is very dangerous to mix drugs and alcohol. With such high percentage of tenants who are active drug users, plus drugs some tenants will take for mental illness treatment, the mixture

of one or two substances and alcohol will bring the deadly consequence of violent thoughts and behaviour, anger, stroke, vomiting, paranoia, heart problem, confusion, overdose, and death, etc. The liquor store next to the proposed supportive housing is really problematic.

If this model fails, it will be unsafe for its own tenants inside the space of the proposed supportive housing, and the problems will be overflowed into the surrounding community. Remember this site is surrounded by elementary schools, daycare centers, senior homes, family homes, and family oriented businesses. Furthermore, because the area is so densely populated, the negative ripple effect in the surrounding community will be serious.

Based on the data BC housing provided in the information meeting report, 86% of people attended BC housing led information meeting opposed the proposed location. There were approximately 500 people attended the meeting.

We initiated an online petition and paper petition to oppose the location of this proposed project. So far we have 1416 people in the community signed our petitions. We have 301 people signed paper petition. Here is the link for online petition.

FOIPPA s.22(1)

We are asking you to reject BC housing's application of rezoning the Quality Inn. However, we are asking you to assist BC housing to find an alternative site to house the homeless.

We need your support and advocacy on behalf of the majority of Willoughby and Langley Meadows residents. We wish to thank you for your support

Yours Sincerely,

A Group of Concerned Langley Residents



[Sign the Petition](#)

chn.ge

Mayor and Councillors of Township of Langley:
Stop the Supportive Housing in the Center of
Local Businesses, Schools and Family Homes

From: FOIPPA s.22(1)
To: [Jack Froese](#); [Kim Richter](#); [Petrina Arnason](#); [Charlie Fox](#); [Bob Long](#); [Michelle Sparrow](#); [Angie Quaale](#); [Blair Whitmarsh](#); [David Davis](#)
Cc: [Vlada Tishkina](#)
Subject: Stop the Supportive Housing!
Date: November 24, 2017 5:16:47 PM

FOIPPA s.22(1)

Dear Langley Township Mayor Jack Froese and Councillors,

We are a group of concerned Langley residents, who resolutely oppose the conversion of Quality Inn into supportive housing. We believe that we need to take care of our own people and homeless people are our own people. However, we strongly feel the location is not acceptable for the following reasons:

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With that high percentage of tenants who have substance addiction issues and mental illness, is there a plan for drug treatment program and for mental illness treatment program in place? Are there drug addiction counsellor, clinical counsellor, psychiatrist, and physician on site to guide, mentor, counsel, and treat them with medication if necessary? Is there a plan for community risk assessment and management? Is there a plan to manage the safety of its own tenants?

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Based on the data BC housing provided in the information meeting report, 86% of people attended BC housing led information meeting opposed the proposed location. There were approximately 500 people attended the meeting.

We initiated an online petition and paper petition to oppose the location of this proposed project. So far we have 1416 people in the community signed our petitions. We have 301 people signed paper petition. Here is the link for online petition.

FOIPPA s.22(1)

We are asking you to reject BC housing's application of rezoning the Quality Inn. However, we are asking you to assist BC housing to find an alternative site to house the homeless.

We need your support and advocacy on behalf of the majority of Willoughby and Langley Meadows residents. We wish to thank you for your support

Yours Sincerely,

A Group of Concerned Langley Residents

From: FOIPPA
To: [Community Relations](#)
Subject: Support for Langley Supportive Housing Project
Date: November 20, 2017 12:01:50 PM

I attended the public meeting on Oct 30 regarding the BC Supported Housing proposal for the Quality Inn.

I live in Langley Township and have lived here for greater than 25 years.

FOIPPA s.22(1) and have been volunteering for the past 5 years in downtown Langley FOIPPA s.22(1) with the homeless population and will continue to do this. I know personally many of the folks who may benefit from the housing opportunity. I think this opportunity is a very good one, given the involvement of the Intensive Case Management Team housed there as well. This is a an excellent opportunity that Langley has been given to work at some possibilities for many of our hard to house neighbors. Langley is extremely fortunate to have BC housing and other agencies willing to fund this needed project. I am very thankful that this is being offered here.

As community members, we should be scrambling to endorse this project and to ensure that it goes ahead, as it will benefit both the community as well as the people who will be able to live there. I have seen such ideas (and influx of support) get rejected in other cities due to ignorance about how it can benefit the community.

I was disappointed and embarrassed by the way that people portray our neighbors and friends on the street. I have volunteered with many of the folks who are houseless (and could possibly be living at this housing unit in the future) regularly for about the past 5 years. Last week, I told some of them about the meeting and the fears and perceptions that were displayed. They were offended about being portrayed as people who would harm children. This doesn't fit with the folks I know. The people I have come to know and appreciate need some support in a housing situation and once stable in that setting, may possibly be successful in other aspects of their lives and perhaps move on to their own separate housing unit one day.

There needs to be much more education for those people who expressed fears. Interaction with the people whom they fear may help to learn that they are human beings. I think it would be great to have a number of homeless people represented at the next community meeting.

Another of the misconceptions voiced at the meeting was that it was a shelter. A shelter, such as the one at the Gateway, Salvation Army, is a place where people can go in the evening, sleep on a mat or cot, and have to be out in the morning around 7 or 8:00 a.m. They also need to be there at a certain time in the evening in order to get a spot. They can't bring their belongings in and they can't stay there during the day. It is a very temporary thing.

The supported and supervised 24/7 housing unit is different. People will have their own room and a bathroom. They can lock the door, keep their things, stay there during the day or as long as they want and have a little space of their own where they can feel safe, without having to be moved along regularly, have their stuff stolen or without having to stay awake all night in order to guard their stuff. Once people have this bit of stability, they are then able to work on other aspects of their lives and accept the supports that might be available for them. This supported housing is an important step in helping to break the cycle of homelessness, as it is difficult to do when living on the street.

Thank you Township of Langley and all who have been involved in bringing this much needed project to our community.

I am also interested in being part of the advisory group or other homelessness initiative projects. I have been involved in the [REDACTED] FOIPPA s.22(1) in Abbotsford as well as through my work over many year.

I urge you to consider this as a positive step and approve of this proposed plan.

Thank you for your consideration,

[REDACTED] FOIPPA s.22(1)

FOIPPA s.22(1)

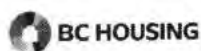
From:
To: [Community Relations](#)
Subject: Supportive Housing @ 6465 201 Street
Date: May 28, 2018 5:49:22 PM

Hello,

I am emailing in my opposition to the planned housing for homeless & drug addicts by the Home Depot area in Langley. It is my experience these home, although with good intentions, bring trouble & several issues such as needles to the area. I have seen other areas with such problems soon after this type of housing comes into the area.

There are numerous young children & pets right by which is of great concern, secondly such a dwelling will also depreciate property values. I recommend this type of shelter be relocated further South or in a more industrial type area where young families would be far fewer. Please reconsider this location, the development for the past several years already made it quite densely populated... last thing we need is in an increase in hazards & crime in our backyard.

FOIPPA
s.22(1)



Stepping Stone
Community Services Society

WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley
October 30, 2017

1. Which of the following best identifies you?

- ☐ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

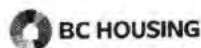
Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

Name: _____

Email: _____

Please note: Your comments will be collected by BC Housing and Stepping Stone Community Services Society to form a summary report as required by the Township of Langley, and will be shared with the Township of Langley.

PLEASE PUT THIS FORM INTO THE COLLECTION BOX AT THE MEETING OR SUBMIT TO
COMMUNITYRELATIONS@BCHOUSING.ORG



Stepping Stone
Community Services Society

WE WANT TO HEAR YOUR THOUGHTS

Public Information Meeting for Proposed Supportive Housing in Langley
October 30, 2017

1. Which of the following best identifies you?

- ☐ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

helping people

4. Do you have any outstanding concerns that have not yet been addressed?

none

3. Any additional comments:

none

Are you interested in learning about joining the Community Advisory Committee? If so, please provide:

FOIPPA s.22(1)

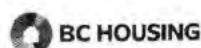
Name:

Email:

Nil

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Stepping Stone
Community Services Society

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Public Information Meeting for Proposed Supportive Housing in Langley
October 30, 2017

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 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

*We are in desperate need for more places
like this*

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

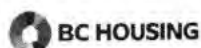
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☐ Undecided

3. What do you like about the proposal?

Private accommodation

4. Do you have any outstanding concerns that have not yet been addressed?

No

3. Any additional comments:

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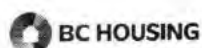
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☐ Undecided

3. What do you like about the proposal?

gives people place to live
 better than walking around
 neighbor hood

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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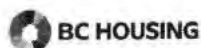
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☐ Undecided

3. What do you like about the proposal?

Help assist a small group of people with shelter - This will lead to them having a base - help them get employment.

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

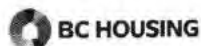
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☒ City of Langley Business Owner

☐ Other: Volunteer

2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

It's from the hearts and minds of a better Fraser
Health proposition

4. Do you have any outstanding concerns that have not yet been addressed?

homeless surz kicked out of apartment over my
refusal to pay a 65% rent increase from
Park Parade apts - Langley

3. Any additional comments:

TGIF

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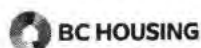
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☐ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

MIND

OUT OF SIGHT OUT OF

4. Do you have any outstanding concerns that have not yet been addressed?

PEOPLE

JUST WOULD LIKE
WILL OVERLOOK IT

3. Any additional comments:

BYLAW AND COPS TELL
THE HOMELESS OUT OF SIGHT OUT
OF MIND

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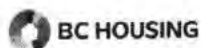
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☐ Undecided

3. What do you like about the proposal?

That it creates affordable housing for our at risk and vulnerable neighbours.

4. Do you have any outstanding concerns that have not yet been addressed?

No

3. Any additional comments:

In a region of British Columbia where the cost of living is continually increasing, we need to take action on plans for our low income neighbours to ensure that people have a place to stay.

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☐ Undecided

3. What do you like about the proposal?

HELPS PEOPLE WHO NEED IT.

4. Do you have any outstanding concerns that have not yet been addressed?

Hurry up!

3. Any additional comments:

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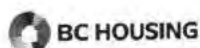
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☐ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

LIKE TO GET ON THE LIST

4. Do you have any outstanding concerns that have not yet been addressed?

WHO'S GOING TO PAY FOR IT

3. Any additional comments:

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- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

GOOD IDEA

4. Do you have any outstanding concerns that have not yet been addressed?

WHAT TOOK SO LONG

3. Any additional comments:

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2. Please check the box that best reflects your position:

- ☒ In support of the proposal
☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

Affordable Housing

4. Do you have any outstanding concerns that have not yet been addressed?

3. Any additional comments:

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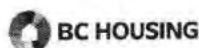
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☐ Undecided

3. What do you like about the proposal?

Helps people get off the street.

4. Do you have any outstanding concerns that have not yet been addressed?

As long as it doesn't cost too much.

3. Any additional comments:

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☐ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

MULTI NEEDS

4. Do you have any outstanding concerns that have not yet been addressed?

TOOK SO LONG TO BE ADDRESSED

3. Any additional comments:

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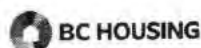
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☐ In opposition to the proposal

☐ Undecided

3. What do you like about the proposal?

GETTING PPL OFF STREETS

4. Do you have any outstanding concerns that have not yet been addressed?

LONG TERM SOLUTIONS - MORE SUPPORT / PROGRAMS

3. Any additional comments:

GIVE A HANDUP NOT HAND OUT.

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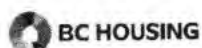
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3. What do you like about the proposal?

MUCH NEEDED SUPPORT

4. Do you have any outstanding concerns that have not yet been addressed?

LONG TERM SOLUTIONS

3. Any additional comments:

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2. Please check the box that best reflects your position:

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☐ In opposition to the proposal
☐ Undecided

3. What do you like about the proposal?

puts more homeless victimized men, off the street.

4. Do you have any outstanding concerns that have not yet been addressed?

NOT soon enough!

3. Any additional comments:

MEN First!

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Mayor & Council
Township of Langley
20338 - 65 Avenue
Langley, B.C.
V2Y 3J1

June 3, 2018

Dear Mayor Froese & Council:

I am writing to urge you, Mayor Froese and TOL Council to approve the rezoning application submitted by BC Housing for a Supportive Housing Project to be created at the former Quality Inn site. This 49 unit supportive housing facility is what we need to reduce homelessness in the Township and City of Langley. As we are coming up to a municipal election this fall I want to know that you are taking steps now to resolve the issues facing our area due to homelessness.

I fully support this action, please contact me FOIPPA s.22(1) would be happy to discuss this with you in person, by phone or email.

Sincerely, FOIPPA s.22(1)

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[REDACTED] FOIPPA s.22(1) [REDACTED]

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Sincerely

FOIPPA s.22(1)

I feel quite strongly by embracing our homeless brothers + sisters in the community through housing + other support services we are able to build a healthier + holistic community.

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I live in Langley at [REDACTED] FOIPPA s.22(1)
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V2Y 3J1

June 3, 2018

Dear Mayor Froese & Council:

I am writing to urge you, Mayor Froese and TOL Council to approve the rezoning application submitted by BC Housing for a Supportive Housing Project to be created at the former Quality Inn site. This 49 unit supportive housing facility is what we need to reduce homelessness in the Township and City of Langley. As we are coming up to a municipal election this fall I want to know that you are taking steps now to resolve the issues facing our area due to homelessness.

FOIPPA s.22(1)

I live in Langley at

I fully support this action, please contact me at _____ and would be happy to discuss this with you in person, by phone or email. _____

FOIPPA s.22(1)

Sincerely,

FOIPPA s.22(1)

Mayor & Council
 Township of Langley
 20338 - 65 Avenue
 Langley, B.C.
 V2Y 3J1

June 3, 2018

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I live in Langley at _____ for the pas FOIPPA s.22(1)
 I fully support this action, please contact me at _____ and would be happy to discuss this with you in person, by phone or email.

Sincerely,

FOIPPA s.22(1)



Mayor & Council
Township of Langley
20338 - 65 Avenue
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V2Y 3J1

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FOIPPA s.22(1)

I live in Langley at

I fully support this action, please contact me at this with you in person, by phone or email.

FOIPPA s.22(1)

to discuss

Sincerely,

FOIPPA s.22(1)

Mayor & Council
 Township of Langley
 20338 - 65 Avenue
 Langley, B.C.
 V2Y 3J1

June 3, 2018

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FOIPPA s.22(1)

I live in Langley at

I fully support this action, please contact me and would be happy to discuss this with you in person, by phone or email.

FOIPPA s.22(1)

FOIPPA s.22(1)

From: FOIPPA s.22(1)
To: [Community Relations](#)
Subject: Re: Thank you for attending the Community Open House and Dialogue
Date: May 31, 2018 5:21:00 PM

Hi: why is it taking so long. some of these people would just like to have a place to call home.

From: Community Relations <communityrelations@bchousing.org>
Sent: May 30, 2018 2:59 PM
Subject: Thank you for attending the Community Open House and Dialogue

Thank you for attending the Community Open House and Dialogue on the proposal for supportive housing at 6465 201 Street in Langley, on May 28. Poster boards from the open house are now available at www.bchousing.org/Langley

Langley - Supportive Housing

www.bchousing.org

The Quality Inn in Langley has been purchased & is undergoing renovation by BC Housing to provide 49 units of supportive housing

Please note that all written communication sent to communityrelations@bchousing.org by June 4th will be submitted to the Township of Langley, as part of the rezoning application process. This is in addition to the comment forms collected and transcripts completed at the community dialogue sessions and open house.

The Township of Langley will determine a date for first reading of the application. Once we are informed of a date for a public hearing, we will email you, and will also post the date to our web page.

Thank you again for your participation and interest in this proposal. Let us know if you have any questions or concerns.

Kind regards,
 BC Housing Community Relations team

Petition update

If you did not attend community open house for proposed supportive housing in Langley on May 28th

A Group of Concerned Residents Langley
Canada

Jun 1, 2018

FOIPPA s.22(1)

— Name: _____

Email: _____

If you did not attend community open house for proposed supportive housing in Langley on May 28th, 2018 due to the fact that you were not notified by BC Housing, you can fill out this form and drop it off at Langley Township Municipal building, attention to Mayor Froese. Or you can email him at jfroese@tol.ca. The deadline to submit this form to the township is June 4th. Thank you. Together we will make a positive difference for our community.

1. Your Outstanding concerns for the Proposed Supportive Housing at 6465 201 Street:

Appendix E: Community Dialogue Comment Forms



Langley Supportive Housing Community Dialogue Session – May 15, 2018

Which of the following best identifies you?

- ☐ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☒ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

how the housing will be set up

Do you have any additional questions or comments about the proposal for 6465 201 Street?

no who owns the land, who owns the building, are there leases involved



Langley Supportive Housing Community Dialogue Session – May 15, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident

- ☐ City of Langley Business Owner
☐ Other: _____

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail *(didn't get a letter)*
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☒ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

Information from resident from the Gateway of Hope.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

*I support housing that is dry & clean only. - high barrier -
 For elderly people, people living in their cars, RV's.
 Seniors*



Langley Supportive Housing Community Dialogue Session – May 15, 2018

Which of the following best identifies you?

☒ Township of Langley Resident

☐ Township Business Owner

☐ City of Langley Resident

☐ City of Langley Business Owner

☐ Other: _____

Langley meadows.

How did you hear about the Community Dialogue Sessions?

☒ Invitation letter in the mail

☐ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

*I sincerely Hope the way sayers
will see the difference between
gateway & this supported housing*

Do you have any additional questions or comments about the proposal for 6465 201
Street?

Address is incorrect on power point.

*I hope this project goes through
a good start !!*



Langley Supportive Housing Community Dialogue Session – May 15, 2018

Which of the following best identifies you?

☐ Township of Langley Resident

☒ Township Business Owner

☐ City of Langley Resident

☐ City of Langley Business Owner

☐ Other: _____

How did you hear about the Community Dialogue Sessions?

☐ Invitation letter in the mail

☐ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☒ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

Do you have any additional questions or comments about the proposal for 6465 201 Street?



Langley Supportive Housing Community Dialogue Session – May 15, 2018

Which of the following best identifies you?

☒ Township of Langley Resident

☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

☒ Invitation letter in the mail

☐ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☐ Yes

☐ No

☒ Undecided

What information was most helpful for you?

Do you have any additional questions or comments about the proposal for 6465 201 Street?

Why are you not considering a different model for the
Glenridge Inn?
49 people being helped is 49 people. ~~Today~~
If it doesn't work will you change it?
this model

Please note: this form will be shared with BC Housing, Fraser Health, Stepping Stone Community Services Society,
Langley Community Services Society and the Township of Langley.



Langley Supportive Housing Community Dialogue Session – May 15, 2018

Which of the following best identifies you?

☒ Township of Langley Resident

☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

☒ Invitation letter in the mail

☐ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

KNOWING THAT THIS IS A "RENTAL" FACILITY
HAS EASED OUR MINDS SOMEWHAT

Do you have any additional questions or comments about the proposal for 6465 201 Street?

WE NEED THE TOWNSHIP & RCMP TO
DO MORE ABOUT THE DRUG USERS LITTERING
OUR STREETS.



Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident

- ☐ City of Langley Business Owner
☐ Other: _____

How did you hear about the Community Dialogue Sessions?

- ☒ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☒ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

*Hearing more about the services that will be available for the residents
 - Just being more informed.
 - Hearing peoples hearts to help the homeless*

Do you have any additional questions or comments about the proposal for 6465 201 Street?



Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident

- ☐ City of Langley Business Owner
 FOIPPA s.22(1)



How did you hear about the Community Dialogue Sessions?

FOIPPA s.22(1)

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☒ Other: email from Janet

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

Appreciated all the feedback from the agencies who will be associated with the housing. So much support!

Do you have any additional questions or comments about the proposal for 6465 201 Street?



BC HOUSING

fraserhealth
Better health. Best for all.Stepping Stone
Community Services SocietyLangley Community
Services Society

Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
- ☐ Township Business Owner
- ☐ City of Langley Resident
- ☐ City of Langley Business Owner
- ☐ Other: _____

How did you hear about the Community Dialogue Sessions?

- ☒ Invitation letter in the mail
- ☐ Advertising in newspaper (Langley Advance or Langley Times)
- ☐ Online advertising (Langley Advance or Langley Times)
- ☐ Facebook or Twitter posts
- ☒ Word of mouth
- ☒ Other: _____

FOIPPA s.22(1)

Was this session helpful for learning more about supportive housing?

- ☒ Yes
- ☐ No
- ☐ Undecided

What information was most helpful for you?

All of the support
great feedback, great concerns

Do you have any additional questions or comments about the proposal for 6465 201 Street?

Hope for a positive living space!



Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☒ Invitation letter in the mail *received on the 15th!*
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☐ Yes
☒ No
☐ Undecided

What information was most helpful for you?

*I felt my question were not directly answered.
 Round about answers.*
- What requirements are needed by individuals to live in the facility? A: done case by case but no actual answer was given.
- What requirements to stay? A: again its case by case. Other than paying their \$375 rent doesn't seem to have set rules.
 Do you have any additional questions or comments about the proposal for 6465 201

Street?

- choosing individuals will there be a focus on the homeless living in Langley Meadows?
- Will tenants have curfews?



Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

- ☐ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident

- ☐ City of Langley Business Owner
☒ Other: [REDACTED] FOIPPA s.22(1)

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☒ Other: [REDACTED] FOIPPA s.22(1)

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

*Yes - got other people's opinion (professionals, residents, students)
 who brought different concerns & opinions to the dialogue
 - concerns addressed; openness of dialogue*

Do you have any additional questions or comments about the proposal for 6465 201 Street?

not right now



Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

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☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

☐ Invitation letter in the mail

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☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☒ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

Hearing about the support + teams + intake
process that is going to be available.
Hearing about people's concerns / perspectives

Do you have any additional questions or comments about the proposal for 6465 201
Street?

Need more publicized examples of
successful projects → other areas by news stories.
→ Say that the fears that came before
were not founded or didn't happen as
feared.



Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

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 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

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☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☒ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

Learning more about the goal^{plans} and how people are going to address fears and of businesses and neighborhood near by.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

HOPEFUL + EXCITED we are going to have this in Langley.



Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

☐ Township of Langley Resident

☐ City of Langley Business Owner

☒ Township Business Owner

☐ Other: _____

☒ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

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☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

*good overview was given over the purpose + process of the house -
the committee to meet monthly including community members business members - good idea - good for accountability*

Do you have any additional questions or comments about the proposal for 6465 201 Street?

only concerns over - overflow in the creek - perhaps take down some trees / low growth to make it more visibility



Langley Supportive Housing Community Dialogue Session – May 17, 2018

Which of the following best identifies you?

- | | |
|---|--|
| <input checked="" type="checkbox"/> Township of Langley Resident
<input type="checkbox"/> Township Business Owner
<input type="checkbox"/> City of Langley Resident | <input type="checkbox"/> City of Langley Business Owner
<input type="checkbox"/> Other: _____ |
|---|--|

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☒ Advertising in newspaper (Langley Advance or Langley Times)
☒ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

In general, hearing about the programs and the safety measures that are going to be in place. I knew it wasn't going to be a "free-for-all", but hearing the support structures that are going to be in place is very reassuring.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

I hope it goes through!



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

☐ Township of Langley Resident

☐ Township Business Owner

☐ City of Langley Resident

☐ City of Langley Business Owner

☒ Other: FORMER LANGLEY
RESIDENT NOW IN
SURREY

How did you hear about the Community Dialogue Sessions?

☐ Invitation letter in the mail

☒ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

FINDING OUT ABOUT THE DIVERSITY OF
SERVICES IN LANGLEY AS WELL AS WHAT
THE MODEL WILL LOOK LIKE.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

NO.



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- | | |
|---|--|
| <input type="checkbox"/> Township of Langley Resident
<input type="checkbox"/> Township Business Owner
<input checked="" type="checkbox"/> City of Langley Resident | <input type="checkbox"/> City of Langley Business Owner
<input type="checkbox"/> Other: _____ |
|---|--|

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☒ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

Lookout services and stories of

Do you have any additional questions or comments about the proposal for 6465 201 Street?

- what plans are there for 2nd stage housing and supports for residents of Quality Inn given the lack of affordable housing in Langley and competition for



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- ☐ Township of Langley Resident
 ☒ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☒ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

Understanding the initiative, also listening to experiences from
 various individuals, and getting a better sense of what
 the community needs → ① More housing -
 ② Perhaps a Grocery Program -
 ③ Outreach Program -

Do you have any additional questions or comments about the proposal for 6465 201 Street?

My comments → ① Need more housing
 ② Consider a grocery program



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- ☐ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☒ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

Understanding each agency serv. & how they link to our population. Creating partnerships. The power of each story.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

Consider medical respite unit in the proposal. The environment could provide appropriate & relevant area for individual to recover (long term IV tx), etc. chronic health issue & need housing. Srvs can be wrapped around individuals from the various agencies.



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

☐ Township of Langley Resident

☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☒ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

☐ Invitation letter in the mail

☐ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☒ Other: *email invitation, as I indicated, after the October meeting, that I was interested in more contact on this issue*

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

The intelligent and loving support and understanding for people who do not have homes

Do you have any additional questions or comments about the proposal for 6465 201 Street?

I continue to support this initiative

We do need to help those in the area around the Quality Inn to understand that this housing will not endanger their families



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☒ Invitation letter in the mail
☒ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☒ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

SURPRISE
 WAS UNAWARE OF FUNDS ALLOCATED TO PRIVATE
 HOUSING OPTION

Do you have any additional questions or comments about the proposal for 6465 201 Street?

NOPE



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

☒ Township of Langley Resident

☐ Township Business Owner

☐ City of Langley Resident

☐ City of Langley Business Owner

☐ Other: _____

How did you hear about the Community Dialogue Sessions?

☐ Invitation letter in the mail

☒ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

All the efforts being done to inform the
public and all the safety's being put in
place

Do you have any additional questions or comments about the proposal for 6465 201 Street?

Keep moving forward with this
project



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- | | |
|---|--|
| <input checked="" type="checkbox"/> Township of Langley Resident
<input type="checkbox"/> Township Business Owner
<input type="checkbox"/> City of Langley Resident | <input type="checkbox"/> City of Langley Business Owner
<input type="checkbox"/> Other: _____ |
|---|--|

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☒ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

Do you have any additional questions or comments about the proposal for 6465 201 Street?

Stepping Stone
Community Services SocietyLangley Community
Services Society

Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

☒ Township of Langley Resident

☐ Township Business Owner

☐ City of Langley Resident

☐ City of Langley Business Owner

☐ Other: _____

How did you hear about the Community Dialogue Sessions?

☒ Invitation letter in the mail

☐ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

The dialogue, feeling of working together.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

Please email me date of Council meeting in which we can support the rezoning of the Property



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

☒ Township of Langley Resident

☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

☐ Invitation letter in the mail

☒ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

The tremendous support that will be provided to the residents of the proposed Quality Inn project.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

I am a supporter of this project. My son has a mental health issue + I want to live in a community that will support him when my husband & I are no longer able to do so. And others within our community who need assistance.

Please note: this form will be shared with BC Housing, Fraser Health, Stepping Stone Community Services Society,

Langley Community Services Society and the Township of Langley.



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident

- ☐ City of Langley Business Owner
☒ Other: FOIPPA s.22(1)

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☒ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

- Hearing about the work of the Integrated Case Management Team (their work was new to me)
- The news about the various agencies working together (Kinz Angels; Look Out, AAA SF. Housing were new to me)
- Political leadership being shown by Councillor Arnason
- Project Leadership by BC Housing & Stepping Stones (Strong track record).

Do you have any additional questions or comments about the proposal for 6465 201 Street?

- Can you clarify a timeline from the time of TOL Council Approval to the time the doors open?



Langley Supportive Housing Community Dialogue Session – May 25, 2018

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☐ Township Business Owner

☒ City of Langley Resident

☐ City of Langley Business Owner

☒ Other: FOIPPA s.22(1)

How did you hear about the Community Dialogue Sessions?

☐ Invitation letter in the mail

☐ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☒ Other: email

Was this session helpful for learning more about supportive housing?

☐ Yes

☒ No

☐ Undecided

What information was most helpful for you?

hearing from community

Do you have any additional questions or comments about the proposal for 6465 201 Street?

Stepping Stone
Community Services SocietyLangley Community
Services Society

Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

☒ Township of Langley Resident

☐ City of Langley Business Owner

☒ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

☐ Invitation letter in the mail

☐ Advertising in newspaper (Langley Advance or Langley Times)

☒ Online advertising (Langley Advance or Langley Times)

☒ Facebook or Twitter posts

☒ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☐ Yes

☐ No

☐ Undecided

What information was most helpful for you?

I work in Supportive housing so I understand a lot already but was some I didn't know.

Do you have any additional questions or comments about the proposal for 6465 201 Street?



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- ☐ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☒ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

That we need more housing

Do you have any additional questions or comments about the proposal for 6465 201 Street?



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

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☐ Township Business Owner
☐ City of Langley Resident

☐ City of Langley Business Owner

☒ Other: _____

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☒ Other: _____

Was this session helpful for learning more about supportive housing?

- ☐ Yes
☒ No
☐ Undecided

What information was most helpful for you?

there is a lot of support agencies involved to be help wonderful

Do you have any additional questions or comments about the proposal for 6465 201 Street?

move faster, open sooner, open more



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- ☐ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☒ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☒ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

more info about support teams work

Do you have any additional questions or comments about the proposal for 6465 201 Street?

I will email



Langley Supportive Housing Community Dialogue Session – May 25, 2018

Which of the following best identifies you?

- ☐ Township of Langley Resident
☐ Township Business Owner
☒ City of Langley Resident

- ☐ City of Langley Business Owner
☐ Other: _____

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☒ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

but it was not clear
 where the meeting place was
 I went to Stepping Stones
 Only one person there could direct me where
 to go.

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

The best part was hearing support because the LEC meeting was extremely negative.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

What are the next steps that will make the housing happen
 zoning, funding etc.



Langley Supportive Housing Community Dialogue Session – May 26, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail. - THIS WAS NOT RECEIVED AT MY RESIDENCE + I LIVE IN LANGLEY MEADOWS
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☒ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☐ Yes
☐ No
☒ Undecided

What information was most helpful for you?

- THAT THERE WILL BE A THOROUGH ASSESSMENT FOR ALL RESIDENTS.
 - THAT IT ~~WILL~~ HAS NOT GONE TO REZONING, YET + COULD BE REFUSED STILL
 - CONCERNED THAT THERE WERE ONLY ABOUT 8-10 INDIVIDUALS THAT WERE NOTIFIED OF THIS MEETING, THAT ATTENDED

Do you have any additional questions or comments about the proposal for 6465 201

Street?

WE SEE THE INDIVIDUALS THAT ~~ARE~~ ^{ARE} HOMELESS IN OUR NEIGHBOURHOOD, THERE ARE VERY FEW "SENIORS" OR "ABUSED WOMEN". WE DO SEE THE DRUG ADDICTED + THEFT IN OUR COMMUNITY THIS IS WHAT WE SEE AS THE RESIDENTS THAT WILL BE HOUSED. THIS IS WHY THE COMMUNITY IS CONCERNED

Please note: this form will be shared with BC Housing, Fraser Health, Stepping Stone Community Services Society,

Langley Community Services Society and the Township of Langley.



Langley Supportive Housing Community Dialogue Session – May 26, 2018

Which of the following best identifies you?

☒ Township of Langley Resident

☐ City of Langley Business Owner

☐ Township Business Owner

☐ Other: _____

☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

☒ Invitation letter in the mail *late*

☐ Advertising in newspaper (Langley Advance or Langley Times)

☐ Online advertising (Langley Advance or Langley Times)

☐ Facebook or Twitter posts

☐ Word of mouth

☐ Other: _____

Was this session helpful for learning more about supportive housing?

☒ Yes

☐ No

☐ Undecided

What information was most helpful for you?

This meeting had more clear information than Oct. The description of the "lower" risk tenants that do have to pay rent is important to clear up perception of housing

Do you have any additional questions or comments about the proposal for 6465 201 Street?

This proposal needs to address the local homeless / run handler population. The assessment process ^{by tenants} needs to be created first, this will help make it clear who will benefit from the housing. Will there be a direct tip line to report issues? Could this building provide a central location for community support and direction to the right services.

Please note: this form will be shared with BC Housing, Fraser Health, Stepping Stone Community Services Society,

Langley Community Services Society and the Township of Langley.



Langley Supportive Housing Community Dialogue Session – May 26, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☒ Invitation letter in the mail - very late.
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

It seemed like there was new info since the October Town Hall meeting. But it does seem as though some of the information has changed. ~~Anyway~~ I'm happy to hear that residents will pay rent. Thank you for answering our questions.

Do you have any additional questions or comments about the proposal for 6465 201 Street?

I am concerned about the safety and security of the neighborhood. I am not in support or opposed to this but wanted to find out more information. I think the Community Advisory Council is a great idea and I hope that local schools will be invited to have a representative sit on the board.

Please note: this form will be shared with BC Housing, Fraser Health, Stepping Stone Community Services Society, Langley Community Services Society and the Township of Langley.

I do think there should be security overnight in addition to the



Langley Supportive Housing Community Dialogue Session – May 26, 2018

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 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☒ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☐ Yes
☐ No
☒ Undecided

What information was most helpful for you?

Do you have any additional questions or comments about the proposal for 6465 201 Street?

I am strictly opposed to this proposal. You have no notify the community about your plans.



Langley Supportive Housing Community Dialogue Session – May 26, 2018

Which of the following best identifies you?

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☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☒ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

failure to notify people
other info
here to get real answers.
seems like decision is already made
no clear answers
talking in circles

Do you have any additional questions or comments about the proposal for 6465 201 Street?

Not a safe environment for our children



Langley Supportive Housing Community Dialogue Session – May 26, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
 ☐ City of Langley Business Owner
☐ Township Business Owner
 ☐ Other: _____
☐ City of Langley Resident

How did you hear about the Community Dialogue Sessions?

- ☒ Invitation letter in the mail → which came 3 days AFTER the first meeting was held.
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

The information provided only made me more concerned about the lack of cohesiveness between the groups working on this project.

Do you have any additional questions or comments about the proposal for 6465 201

Street?

My comment would be that questions being asked by the attendants were not answered clearly or concisely. Answers were sometimes contradictory to information from what was presented at town hall meeting. Additionally, I found that the reps for the

Please note: this form will be shared with BC Housing, Fraser Health, Stepping Stone Community Services Society,

Langley Community Services Society and the Township of Langley.

please share the information from this meeting with Langley township government



Stepping Stone
Community Services Society



Langley Community
Services Society

Langley Supportive Housing Community Dialogue Session – May 26, 2018

Which of the following best identifies you?

- ☒ Township of Langley Resident
☐ Township Business Owner
☐ City of Langley Resident

- ☐ City of Langley Business Owner
☐ Other: _____

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☐ Facebook or Twitter posts
☒ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☐ Yes
☒ No
☐ Undecided

What information was most helpful for you?

None. However, it gives me an opportunity to voice my opinion. The location is not a suitable site. Low barrier model is not appropriate. Elementary schools are next door. It is in the heart of Willoughby community dense population, liquor store nearby, the

Do you have any additional questions or comments about the proposal for 6465 201

Street? drug addicted residents who are mentally ill are a terrible combination, which will bring so much risks to Willoughby residents and surrounding children and family.



Langley Supportive Housing Community Dialogue Session – May 26, 2018

Which of the following best identifies you?

- | | |
|---|--|
| <input checked="" type="checkbox"/> Township of Langley Resident
<input type="checkbox"/> Township Business Owner
<input type="checkbox"/> City of Langley Resident | <input type="checkbox"/> City of Langley Business Owner
<input type="checkbox"/> Other: _____ |
|---|--|

How did you hear about the Community Dialogue Sessions?

- ☐ Invitation letter in the mail
☐ Advertising in newspaper (Langley Advance or Langley Times)
☐ Online advertising (Langley Advance or Langley Times)
☒ Facebook or Twitter posts
☐ Word of mouth
☐ Other: _____

Was this session helpful for learning more about supportive housing?

- ☒ Yes
☐ No
☐ Undecided

What information was most helpful for you?

Statistics and hearing about community concerns

Do you have any additional questions or comments about the proposal for 6465 201 Street?

→ _____

Appendix F: Community Dialogue Transcripts

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community & Organizational Engagement*

**COMMUNITY DIALOGUE
SUMMARY REPORT**

To: Roberta Randall, Senior Manager, Community Relations BC Housing
From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Re: Community Dialogue Series Meeting for Proposed Quality Inn Supportive Housing project at 6465-201 Street, Langley, BC.

Event Date: Tuesday, May 15, 2018
Time: 6:00 PM – 8:00 PM
Location: Murrayville Library, 22071 48th Avenue, Langley, BC
Attendees: Seven (7) citizens attended

Notification

- A project web page at <https://www.bchousing.org/partner-services/public-engagement/langley-supportive>
- An invitation letter was distributed to 4,500 homes / 1KM radius of 6465 201 Street via Canada Post starting Friday, May 10
- A half-page advertisement was placed in the Langley Times and Langley Advance newspapers on May 10, May 13, May 15, May 20, May 21
- Targeted Facebook advertisements and Tweets began on May 10

Presentation Team

- Will Valenciano, Housing and Health Services Manager, BC Housing
- Janet Burden, Executive Director, Stepping Stone Community Services Society
- Dan Kipper, Director of Clinical Programs, Mental Health & Substance Use Services, Fraser Health Authority of Langley
- Corinne Blasius, Langley Community Services Society

Facilitator

- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates

BC Housing has submitted a rezoning application to the Township of Langley for the Quality Inn at 6465-201 Street. BC Housing purchased the property and is undertaking renovations to convert the existing 50-room hotel into 49 units of supportive housing and programming space, and an office for a new Intensive Case Management (ICM) team. Stepping Stone Community Services Society would operate the supportive housing units and provide support services and programming for the residents. The ICM, in partnership with Fraser Health, would provide access to treatment for people who are experiencing homelessness.

COMMUNITY DIALOGUE: (Index: Q: Questions C: Comment A: Answers)

- Q1** What is the difference between the Gateway of Hope facility and this proposed development?
- A1** The Gateway of Hope is a shelter. The 32 people that are in the shelter can come and go during the day. In order to be on the Mat Program, you have to be there for seven in the evening. You can't be on the property during the day and there is no programming other than a community meal on certain days. It is not supportive housing. Individuals staying in the shelter can apply to go into second stage housing and that requires someone to be abstinent and they can stay up to two years.
- C2** If we are going to get people that are out on the curbs pan handling and shooting up leaving their needles all over the street with tarps set up everywhere. I have a problem with that big time.
- A2** Primarily part of the difference is that they are in different stages on the continuum of housing. This is a home. For these individuals that are coming in, this will be their own space. They will have their own fob to get into their space. The only difference between this and renting in the private market is that some of these individuals need some extra support to maintain their housing. It will not be new people coming and going on a regular basis. How long they stay depends on how much support they need before they are ready to move on to the next step of their life.
- Q3** If people show up late looking for a place to stay, are they asked to leave the premises or do you take them in if you have room? We are concerned about them hanging out with their buggies.
- A3** When people move in there, it is their home until they are ready to move on to something else. As an operator, I can tell you that there will not be people hanging around in the parking lot. We will work with BC Housing to look at storage in case people have a bike or something. They won't need a shopping cart because they have a place where they can keep their belongings. As the operators, we are going to take responsibility for that property and make it look nice.
- Q4** Can you confirm that this is low barrier housing and people living there can be actively using drugs without being in a treatment plan?
- A4** There might be some people that have drug or alcohol problems and just like if they were living in market housing, we are not going to tell them they can't. We will be able to identify that and be able to support people with services.
- Q5** I have heard that in other supported housing environments that there are homeless group housing family units. If one person gets housing and the others don't then the one person in the family takes the others in and there can be chaos. I have heard that this is when you get people congregating in that area. How will this be addressed?

BC Housing Proposed Supportive Housing in Langley
Community Dialogue Series Meeting
May 15, 2018

- A5** The Residential Tenancy Act only allows you to have people stay overnight with you for a very restricted amount of time. This Program Agreement will be like that as well. People can have guests because it is their home. We will be monitoring who comes in and out of the building and if someone is having someone stay overnight there will be a restriction to how many nights.
- C6** I find the word NIMBY to be very condescending and disrespectful to our community, and the people of our community who are concerned for our children and for the well-being of their community. I am all for helping to house the people who are in their cars because they are newly homeless, or the veteran that was in the newspaper. I am not for low barrier housing where people can be actively using drugs while not seeking treatment.
- Q7** If there becomes a problem with homeless people with shopping carts moving in, maybe not necessarily on your property, what are you going to do about it?
- A7** The community advisory committee will be looking at what some of the issues are that need to be addressed. If it is immediate issues, we will be working closely with the RCMP. We work with bylaw as well. We will be reaching out to community partners to say that this is an issue for people that live around here and what should we do about it.
- Q8** What is being done at Gateway of Hope because there is a huge population that seems semi permanent living around the facility?
- C9** It has really gone downhill in the last few years and there doesn't seem to be any communication between Gateway and the community at all. There is open drug use there and they have no respect for the neighbourhood. I have only seen Gateway do a clean-up once in all the years it has been there.
- C10** I think it is a very large concern for the Langley Meadows neighbourhood. I don't think anyone is against the supportive housing, they are against residents that are drug users and the fact that it will not be clean and dry. We also think that is too close to the elementary school and the liquor store. It is an honour to live here and we love our neighbourhood and community. I know that not every homeless person is a drug user or has mental health issues. Some people just have bad luck or bad things happen to them. We need to find a balance where our community, our children, and our way of life doesn't change and where we can also help people, who need help, improve their way of life. Have you considered a model where it is more specific as to who can stay there? Maybe like foster kids who have aged out of the system or single moms or moms who have gone through rehab and are trying to get their children back.
- A10** I have seen how supportive housing has changed individuals. That person walks a little taller and they care about where they are living and care about themselves to make those lifestyle changes.

We are working in partnership with a senior's services agency trying to do something on a bigger scale to reach the seniors that are suffering with homelessness. In our outreach office we partner with an agency that deals with youth homelessness and deals with

youth that are aging out of care. We have a close relationship with Langley Lions working with people who are either going into subsidized housing or are coming out of it and trying to get into something else. When it comes to balance, we can have youth that are aging out of care as long as they are 19. We can also have seniors who have nowhere else to go. We can have a whole mix instead of just one specific set of people. If you can get that mix there will be support and self-policing.

Q11 If there is a tenant in the building and they are not following the guidelines at all, do you evict them? What happens to them?

A11 Eviction would never be a first step. We are clear about what the expectations are and what we can do to support residents to change the behaviour so that they would be successful to live here. In the end some people do get evicted from their housing but that would be a last resort.

Q12 There are three elementary schools right there and a baby park right across the street. With the 87 year old woman and veteran that were in the newspaper, does Fraser Health have places for these people to go stay?

A12 They could, depending on how they are connected to services.

C13 From what I am reading, seniors are really going to be in trouble in the next little while. There is not enough housing for anybody. Everyone has seen the market out there.

Q14 So if you make a rule or determine a number of nights that someone can have a guest stay, then what do you do with them after they have exceeded that time? What do they do when you kick them out, they end up going down to the ravine and hang out at the park.

A14 We have dealt with this and we talk to the tenant to let them know they can't have a permanent guest or move someone in with them. I am not sure that I can answer about where the person that is asked to leave goes but I understand that you are concerned about that.

C15 We are concerned that people that aren't allowed to permanently stay with a tenant will leave the facility and hang around or live in the park.

A15 We will have 24 hour staffing with supervisors outside of that staffing. If there is a problem that people feel is directly related to the supportive housing they can call and we will be responsive to that.

C16 We back onto the park and if we don't call bylaw or police, there will be a tent city there in an instant. Since this was announced there is a bigger influx of people in the area and at the Quality Inn site. My kids can't walk to school, and it is a 100 meters away, because people are shooting up in the middle of the day. Housing seniors and single moms and veterans, I am all for. But if you build it, they will come. At the last public meeting, the police were asked "what do we do?" and they said to call non-emergency and they would be there. We call non-emergency all the time because one shows up in the park with a

BC Housing Proposed Supportive Housing in Langley
Community Dialogue Series Meeting
May 15, 2018

buggy, the next day there is two then three, then there is tents and piles of human feces. There are needles and at night you can see them smoking crack and in the day they are shooting up. Many of the neighbours call non-emergency and we get “are you seriously calling about this?” We are made to feel stupid so we call bylaw and maybe three days later they will show up. When the RCMP said they were going to be here for us we thought that was great but it just didn’t happen.

A16 When you have a community advisory committee, the RCMP will be on the committee that meets once a month or whatever is determined. Those are issues that can go to the committee. This has 49 units in it, it will not solve the whole Langley homeless problem and we recognize that. We recognize there is a bigger issue but this is about the first step and recognizing that more still needs to be done.

Q17 (Facilitator) In your experience living in the neighbourhood and in greater Langley, is there anything going on in the community that you see is working well in terms of this issue?

C17 Nothing is working. You see signs that pan handling is illegal and they are leaning on the pan handling sign. If it is illegal, why are the police not chasing them out? Day after day they take their shifts. I am concerned about this housing because they say there is going to be 24-7 support. I read there will be two people on staff 24 seven for 49 rooms.

A17 Just to clarify, there will be a minimum of two staff 24 hours. There will be other staff as well.

C18 I am in favour of this and I think it is the perfect location. You are never going to go anywhere in Langley without hitting a liquor store and it is across six lanes of road including turn lanes to get to the school. There is a ravine there now and if people want to be there they will be there. As far as the Bylaw Officer, they are at Gateway all the time. I think this gives dignity and a home to 49 people and if this is successful, and I believe it will be, then we have another place open up somewhere else. We need to start somewhere.

Q19 I have been seeing a lot of enabling and so much addiction. I was hoping when they put in the Gateway of Hope that they would put in one room for people to go through withdrawal and then carry on into a program. I am seeing such horrific mental illness outside my windows and it is terrifying for us and must be for them as well. What about dealing with the actual problems, with the mental illness? I understand that there is a shortage of places where they can go through a rehab type program and am wondering if you are working in conjunction with that kind of thing and have more of it?

A19 This program is unique as it has a lot of other supports attached to it. The ICM team is a specialized team of health individuals. It consists of a psychiatrist, a nurse practitioner, nurses, social workers and an addiction counsellor. This team will provide supports for the residents on site as well as individuals currently in the community who are looking for housing. Many of the homeless individuals are quite complex, they have lots of health

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and addiction issues. By putting a roof over their head, you can then engage them in some of the other supports and services that are available.

Q20 Where do we have this program right now where people can actually go and get off drugs?

A20 In Surrey there is detox that they could use but there is nothing in Langley that they can use.

C21 Sometimes they are mentally ill and other times it is a lifestyle choice of taking drugs and partying. I think it is important to have a home for people but more importantly to have it working with a program to move them forward and get them off of that lifestyle. I am not seeing that part happening.

A21 One of the challenges we have had in the past is that if we just provide housing for someone with no services and we leave them to their own devices the success rate is 50/50. We are trying to provide a home not just a house and services so that they start to feel comfortable and feel like making change is possible. If we can find a way to stabilize some of these individuals and get them to a point where they actually feel like there is another choice then we can start to work on getting them help from the different team members. We can start working on some of the mental health issues and substance use and connect them with their families. It is a process that is not just about providing housing.

Q22 We talked about positively impacting 49 people's lives and that is great. What is the potential negative impact on many families and children in the community though? You can't guarantee that all 49 people in those rooms are going to be positively impacted and make a difference. We want to lessen the negative impact while still having that positive impact.

(Facilitator) From your perspective, if this was to go ahead, what factors do they need to consider that would have an impact on the success of supportive housing in Langley?

Q23 Maybe more of a preventative measure and preventing 49 people from becoming homeless. We are envisioning the surrounding area of Gateway of Hope. This may not be the reality but we are envisioning the tent city that was by the overpass. We do have to consider that that could become a sort of reality. Maybe tweaking who is going to be living there. A change in the surrounding neighbourhood is very likely and we want to minimize that. Why can't you make it a dry and clean facility? Are you afraid that people will not want to be there? I am pretty sure that there is a percentage of homeless that are not drug addicts or alcoholics so why can't it be dry and clean?

A23 It is a program called Housing First and it is a nationwide standard in terms of how you deal with people who are homeless and also have some of those issues. There is housing out there that is dry and high barrier but to address that individual and get them inside that is a barrier for them to even want to consider housing. What this program is saying is

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ok, you have challenges and issues and we are going to address them but we need to get you safe and indoors. They then start to heal and start considering how to move on.

- Q24** Doesn't the Downtown Eastside have the highest percentage of supportive groups in that area and yet it has gotten worse than it has ever been in terms of drug use and homelessness? So much money is poured into it but it doesn't seem to get any better. Just because you throw money and community groups at this issue it doesn't mean it is going to improve anything. When the Gateway of Hope opened, did they have community meetings like this and make promises and tell you (other participant) what was going on?
- C25** There were meetings before we even knew where it was going to be. I actually hoped it was going to be in the empty lot because I thought people were going to be fixed. I thought there would be a lot offered there, not what it became. There is no community group that deals with them or our concerns with the Gateway. There was no input from the community. People in our building have gone over and expressed concerns mostly about drug use. They have a policy about no drug use so they all just come out and do it in our back yard basically.
- Q26** For the first year this place will probably be good and they will police it. What about the second year when you have high turnover of staff and you don't have a continuum? You might get people staffing the Quality Inn that may not care about it as much as the people that started it. It could get worse as the years go on.
- A26** We are accountable to BC Housing and BC Housing will hold us accountable as an operator. They have high standards with regards to operating their buildings and properties and we currently operate a property for them in Langley. I am confident that we will do a good job and BC Housing will hold whoever is operating it accountable.
- Q27** Is there going to be annual reviews and checkups with the community to see how it is working?
- A27** We absolutely can do that and think it would be what we are looking at through the community advisory and maybe even through these dialogues. We need to know what we need to do to make the community feel more confident that what we say we are going to do, we are actually going to do.
- Q28** What about the facility you run right now? Do you get feedback from the community? Do you ask them every six months what is going on and how they feel about the project?
- A28** We are responsive to any of our neighbours and if there is any feedback from them we are responsive to that. We have been operating that housing for many years and it is long term tenants that are in there so we actually haven't had any community complaints about issues at that property.
- Q29** So if somebody has a problem you address it?
- A29** Absolutely.

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- C30** I really don't think that this is the place for mental health issues or addiction to be treated. I think mental health needs specialized care that can't be addressed in such a small facility. I will continue to say this until the bitter end. I do not support this project.
- A30** In terms of people being treated for mental illness, the ICM team would link people and take them to services. They may monitor and make sure they are taking their medication so they stay well. In terms of actually treating them on site, it is not going to be a mini hospital it is really a link to supports and services and they are taken to where there are services.
- C31** I have lived in the neighbourhood for FOIPPA s.22(1) and I don't get to choose who my neighbour is. I want to be clear that the few people who came out tonight are not speaking on behalf of everybody that lives in the Langley Meadows area or the Elements area. It is unfortunate that the people that support this don't come to the meetings. It is the people who are fearful and can't understand the difference between Gateway and what they are trying to do here. I wish we could come away from this meeting and understand the difference.
- C32** The big meeting that had 500-600 people show up, I understood that 80% of those people were against it or at least that is what the media said.
- C33** I think we all fear the crime, the stealing, being on our balconies looking in our windows and things like that. When we do call the police, they don't come and don't address it, they don't chase them away. Where do we get the support from the police and the community to say we understand that you don't feel safe in your home? It seems like they have rights but we don't.
- Q34** (Facilitator) Whether or not this particular development goes ahead, what needs to happen in the community in terms of the issues you have raised?
- C34** The Township needs to do their job because we are paying taxes. They should be cleaning up the streets and saying you can't have a tent city here. I think the problem is that the homeless just don't care and have no values. They throw things all over the place and we have to clean it up. There is a difference between being homeless and being homeless and disrespectful. There wouldn't be a problem with homeless people if they just cleaned up their mess, their needles, and their feces.
- C35** If you asked everyone here I think they would say they are for it minus the zero tolerance. I am sure you can find 49 people that are clean and sober and need the help. Fraser Health does harm reduction they are not about zero tolerance. If people come into this place and it is zero tolerance, people that need to get sober won't get sober.
- A35** I think we all want it to be safe for the residents in the building, we want it to be safe for the community and the neighbours as well. I think that is the goal for all of us. The goal is how do we do this so we can achieve that. Something to think about is the fact that these are individuals that are already in the community right now and some of the issues that are coming up tonight about camping in the ravine, the feces and some of those things

are as a result of the fact that you have people in the community that do need connections to the services. If you open up the house and only allow people to move in that are sober, you are going to help the 49 that are sober. You are not going to start to address the wider issues that are already in the community. The huge benefit is that there is an ICM team here that has those services. Not all of the supportive places actually have the connection to that. There is an investment from Fraser Health as a commitment to this community to help and try to address this. We are providing the housing to help support the work that the ICM team is already doing. To have a place where they can start to bring people inside where they can connect them to the services. I can't guarantee anything at this point except for the fact the BC Housing has processes in place to try to hold the non-profit providers accountable. There is a commitment on the part of Stepping Stones. Having a community advisory committee will make sure the community has a voice.

C36 We get that you can't get people to stop living in the park and ravine because they were there before you came. All I can say though is that if you build it they will come and then there will be even more. When we call the police and try to get them removed we are made to feel bad because we are asking for help.

A36 Contacting the community advisory committee gives you one extra avenue to call. We recognize that there is a homeless issue provincial, regionally and all across Metro Vancouver. The conversation we are having here about supportive housing is the same one we are having in Chilliwack, Surrey and Maple Ridge. There are a number of other communities we are looking at to try to address the issues in those communities so that people won't go to one area. This is for people who are already in Langley.

BC Housing speaking about next steps: There will be a series of other community dialogue meetings with different dates and times. There is going to be another big open house on May 28th where we talk about what we have heard in the dialogues sessions and what the next steps look like. If you have questions email communityrelations@bchousing.org and we will get back to you. You can also email any comments that you want captured, everything received will be submitted to Council.

C37 My experience with Council is no matter what we do here tonight and no matter how many meetings there are, at the end of the day whatever they decide they will put it through even if 95% of people are against it. They have already torn that place apart and put the dumpsters in way before these meetings even started. This is a go ahead no matter what.

C38 We have seen an email from the Mayor of Langley , it said even if the residents decide yes or no, the provincial government will put it through if we want it or not.

Q39 What is the building that is going up next to the skateboard park?

A39 It is a youth centre on 203 Avenue, right across from Canada Bread

C40 I think it is in a great location and it is fabulous

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community & Organizational Engagement*

**COMMUNITY DIALOGUE
SUMMARY REPORT**

To: Roberta Randall, Senior Manager, Community Relations BC Housing
From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Re: Community Dialogue Series Meeting for Proposed Quality Inn Supportive Housing project at 6465-201 Street, Langley, BC.

Event Date: Thursday, May 17, 2018
Time: 10:00 AM – 12:00 PM
Location: George Preston Recreation Centre, 20699 42 Avenue, Langley
Attendees: Eleven (11) citizens attended

Notification

- A project web page at <https://www.bchousing.org/partner-services/public-engagement/langley-supportive>
- An invitation letter was distributed to 4,500 homes / 1KM radius of 6465 201 Street via Canada Post starting Friday, May 10
- A half-page advertisement was placed in the Langley Times and Langley Advance newspapers on May 10, May 13, May 15, May 20, May 21
- Targeted Facebook advertisements and Tweets began on May 10

Presentation Team

- Dominic Flanagan, Executive Director & Strategic Advisor on Homelessness, Supportive Housing Programs, BC Housing
- Roberta Randall, Senior Manager, Community Relations BC Housing
- Janet Burden, Executive Director, Stepping Stone Community Services Society
- Betty Hansen, Fraser Health Authority of Langley
- Corinne Blasius, Langley Community Services Society

Facilitator

- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates

BC Housing has submitted a rezoning application to the Township of Langley for the Quality Inn at 6465-201 Street. BC Housing purchased the property and is undertaking renovations to convert the existing 50-room hotel into 49 units of supportive housing and programming space, and an office for a new Intensive Case Management (ICM) team. Stepping Stone Community Services Society would operate the supportive housing units and provide support services and programming for the residents. The ICM, in partnership with Fraser Health, would provide access to treatment for people who are experiencing homelessness.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- Q1** Is the ICM team just available to the residents of the housing or are they there for anybody who is homeless and needs help?
- A1** In terms of case management in our community, it is already operational and has been running since late last summer. It is a referral based program and they are currently in a temporary space until they can relocate permanently. They screen individuals for suitability and interest because it is voluntary and they are not forcing their services on individuals. Individuals who fit the criteria for the program are taken in and then supported on their goals of obtaining housing, stabilizing mental health conditions and medical health conditions. They are linked with health services and other supports. As those goals are achieved, those individuals will be able to move onto other services that will better fit their needs and ICM will be able to take on additional people. The ICM team is an outreach team and they go out to see people. If people are living in the proposed support housing, the ICM team will work with them there. There will not be an office where there is traffic coming into the building to see the ICM team.
- Q2** Is there still a waitlist for the ICM team?
- A2** Yes and organizations can still refer and the person will be put on the wait list. We will be serving 80 people. There are eight individuals we were able to work with and get them housed in market housing.
- Q3** Who is part of the ICM team?
- A3** There is a total of 12 of us that make up the team. We have a psychiatrist, a nurse practitioner, an addictions counsellor, an RN, a registered psych nurse, a peer support worker, a housing procurement specialist and three case managers. There is also an admin assistant and myself. Generally, there are three to four people on staff every day.
- Q4** What is the relationship with the Gateway of Hope and this facility?
- A4** The Gateway of Hope is a community partner but there won't be any direct relationship other than there may be people living at the shelter that may apply to live here. The hope would be that it may free up some shelter spaces as it is very overloaded.
- Q5** I have heard that a big problem for Gateway is that after being in the program for two years there is then no place for them to go. Would this be like a transitional place for them?
- A5** It possibly could be. Some people may be ready, after being in the program for two years, to be in a market rental and receive a subsidy so they would not necessarily need to be housed in this facility.
- Q6** How many units are in the 49 units?

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- A6** The hotel has 50 rooms in it and one room will be converted into an office space for the intensive case management team. There are some rooms that were suite rooms that possibly we could look at couples so that number could be 51 or 53 people. There will be no children in the facility.
- Q7** (Facilitator) From your perspective, are there any things that are going well in the community in terms of homelessness or around this issue?
- A7** I think the relationship the church has with the homeless population is going well. Wednesday mornings they serve coffee and sandwiches and food for lunch. There is a great deal of respect and the homeless people are asked to clean up after themselves and they do. They are asked not to do drugs there and for the most part they respect that. They police themselves. On Sunday nights, there is the same kind of group where a lot of homeless people come and have coffee and food. They love to be able to hang out together and then when the evening is over they know they have to disperse and take their things away. They are very respectful of us and I trust them. If you want to come on Sunday nights you can meet some of them.
- C8** I have heard the pastor is doing a good job and having a good affect.
- C9** I work in the Douglas Park area and notice the police have a good presence there and do walks in the park. It is not just about chasing people away, it is making sure that everyone can see that they are there and they have a relationship with the people there. There is a community policing office downtown and I think that because they are so close they can attend very quickly if there is anything that comes up.
- Q10** Is there a community policing office in the area of the Quality Inn?
- A10** Yes, they do at Township Hall. Langley also has three mental health and homelessness liaison officers and their role is to respond to whatever needs there are. Our intention as the operator is to work really closely with the RCMP. We have discussed with them that they would have a regular presence at the site whether things are good or not so good.
- C11** I think the Gateway of Hope has been a great addition to Langley. They do a lot of good things for people.
- C12** I really like the ICM team and Stepping Stones because they see people in the hospital, help in the hospital and help with addiction referrals. There is really a sense of community outreach.
- C13** This housing will give those people who want and desire to have stability, supports and relationships again, the opportunity to regain what they have lost or many of them have never had from early years.
- Q14** What kind of an assessment will be used and what will be asked of them?

- A14 We use a vulnerable assessment tool which is a tool that is used around North America by people who work with the homeless. At the end of the assessment it gives us a score which is a measure of their vulnerability. It looks at physical and mental health issues, addictions, survival skills and history of homelessness. The tool has two clear functions, it helps to match the level of supports required to make sure they are housed effectively. It also helps create a healthy tenant mix when you start these programs. The people who would be moving into the Quality Inn would be diverse and a range of people that represent the community of Langley.
- Q15** I heard that it is a low barrier so they are allowed to have access to drugs and alcohol and will probably have mental health issues as well. What about criminal record checks? What are the requirements to stay in the facility and to get in?
- A15 We don't do criminal record checks. We all want this to work and we all want to have a community that we feel safe in. There are expectations about people's behaviours. There are expectations to be connected to support services and people will have to sign a program agreement that includes managing behaviour.
- Q16** What are the rules to stay?
- A16 When people sign a program agreement it is very much like a residential tenancy agreement. It outlines what is expected of people. Things like you pay your rent, you can't be disruptive to your neighbours, and there can't be safety concerns. Those are conversations right up front so people know what the expectations are and that they may have to stay connected with support services. If they are an ICM team client then it would be written into the program agreement that if you are going to live here then you have to see your clinical counsellor. We meet with people regularly to make sure they are following through with that. We are concerned about tenant safety so everyone that is living there is safe and the safety of any staff that are there. If there are people that are disruptive, we would address it with them. If we needed to, we would call the RCMP to support us. We will work with people to help them change their behaviour. We do this with other housing we are currently operating and it can be very effective because often people say they get it and don't want to lose their housing and will ask for additional supports. We don't want to evict people but if we work with people over a long period of time and they continue to have the same issues, the result could be eviction. Our experience has been that that is very exceptional when we have housed people.
- C17** I feel that answer was very vague that there is not a set list of things that are not acceptable and that you are just going to see how it goes as it goes
- C18** As a community we see the issues around and outside Gateway. Living so close to another situation that allows drugs and alcohol when Gateway doesn't, our concern is what is that going to do to our community. As it is already, needles are sometimes found. Situations like that are hard for us in our neighbourhood and we have questions about how that could be addressed and dealt with.

A18 Just to clarify, Gateway is a shelter and people can only be there at night and must leave during the day. During the day, they have to take their stuff with them and find places to be and that is why we see them in the neighbourhood. This place is a housing unit, like an apartment building, where they can be in there all day long. They can do their stuff there and keep their stuff there and don't have to cart their stuff all over the neighbourhood. They don't have to try to find places to do their drugs. In any kind of apartment building or whenever you rent something, they don't say you can't use drugs or alcohol in your place. You are paying rent and there are limits of what you can control on what they can and can't do in your own home.

Q19 Can you please talk more about the program agreement?

A19 There are expectations about people being connected to services. If people are using drugs we could build in doing wellness checks on people if we don't see them. There are very specifics that we can build into the program agreements that would not be on a regular residential tenancy agreement. We are concerned about people's safety and the safety of people that are using substances or drinking.

C20 If people have substance abuse they are not going to be able to quit on day one and if they need this kind of program, I would rather see them inside supportive housing. I don't think this place will be a draw for people to come and do drugs, it will be people who are residents that are currently using and they will be doing it in doors in a supportive area where they can get the help they need.

Q21 What happens with those that want assistance with getting off their addiction? Does that maybe not work well if it is allowed in the rest of the facility or does it work within the facility to do both?

A21 I think it will work within the supportive housing because if people are using substances they will not be doing it in common areas, it would be in the confines of their own apartment. The harm reduction approach is talking to people at the very beginning about what changes they want to make in their life. It is about meeting people where they are at and having the resources available to them when they do want to make those changes.

Q22 My assumption is that if someone wants to get off drugs that they need to go off to a recovery facility to do that. I assume the process would be that if they want recovery your team finds them a place to go do that?

A22 Yes there are lots of people who go to recovery facilities from supportive housing. If it is a goal for someone in supportive housing, we will facilitate that with the ICM team as well.

Q23 There are 49 units and one office, what other amenities are going to be in the building itself?

A23 On the main floor there will be a staffed front desk because we want to know who is coming in and out of the building. It will be fobbed and only people that live there will have a fob. If people are bringing a guest in, the guest would have to sign in because we would want to know who is in the building. The main floor also has a restaurant which will

be operational and we will be providing one hot meal a day. Upstairs on the second floor there is a common area that has a kitchen in it. Our vision is that it is a very good programming space. There could be support groups for people with substance use or support groups for people with mental health issues. There could be some recreation and social programming. As tenants start to move in we will talk to them about what kinds of programming they would like to see and what they would benefit from. It would be a space where we could bring community partners in so maybe employment programs could come in. They could run some programs and help people who are interested in looking at employment. There will be a designated medical room with a nurse practitioner with the ICM team.

Q24 Are there any other examples of supportive housing units in BC so we can see how those have impacted the communities that they are in?

A24 We have links on our website that we can show different models. We have about 10,000 units across BC in a range of communities. Some of them are very close to daycares and senior's homes. We are in an opiate crisis but not all homeless people are drug users so we are not going to have 49 people in this building who are using drugs. The homeless population is as diverse as the community of Langley. It is important that we focus on that but it is also important that we focus on the issues of mental health and addictions amongst people who are homeless and that their needs are addressed. That is why BC Housing and Fraser Health developed the ICM program.

There are five case studies (community acceptance studies) on the BC Housing website. They were done as part of our research team to look at supportive housing for people who are homeless in the community. It is a very thorough assessment of some of the concerns that were in the neighbourhood before the supportive housing was put in. It shows the lessons of success, what people learned as they went through the process and it looks at both before and after. There is also a video that is about four minutes long and it shows two or three different supportive housing projects in Victoria and talks about the experiences. It has interviews with some of the individuals who live in those buildings. We could show it at the end of the meeting if anyone is interested in staying and watching it.

Q25 Will there be a place for the homeless people who are not in the program to take a shower and do laundry?

A25 No, this is not open to other people that don't live there. People that live there have their own bathrooms and there is shared laundry on every floor.

Q26 When the people are being assessed to be part of the program, is one of the criteria for people to seek employment through the program? I understand that this is long term and not a shelter but will people who come into this project be encouraged or helped to find permanent housing outside the program? If there are only 49 units, there are more people than that out there that need this program. How is that process going to be managed from when they come in to how they are supported getting out?

A26 It is intended to be transitional but without a time frame on it because it will look very different for different people. There will be seniors who are currently homeless who will be moving in there and there could be younger people. There would be conversations with people at the beginning that this is probably not a forever place and what would their ideal home be or where would they like to be next? It would be what they need to do and what they need to work on in order to get there. We do have rent supplements where we can help people look at market housing. We feel confident there will be lots of people that want to take that next step.

Q27 If people do want to do the next steps, one of those is finding a job. If they don't have a lot of job experience to add to a resume, but they do want to try to get into the work force to be able to make their own money, is there a program that they can work for a company or organization to actually get the experience to put on a resume?

A27 Through Stepping Stones we do work with a lot of people to help them get into employment. For some people, it starts with volunteer opportunities in the community that help build their resume. We would work closely with Work BC and they have lots of links with employers that people can get work experience with. Our goal would be to create some internal positions, volunteer or casual paid, to help in the building to keep it clean and maybe help with meal preps.

Q28 Can you tell us one example of a community and how it worked? Can you tell us of a community that was afraid at first and how it actually turned out?

A28 There is a lot of supportive housing in communities both big and small that exist.

There are good examples of a diverse range of communities across BC on the BC Housing website. I encourage you to look at it.

Q29 When we first learned this was in the works, and that it was likely to be transitional housing, we were very for it because it is really needed. My concern is what happens to people who may have to be evicted, how is that done and are they just kicked out? You said people have to sign in if they are coming in from the outside, how well is that activity and those coming to visit someone who is living there handled? Is that just going to increase that activity in the area? What can we expect from that overflow activity?

A29 I would expect that it would not increase activity in the area. If anything, it is going to decrease activity because some of the people that are currently living in Langley Meadow's parks and in the ravine may very well be people that are housed. We operate other housing and our experience is people do not hang around or start living in adjacent spaces. Guests come and go and don't just hang around.

We will have 24 hour staffing in the immediate area and that would prevent people from just hanging around. Stepping Stones has the expertise and the skills not to evict people to the street. The community advisory committee will be able to measure the impact this housing program will have because the neighbours, Bylaw and the RCMP will be telling us very clearly if it is having an impact on the community.

Q30 Is there any turn over stats in general on supportive housing and placement into market housing? I don't know what steps have been made in regards to affordable housing rentals in the area and not for market rentals open outside of this. How do we push the onus from being in the unit to then renting in the community and what affordable units would be available?

A30 That is a good question. There is low income housing in the community. We currently work with the housing service providers to house people and we do have rent supplements for market rents. We are also in bigger conversations with the Township and the City of Langley because there is a housing crisis in Langley in terms of affordable rental units. Hopefully in the future there will be an investment in that type of housing and we will see an increase.

There are affordable housing programs in the pipeline. I know discussions have started both with the Township and the City because the government budget announcement made a big statement around affordability of housing. This Provincial administration is committed to develop 140,000 units of affordable housing over the next ten years. We recognize that we need to develop supportive housing programs but also right along the housing continuum of affordable housing as well.

Q31 I know there is a big focus on affordable housing in Vancouver and across the river. I have seen it especially in Surrey. How has it been progressing further into the valley?

A31 There are some things in the pipeline but I don't have that information off the top of my head right now. We can get that information and share it with you if you provide your email after the meeting.

Q32 It sounds like the trend is more to supportive housing giving the increase in property rental. If this is just transitional then we are going to get people into lower income markets but is that really going to happen because the rental market is constantly increasing? There are constant waitlists for low income housing. I feel that the problem is so much more systemic so why aren't we looking at those systemic issues more than just dealing with the affects and kind of reacting?

A32 We really do need to deal with the systemic issues. Providing employment opportunities is important. For the first time, we have a poverty reduction strategy. It is now Ministry of Social Development and Poverty Reduction. There is provincial consultation as we speak, we are not part of it, around poverty reduction and what does that look like. That is how you are going to address some of the systemic issues whether that be affordable housing, employment etc.

The governments focus on the supportive housing is because there is such an urgent need right now in the community. There is a homeless issue across the province in a number of communities and affordable housing is a big need. BC Housing has a number of new programs and funding streams that are coming on board to look at funding for low income families and seniors that is separate from the focus on supportive housing. As that

funding starts to come on stream you are going to start to see more conversations around what that is going to look like for Langley and the Fraser Valley.

Q33 We were talking about the creek and how there are homeless in there. Are you saying that that would no longer be there because of the housing unit that you are going to put in?

A33 That is the goal

Q34 For the assessment of the individuals being brought in, is it going to be based on location? How are people selected to live here? Will it be people who are already in the neighbourhood or will you be bringing people in from around Metro Vancouver?

A34 Having the 24/7 presence of staffing, BC Housing's expectation is that they would address any immediate issues and connect those people to housing supports. The expectation is that people will come from the immediate neighbourhood but also would target people that are homeless in the Langley community whether street or shelter. That is how we get a mix of people moving in.

Q35 Would the homeless people increase in the neighbourhood. I think it kind of would because they are not all going to be homeless from the location that you are choosing. They are going to come there looking for a room.

A35 People have to be registered for this. It wouldn't be people coming to the Quality Inn saying "do you have a unit available?" There is going to be a separate process put in place and a different location for that.

There will be an application process. We have an outreach team that have relationships with most of the people who are homeless in Langley. We will work really closely to make sure that people that are in need that are homeless and wanting to be housed have an opportunity to apply. We won't be able to house everyone so there will be a selection process. It is very likely that some of the people that have camped in the ravine and around Langley Meadows will apply to live there.

Q36 What are the rules with visitors? Are the people that are visiting, and not living there, then going to be camping across the street in the creek?

A36 They definitely will not be camping and staying around the property. If they go across 200th street then we won't know that and that is when the community advisory will come in. Those would be the issues that need to come to the community advisory. Guests will come and go but we will monitor it because it will be staffed. People will have to sign in their guests and the guests will have to check out.

Q37 If this goes through, how are we going to address the needs of the community? There is fear of needles at the Langley Meadows School. How does the school feel like the Township is going to address that?

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- A37** Lookout is an emergency non-profit society and they have recently opened an office in Langley. They have two Housing First staff people who work with the homeless in Langley to get them housed. They have a mobile unit with some people on bicycles. The City and Township of Langley do not have a lot of collection boxes for used syringes. The people that go around and pick up the used syringes are part of the homeless community and they get paid a stipend from Lookout to go out into the community and pick up used syringes.
- C38** That should really be highlighted and put into the newspaper because they do that a couple of times a week.
- C39** It is important to know that we are already seeing needles and people are already there living on the street. Having this housing isn't going to cause more people being there.
- C40** Are people that are living in the building going to be able to go and visit their friends in the other units? Is there a concern of people, that aren't substance users, being exposed to substance abuse?
- A40** Yes, people will be able to visit other people in the building. We will have staff on 24/7 so we will be able to address any of those issues. If any tenant is concerned about their neighbour or anyone else in the building, we would encourage them to bring those concerns to our staff and we would address them immediately.
- Q41** Is there an age range that you are focusing on?
- A41** It is 19 plus. Where I work 65% of our clients are over 45 and our oldest client is 72.
- C42** We don't actually have a problem at Langley Meadows Elementary with needles. We have an issue with the park behind it and there is often people camping out at Matheson House, that is an issue and the Langley Meadows Community Association has found needles there. The Principal and Vice Principal of the school do a sweep to look for needles before kids get to school. There is a lot of petty crime in the area and people are worried about their safety and are worried it is going to get worse.
- Q43** (Facilitator) From your perspective, what factors need to be considered that could have an impact on the success of supportive housing in Langley?
- Q44** In other communities where the supportive housing has gone in, is there anything specific that the community has done to make it easier for the residents or make it successful?
- A44** I think it is very community specific. There was a lot of concern around the Marpole area in Vancouver, but there were some people that live in the area that ended up bringing in welcome baskets and things like that.
- C45** I came here with the hope that this will go ahead because it is necessary. I do have some concerns about what may happen in the area though. I think it is a good idea that there will be a community advisory committee so that there is accountability to what is going on and there is the ability to address concerns. I think it will be important not only for the residents in that area, for the businesses in the area but also for the support and success

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of the supportive housing facility. As a representative of a significant commercial land owner in the area, I would be happy to be involved in that.

Q46 Many people have discussed over the last several months that this building is in the Township right now, and a location that you didn't get to choose because that is where the hotel was. A lot of people asked why this kind of thing wasn't done in the City because that is where a lot of these people tend to group together. There is a bit of a premium of land in the City and not a lot of places where you could build now. In Langley, since there is such a big demand, are there other places you have been looking at to build a place like this since there are only 49 units available?

A46 We are actively exploring the whole continuum of housing both with the City and the Township. Working with Bylaw and the RCMP, people do get moved along, so the homeless are in the Township as well as the City. There is a lot of movement so we are open to working with both entities.

Q47 How will all these wrap around services, like Stepping Stones, BC Housing, Employment and Fraser Health work collaboratively instead of individually so that it is not overlapping and people are not competing and actually working together for the success of the clients?

A47 In our community, with somewhat limited service providers, we already work closely. ICM is funded by Fraser Health and we also fund other programs through Langley Community Services Society. We have regular meetings with administrative structures and front line clinical support structures. BC Housing funds some of the homeless outreach programs and we fund the mental health and substance programs. Our partners are the Gateway of Hope, the ICM team, Fraser Health mental health and substance use issues and all of the non-profits. The Langley division of family practice as well. We have advisories that are already running.

C48 Thinking of what can help to make this successful, communication is a big thing. A number of residents got the BC Housing notice after the first meeting had already happened so maybe that can be done in a better way and not lumped in with junk mail. Maybe they could be addressed to people's homes because it is an important issue. This is important as well for any future housing opportunities you look into because people get their backs up because they weren't informed and it feels like you are trying to sneak it in.

A48 Because of federal spam laws that have come in, you can't address it to people homes unless they have given permission. We have been using Facebook postings, and advertisements in the newspaper.

When you sign it at the front there is a section that says "do you want information from us?" It then gives us permission to send you notices of upcoming things or to keep you in the loop.

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- C49** Our communities also have community associations that we get notices from, the school could send that out. Those areas could be used.
- A49** We actually did send out notices to some of the key groups such as Langley Meadows Community Association but maybe we need a little more lead time prior to meetings. We are continuing to look at that.
- Q50** How many properties do you have in Langley Meadows or around there with BC Housing?
- A50** I don't actually have the information right off the top of my head how many specifically in Langley Meadows. We generally look at Langley as a whole and I would have to double check that and get that information to you.
- C51** In terms of how to make this successful, maybe you could show the video you talked about earlier at the big community centre or at your presentations. You tell people to go to the website but I don't think everybody does so if you can show the videos and let people know how it worked in other communities it would be good. Also having the personal testimony of someone standing there saying this is what has happened to me and this is how I was helped. I think that really humanizes it and helps people to realize what it is.

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**COMMUNITY DIALOGUE
SUMMARY REPORT**

To: Roberta Randall, Senior Manager, Community Relations BC Housing
From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Re: Community Dialogue Series Meeting for Proposed Quality Inn Supportive Housing project at 6465-201 Street, Langley, BC.

Event Date: Friday, May 25, 2018
Time: 1:00 PM – 3:00 PM
Location: Bridge Church, 5521 Brydon Crescent, Langley, BC
Attendees: Twenty (20) citizens attended

Notification

- A project web page at <https://www.bchousing.org/partner-services/public-engagement/langley-supportive>
- An invitation letter was distributed to 4,500 homes / 1KM radius of 6465 201 Street via Canada Post starting Friday, May 10
- A half-page advertisement was placed in the Langley Times and Langley Advance newspapers on May 10, May 13, May 15, May 20, May 21
- Targeted Facebook advertisements and Tweets began on May 10

Presentation Team

- Dominic Flanagan, Executive Director & Strategic Advisor on Homelessness, Supportive Housing Programs, BC Housing
- Janet Burden, Executive Director, Stepping Stone Community Services Society
- Fraser Holland, Program Manager, Stepping Stone Community Services Society
- Dan Kipper, Director of Clinical Programs, Mental Health & Substance Use Services, Fraser Health Authority of Langley
- Corinne Blasius, ICM, Langley Community Services Society

Facilitator

- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates

BC Housing has submitted a rezoning application to the Township of Langley for the Quality Inn at 6465-201 Street. BC Housing purchased the property and is undertaking renovations to convert the existing 50-room hotel into 49 units of supportive housing and programming space, and an office for a new Intensive Case Management (ICM) team. Stepping Stone Community Services Society would operate the supportive housing units and provide support services and programming for the residents. The ICM, in partnership with Fraser Health, would provide access to treatment for people who are experiencing homelessness.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- C1** I went to the public meeting at the Langley Events Centre last fall and heard a number of the community concerns. I don't live in the neighbourhood but what I heard loud and clear were two things: safety for the neighbourhood and needles in local parks, school grounds and areas where might be implications for children running into used needles and paraphernalia.
- C2** The individuals in our community that are homeless are here. It is a growing issue. If we have a service that supports them we have a better situation than what we have now. I work with Lookout Society and ^{FOIP PA} who is also here works with a group called DOPERS (Diverse Organization Providing Education and Regional Supports) help people with lived experience. You might see their bikes around the community that say Rig Riders. If you call this number 604-812-5277 Rig Riders will go out and pick up needles. Harm reduction workers will come to you and provide training.
- C3** An example of how things are changing. I am a tenant support worker that works in Abbotsford at a new supportive housing. One of my residents came in last night with two syringes that they had found on the street and asked me to safely dispose of them. Other residents have a pride of ownership in the building and help out with the landscaping and maintenance. It is good to see how things get better over time in the neighbourhood.
- C4** I live in a senior's manufactured home park and we are not without issues. In April our neighbours son past away in ^{FOIPPA s.22(1)}. This young man was ^{FOIP PA} was semi homeless staying sometimes with his parents. These homeless people are in our backyards already and I would much prefer that they are housed and supported ²⁽¹⁾ so we as citizens are also protected and I think this is the way to do it. I am very much in support.
- A1-4** We hear that safety and security are issues, that is why at BC Housing we work with long established providers such as Stepping Stones that has over 30 years experience working in Langley with deep relationships. Homelessness is not going away, besides the human cost of homelessness which we just heard about, the fiscal cost of homelessness is huge. The most expensive way to treat people is to keep them on the street. Just think of the cost to Municipalities, to Bylaw, to ER's to police.
- C5** I would like to say thank you for this. I live near the proposed development and there are already quite a lot of homeless. Today our strata had to hire someone to clear up the two vestibules near our parkade entrance as it is very private for people to shoot up. Yesterday when I was walking with the landscaper we saw a needle. Thank you for this phone number. I am here to support this project. These are our neighbours, they are living with us and sleeping under our tree
- C6** I think people are afraid and they don't know that needles are being picked up and that things are being done. It is better for the homeless to have some where to go rather than them being in your backyard or dying in your backyard.

- C7** This is not about bringing homeless people to their community. It is housing people that are there already. It is housing people that want to be housed.
- C8** A concern of mine is that the only way you can be part of this meeting is if you have an email. We may not have people here that have contrary perspectives because they didn't hear about it through a community organization and if they are not online. There was no phone number on the ad which makes it difficult for someone to call. Also many seniors are not on Facebook.
- C9** If you think about the site location, there is Langley Meadows School which is attached to Langley Meadows Park and then there is Langley Meadows Edge Park. The area of concern, both our kids went to Langley Meadows School and my wife worked there for a period of time, the school has protocols in place at the start of the day as to how to make that environment safe place for kids. Is there a way now to let people know that you are going to pay close attention to those particular spaces.
- A9** Excellent idea, Stepping Stones have heard this concern about safety and needles loud and clear. I also live in Township but not in that neighbourhood as a parent I hear that concern. This is where the Community Advisory Committee will play an important role. We have a good relationship with Bylaw, the RCMP and other community partners. If that means what can we do to make Langley Meadows safer in that neighbourhood then we are committed to doing that.
- Q10** What exactly is the criteria for residency? In my estimation people will think oh this is a good thing and they will flock in from other areas. It sounds like you are offering accommodation to substance abusers? 100% - is that correct?
- A10** We have been providing Homeless Outreach Services since the Province piloted the program almost 12 years ago. We know who has been homeless in Langley for a long time. We also work closely with Gateway of Hope, Lookout, ICM so when people apply we know who has been living here. We are confident it will be Langley people that are housed.
- No, we are not just housing people with substance issues. Anyone that is homeless on the street or in the shelter can apply for housing. There will be an assessment to select people. There may be some people that do not use substances that may feel this is not the right kind of housing for them. We can connect people with other services and provide other housing options.
- C11** Hearing about criteria and assessment for clients entering these buildings, the more supports you have for a mix of people, the better healthcare outcomes they will have. We underestimate the impacts of stress of not having a home has on the choices people make
- C12** The housing project I work at there is a vast difference of people from a 23 year old to someone in their 70s, some who use, some who don't. It works pretty well. It is a huge benefit for people who use to see people that are not using and are able to do it. They get

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strength and peer support from each other.

- C13** I have lived in Langley for [FOIPPA s.22(1)] and I can't think of overall other than Stepping Stones, Gateway of Hope and Vineyard Church I don't see anything else in Langley that is working. I see a lot of things that are going bad. I keep hearing our homeless are not going anywhere but what I am not hearing people say is by denying basic human right a place to live, water, a place to go to the bathroom. There was a report in Vancouver Sun and City of San Francisco that by not providing public bathrooms and water we have created a health situation that is worse than third world countries and have increased the spread of Hepatitis A. This project will go so far to helping to curb those situations.
- C14** It is a familiar re-frame we need more affordable housing. We refer to it as a continuum but we are missing that huge component in the current crisis historically local government did not think they had any role to play in providing affordable housing. We must partner with others to spearhead initiatives because market forces are not taking care of that at all. You have to have political will
- C15** I came today from the perspective of a parent. My son was diagnosed with [FOIPPA s.22(1)] a few years ago. Now there are drug issues. We have been trying to navigate a system that is very difficult. When I look at people living on the street I see my son and we are able to help him now but we are not going to be here forever. I think about the people who are struggling with mental health issues and how easy it is for them to become homeless. I want to believe that we live in a community that will look after those that are disenfranchised and can be re-connected with the community.
- C16** I think it is easier to see the big things that are working and some visible partnerships. There are so many programs and relationships that work more discreetly. For example: we see people go into the hospital and through a connection with Lookout Outreach we are housing people from the hospital so they are not hitting the street. Involving ICM team in Langley and other services that provide youth aging out of care, and youth homeless piece. Working with the RCMP and Bylaw so they call us when they are going into camps so we can talk to people and connect them to services.
- C17** I have been through the system because I left an abusive relationship in December and I was lucky I had friends that I could stay with. I had to navigate disability and income assistance. [FOIPPA s.22(1)] and have remained stable for the most part. As I was navigating the system, I was thinking to myself, that I as someone that is seemingly capable, I had such a hard time. I thought how does anyone navigate this system who does not have the help. I was supported by Ishtar Transition Housing Society. They are an amazing resource. I am waiting for affordable housing and on the list.
- A17** I was encouraged to hear the premier and our minster announce this morning funding for 1500 units province wide for second stage housing for women at risk of violence. It is important to remember that there has not been any investment in affordable housing since the 90s

C18 The crucial role that the ICM (Intensive Case Management) team plays with this project is to support clients to navigate the system. We have on our team a psychiatrist, a nurse practitioner, 3 case managers, register nurse, registered psychiatric nurse, a peer support worker and a housing procurement specialist and an addictions counsellor and administration. Every client that comes to use our services has access to these each one of those professionals. We do not tell people what is best for their lives. They tell us what they want for their lives and we help them with that process. It is a wrap-around service.

C19 I have been in this community for FOIPPA s.22(1) and there are people and services that I did not know about. I support this for the patients I work with but also for the opportunity to work with others to build on the services for our community.

On a personal note, I would like to share that my daughter was very close to being homeless. She had to be re-located to another community. There are so many of my daughters in this community. I see how many patients in our community don't have people in our community that can support them.

C20 These people need help now. We need to work together so you find housing, you don't lose your son, so you don't lose your daughter.

Q21 It is hard to talk about personal things but I feel I need to because housing made all the difference. When I was 16 my mom, brother and I experienced homelessness. We were Church members and we had a huge family but my mother was so mortified that she could not pay the rent and we were evicted. She felt she had created it. We spent three months navigating it. A boyfriend's family opened up their home for us to stay. I am saying that housing is so important from survival to heal, move on and thrive. This development is a safe place for homeless people. I am not sure if misunderstood what you said but did you say that only people with substance abuse issues will be provided wraparound service or would people that have only mental health issues get help too?

A21 The criteria for the ICM program is the individual is at risk or precariously housed, that they are over 19 and have issues with substance use. However, we do include mental health as a confirmed disorder so it is a wraparound service for anyone that is eligible.

C22 As chair of Triple A Senior Housing on May 7th I did a delegation to the Township of Langley to support Councillor Arnason's motion for a needs assessment for affordable housing. It has gone to Committee. This project has to go to rezoning. All of us need to be at the Township's Public Hearing as they need to hear the stories that we are sharing. You need to fill out a form so you can get 5 minutes to speak. The Councillors need to hear the impact that this housing can have for the whole community.

Q23 What is the date of the Public Hearing?

A23 The Township has not set the date

Q24 How do people find out?

A24 Council announces it and it is added to the Township Council Agenda. The community

partners will need to share the date. BC Housing has a website for this project and when the date is announced by Council we will post it there as soon as we are informed by the Township. The BC Housing website for more project information is:

<https://www.bchousing.org/partner-services/public-engagement/projects/langley-supportive-housing>

- C25** Fear is the biggest opposition to change and there is a stand off until crisis happens. That pushes us over the edge. The question is how do we want it to look. Homelessness occurs because of lack of a number of things. When I look around this room at the strength and in incredible vulnerability have exhibited incredible courage. We all have stories, everyone of us. If there is anything that all these things that result in homelessness does is push us into isolation because of shame, guilt or social or cultural pressures press in on someone. They isolate and are afraid of sharing their situation.
- C26** The incredible courage of people in this room has touched me deeply surprisingly because I have worked in Langley in mental health substance use for FOIPPA s.22(1). I am recognizing as I am listening today that every one of those stories is unique. What we are talking about is creating housing for 49 individuals with 49 different stories that have led them to where they are currently are. Thank everyone for sharing your stories, but also your concerns because it is only working on those concerns that we will make this or other projects successful. The other piece I heard was around trauma, so having resources is critical. The ICM team focuses on individuals that have severe problematic substance use. We have other mental health services and we already work with Stepping Stone so people will be connected.
- C27** Langley Community Services has other mental health programs and they will also provide and be connected to the new housing
- C28** I am resident of Langley and recently found myself homeless so I am staying in the FOIPPA s.22(1). This housing complex is perfect for me and others who want to stay in this community. FOIPPA s.22(1) the Langley Overdose Committee and I do harm reduction in the community. I am happy out here. I have been looking for a place but it is hard. Rents are high. It is a great opportunity for people to get back on their feet.
- C29** I was at the October 2017 community meeting and the majority of people that spoke were against the supportive housing. I live by Douglas Park in a ground floor apartment. I look out on to the park. There is a big old maple tree outside my apartment that people who are homeless stay all day under. A couple was sleeping there last night. The reaction from people in our building when homeless to come and put their tents up was very negative. It was the fear that you have been talking about. There needs to some way to assure people that these issues that they are worried about are going to happen. I think that some people in their hearts do not believe that homeless are good people and we need to get rid of them. I think you need to assure people on Monday that there will be surveillance in the areas that they are concerned about.

- C30** At Fraser Health there are many avenues of services from medical situation and other supports.
- C31** I think there are two sides to the safety concerns, one is the actual safety concerns and perception of who the homeless are, are they safe, their character, etc. I would suggest that there needs to be a paradigm shift on how we hold the homeless. Who they are, values. To stigmatize a group of people I think comes from a personal fear that we don't want to be homeless. I would not make those kind of choices, I won't make those kind of decisions, it won't happen to me. It is a them/us way to protect ourselves
- C32** It may be worth shifting the focus away from all the services that are going to support people to our intention to help that person to settle in, to feel at home, to have a safe place to heal, to be able to feel they are part of a community.
- C33** I was involved in Gateway of Hope when they first began and it was very divisive. I wrote to Mayor and Council about an individual that was housed there. He is now a very productive member of our church, he has a job and is stable.
- C34** I am happy to hear the understanding in this room about supportive housing and the support for this project. I also am happy to hear we have more work to do on affordable housing in the community. We haven't talked about the systemic cause of homeless which is poverty. When you are on disability, the housing portion is \$375. Even with a rent subsidy of \$450 it is really difficult to find a place.
- C35** We are hearing in this neighbourhood around Brydon Crescent, this idea of gentrification is happening. The favorite refrain of our Mayor is we are open for business and you can start development in 10 weeks. We have had 6 couples that attend our neighbourhood meal at the Bridge Church have been evicted in the past 5 months. Most are living in their car or moving further out. This is a huge stress. As you drive in here every single house has been sold and they are going to be 3-4 storey apartment buildings. Most of the people living in these houses are renters. On the other side of 198 we have had 3 families evicted and moved or living in their cars.
- C36** I wanted to acknowledge that Fraser Health is really effective and their great work. I want to throw it out there that our organization (DOPES) is entirely peer based. No professionals. All members are homeless, live in shelter, on street, in car. Some have mental health issues, not everyone, some have addiction issues, not everyone, some have both and we are talking about people that have been on the street for one week to a lady who has been on the street for over 30 years and she is in her 70s.
- Q37** I have heard a lot of people from the agencies here, I am wondering what happens to people who are not linked to these agencies. Can people self-refer or some else refer them? My other question is what is wrong with the European model where people are subsidized in regular apartments?
- A37** In terms of the type of services it depends, in relation to housing if someone is not in a place where they can't make an application someone else could make that application for

them. They would have to agree to that service. This program will prioritize people who are in Langley of which groups like Stepping Stones know who they are. They will be able to contact people and let them know when housing is going to come available.

The homeless outreach program had rent subsidies when it started. You are correct, the \$375 has not gone up for a long time. The rental rates are going very high. So, what we are seeing in Langley and out to Chilliwack is the low end of market rental units are disappearing. Government has to build them or we have to give incentives to developers to build them. We have a challenge, gentrification is happening everywhere, so we have to think about how to protect the existing rental market.

- C38** I think we would be unrealistic to think that all people that are on the streets want to come inside and want help. 49 units is a great place to start. We need to start somewhere. I will reiterate then our neighbours son would not have died.
- C39** A number of the programs in our community, Starting Point, ICM, so much about breaking down the barriers and people self-referring is about relationship building. The peer based organizations, the faith based organizations our community has a lot of people on the ground out there building relationships. This work supports people to overcome the fears and anxieties people have to reach out. It is a starting place.

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**COMMUNITY DIALOGUE
SUMMARY REPORT**

To: Roberta Randall, Senior Manager, Community Relations BC Housing
From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Re: Community Dialogue Series Meeting for Proposed Quality Inn Supportive Housing project at 6465-201 Street, Langley, BC.

Event Date: Saturday, May 26, 2018
Time: 10:00 AM – 12:00 PM
Location: George Preston Recreation Centre, 20699 42 Avenue, Langley
Attendees: Ten (10) citizens attended

Notification

- A project web page at <https://www.bchousing.org/partner-services/public-engagement/langley-supportive>
- An invitation letter was distributed to 4,500 homes / 1KM radius of 6465 201 Street via Canada Post starting Friday, May 10
- A half-page advertisement was placed in the Langley Times and Langley Advance newspapers on May 10, May 13, May 15, May 20, May 21
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Presentation Team

- Will Valenciano, Housing and Health Services Manager, BC Housing
- Roberta Randall, Community Relations, BC Housing
- Fraser Holland, Program Manager, Stepping Stone Community Services Society
- Dan Kipper, Director of Clinical Programs, Mental Health & Substance Use Services, Fraser Health Authority of Langley
- Corinne Blasius, ICM, Langley Community Services Society

Facilitator

- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates

BC Housing has submitted a rezoning application to the Township of Langley for the Quality Inn at 6465-201 Street. BC Housing purchased the property and is undertaking renovations to convert the existing 50-room hotel into 49 units of supportive housing and programming space, and an office for a new Intensive Case Management (ICM) team. Stepping Stone Community Services Society would operate the supportive housing units and provide support services and programming for the residents. The ICM, in partnership with Fraser Health, would provide access to treatment for people who are experiencing homelessness.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- Q1** You mentioned that you will only allow Langley residents, what does Langley resident mean?
- A1** As an agency who has been providing homeless outreach to the community for the last 12 years, we have a good idea of who has been living in Langley for a longer period of time and that would come out as part of the process. We are not looking at people who just happen to show up in Langley last week saying they have been in Langley. As part of the assessment that person needs to show that they have roots in Langley, where they have family or they have been in Langley for a long period of time and this is the community they call home.
- Q2** So you control all the homeless people in Langley, do you know all of them?
- A2** I wouldn't say we know all of them. Part of the assessment is seeing where people have been for that last year to two years. I would say that we already know many of the homeless people in Langley who have been here a long time.
- Q3** You mentioned medical support. Does it also mean controlled drug injection?
- A3** It will not be a site with active drug treatment. Some people who are homeless may have mental health concerns and with that they are on medication. For some people who have a challenge to keep on their medication, or follow up on medication, the team would support them to stay on their medication. The ICM team is closely linked with the mental health centre in Langley and any type of work around medication being prescribed would be done at the mental health centre.
- Q4** Will there be drugs in this house even controlled? Is it a safe injection site?
- A4** No it is not a safe injection site. The clients will have prescription medication and whatever else they do behind closed doors is their business because it is their own home. These are people's homes. They close the door and it is their private space just as we would afford ourselves that privacy, they can do drugs. If they need to get connected with drug and alcohol counselling and those kinds of issues they will have support of the staff that is at the site. It is not a dry facility, it is a supportive environment where if they have issues they can find support.
- Q4** You said when you let people in that you can make arrangements to say "you need to take your medications or you can't live here" Is that correct?
- A4** Yes, it is part of the agreement.
- Q5** If you are going to have a participant agreement saying you must take your medications, why is there not something in place saying you cannot use illicit drugs?

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- A5 This is supportive housing so it is staffed with people who have the expertise to support people with issues. When we are interviewing folks, we use a vulnerable assessment tool that is a standardized tool used across Canada. We get to understand the people's needs and then match them to the housing. If we come across people who have mental health and substance abuse issues then we know this is the right type of housing for them because it will match their needs. If we come across someone that needs more intervention from Fraser Health and they need to get certified, then they go to another stream. We are trying to address the needs of Langley, understand who is homeless and get them matched up to the right supports.
- Q6** Why don't you write it in the program agreement that they can't use illicit drugs?
- A6 We are following the Housing First Model which has been researched across Canada. We want to get the person from where they are at and if they have a drug or mental health issues it is not a condition of them getting housing. They are on the street and have these issues. When they get housing they get stabilized and have the support and that makes them able to address their issues way better than if they are on the street just trying to survive. Research shows that people get better.
- C7** You said you are going to have staff on site 24 seven and ICM will be there. You also said that there is going to be 12 hour on site and 12 hour on call, that is not onsite 24 hours it is two different things completely.
- A7 There is more than one partner in this. The ICM team will be on site 12 hours and we will be on call for 12 hours.
- There will be Stepping Stones support staff 24 seven. There will be two different sets of staff that will be there, one 24 seven and ICM team 12 hours a day but on call for their clients the other 12. Tennant support will be from Stepping Stones, clinical support from Fraser Health and housing support from us.
- Q8** I understand you have three different entities working together trying to help to make something happen. If you are going to staff a place it needs to be staffed 24 seven with people who can support people 24 seven, you can't pick and choose when those people are going to be there. People can come in with drug addiction problems and you help them. Where is the mechanism that triggers and says "you have now been here long enough and need to start taking action to make yourself better, here are the drug treatment programs we are going to offer you support and you now have to enter them?" Why is that unfair, I don't understand?
- A8 Housing First really is a model where you try to get someone shelter and then work on some of those issues. Some of the people within those housing units will be ready for that, others we will be working with to develop relationships with and hoping they will come forward but others may not be ready for that. The linkages to some of the supports for substance use services will be through Langley Community Services, they operate the ICM team.

C9 At the October meeting, it was my understanding that there would be zero tolerance for street drugs for the people going into this housing. Now you are saying that it is behind closed doors and they can basically do what they want. My friend, who was previously on the streets, said that those people who truly want the help need to be put into a facility to get clean for a minimum of 90 days. I don't understand why they aren't going into a facility to get clean and then put them into housing. I find it very disturbing that I didn't get notice of these meeting until after a couple had already taken place. Some of my neighbours didn't even get one. It seems to me that this is already set in stone and it will go ahead and in time less and less people are going to speak up. If it wasn't set in stone, tell me why I didn't get a notice until the last minute?

A9 I want to speak to the municipal process. This is the consultation phase and the rezoning application goes through the Township of Langley and will have to go through the normal municipal process where citizens will be given the opportunity to have their say at a Public Hearing. This is not a done deal.

The notice was supposed to be delivered several days before it actually was when it went into the mail drop. Once we recognized the notification had gone out too late, we actually went out and added a couple of extra sessions. We did a multi phased approach to promotion and promoted it on Facebook and reached out to a number of different groups including the Langley Meadows Community Association to make sure everybody was aware as much as possible. We did a Canada Post mail drop for a one km radius around the site because BC Housing doesn't have all your names and addresses. Anybody who has a red dot on their mail box and doesn't want to get spam mail didn't get the notification.. That is when we reached out to social media to get the word out as well.

C10 Spam mail is flyers, what you sent out is not different than the government sending you out a voting thing.

A10 I appreciate it should have gone out to everybody and recognize that it is not spam mail but Canada Post does not recognize it as such

I want to address substance use. One of the key components of the program is that the person that has been referred to us or who has self referred has agreed that by being part of our program they are going to work on their substance use goals. I also want to let people know that we do an assessment and find out they don't have a substance problem we can send them to other services and agencies in the community.

It is important to know that this is housing for people with a range of issues. It could be a 60 year old woman with MS that isn't able to afford housing in the community. A portion of the people may have substance abuse issues that need support. Part of the assessment process is looking at what the individual needs and matching their needs to ensure they can be met. Part of it is making sure there is a good balance within the facility itself so that you don't have 100% of people with mental health and substance abuse issues in one building. We want it to be a healthy mix for the building and the surrounding community. The program agreement piece has each individual person working with

Stepping Stones through a case management process and will get what they need to help go through. Part of that agreement is good behaviour for within the building and good behavior for the community.

- C11** As a society we need to take care of our own people and we need to help them. I am here to speak on behalf of the children. Based on 2017 official homeless count 53% of the homeless population are addicted to substances and 38% suffer from mental illness. Based on those numbers, 53% of the people that will probably be the residents of supportive housing will be addicted to drugs and 38% will have mental health issues. You also will have this low barrier model that you will adopt in this supportive housing. As a teacher, child protection is ingrained in my blood and in my heart and I don't think it is ok to have this kind of facility two walking minutes away from two elementary schools. There are also many daycare centres around it. I am afraid that because 53% will be addicted to drugs that they will have drug dealers coming into the area. If something goes wrong in this facility, so many families are going to be affected. At the last meeting in October, you wrote in your report that 86% of the people were against supportive housing in that location. Aren't you listening to what the community wants? This is a democratic country, when people say something you need to listen. Is there a risk assessment plan? How do you protect those children in the elementary school? How are you going to protect the families around it? I don't want this area to go downhill and children to get hurt.

- A11** The ICM team does an assessment that identifies what the client's needs are. It is a voluntary program. Part of the ICM team's challenges is to find housing for individuals. If the ICM team identifies someone who needs housing they would then go through the BC Housing and Stepping Stones process in getting into supportive housing.

We work closely with the RCMP and bylaw. When we talk about the community action committee, that would be one of those avenues where concerns coming from the community would be able to be heard by a wide range not just Stepping Stones. There are people from the community that will be part of that committee so as far as addressing community concerns goes, that is probably the readily accessible big picture piece. One of the challenges of the homeless count is that it is a point in time. There is a variance in the people that we will be working with and they are not all going to be this one type of individual.

Other than working with BC Housing and the RCMP, they work in all communities doing this kind of thing so when it comes to community risk assessments, they would be the experts in what they are doing.

As we mentioned, people will go through a thorough assessment and we look at various areas of the individual's characteristics that include mental health, physical health and survival skills. We look at length of homelessness, that is the assessment that we understand the person with. If we deem them too high of a risk for this type of housing, they will not go into this housing. We want to make sure that they get matched to the

proper type of housing based on their needs. With the risk assessment piece, that is how we understand who is going in the building. We can confidently say that the tenant mix in that building is a low risk to the community. There is a range of mental health issues and what we typically find in the homeless population is depression and anxiety and the way they deal with it is to self-medicate. That is sort of the connection between mental health and drug use. Once somebody gets into housing, they can address those issues. It is mainly people with mood disorders that we are dealing with and are experiencing homelessness.

We can partner with the Look Out society who actually has two different programs in place looking at needles in the community. One will go into camps and clean up camps and community spaces. The other is called Rig Riders where they are out on bikes and go pick up needles. If there are areas of high concern we can set up regular patrols.

The 85% was based on the 228 people who submitted comment sheets, not who attended the meeting. There were 419 people that attended the meeting.

C12 I attended the Public Meeting in October 2017 and when asked what the target group for the residents of the housing would be, we were told it was the 40 year old male with drug addiction. I am not concerned about seniors living there but I am concerned about drug addicts living there. You keep saying that you want there to be a balance of people living there but the focus seems to be on drug addicted individuals. It was also brought out at the meeting that individuals would be able to do drugs in their own units and that they would not have to attend any programs to improve themselves and try to get away from their addiction. It concerns me that everything I have worked so hard for is at risk and you aren't taking my concerns seriously.

A12 With the ICM team, it is voluntary and when someone is accepted onto our team that we work with, one of the goals is their substance use. There are 49 rooms in the Quality Inn and they are not all going to be working with the ICM. Over 50% of our clients are over 45 and the oldest client we have had is 72. The number one goal of clients is housing and number two is to work on substance use.

As people get engaged in housing and get that shelter over their head, it gives them a bit more opportunity to think about other options and treatment. When they are not constantly thinking about where they are going to find shelter, there is supports that are in reach to them to get linked to support services. It is not going to work for everyone it just gives more opportunity to reach out to services once the housing part is dealt with.

Q13 What happens in the instance that it doesn't help and they don't turn that corner and are now in my community? What happens then?

A13 If they are not working out as far as housing and there are repeatedly challenges then they won't be able to stay at that housing.

C14 I have lived in the neighbourhood for about FOIPPA s.22(1) and have seen an increase in the number of homeless in the area. There are people in the parks, just walking around and pan handlers on the streets. What is this housing project doing to address that need? From what I have seen, those people are probably addicted to something. What is this project doing to address that need for those people? You say you are putting low risk people into this 49 unit complex but it is high risk people that are clearly in the neighbourhood already.

Q15 On the slide it says BC Housing already owns that building and I am wondering what research was done to say that that building was a valuable asset to purchase as compared to what may have been available in other areas?

A15 People coming into the neighbourhood that are homeless are an increase in number and a saturation in geographic area. As we have worked in Langley, we have seen the downtown core start to expand. People going into different areas which is unfortunately a natural progression. When you ask how the Quality Inn can address that, it is by taking 49 people from the streets, and places like hospitals and Gateway. We can open up other spaces for service providers.

This is going to be part of the continuum of housing. There are homeless people in the shelters, move them into the Quality Inn and then we free up some space in the shelter. That is how it will impact our community. We are seeing this type of increase of homelessness all across the province.

Q16 You mentioned there will be two overnight staff, is there going to be security as well?

A16 There are security measures in place but there will not be security guards on site. There will be an environmental assessment done by the RCMP for best safety management. There will be increased lighting around the building, increased security cameras and we will work with the RCMP and bylaws to make sure there is an increased presence around the community.

Q17 Will it be a locked facility where people need fobs to get in?

A17 Yes and it will be staffed at the front so we see people coming in and out.

Q18 What is the amount of rent based on?

A18 The majority of folks coming in will be on social assistance welfare. Part of the welfare support is their shelter portion which is \$375 and will go towards their stay there.

Q19 How often will staff check on people in their rooms? Is there a timeline that if you haven't seen someone you go into their room?

A19 Yes, that is something that can be addressed through a program agreement.

Best practice for supportive housing is to do health checks on a regular basis. If we haven't heard from them in 24-48 hours the staff have to knock on the door and to in to make sure people are ok.

Q20 There are concerns that a whole bunch of people will come into an area when supportive housing is offered. Is that what is happening, are you collecting a whole bunch of people and they are coming into the neighbourhood or are they already there? Is it an influx of scary people that are coming in? Are the drug dealers already there and is this a community problem you aren't seeing because it is defused across the neighbourhood?

A20 We want to make sure this building is impacting the local homeless within this area. These people are residents and neighbours and are already amongst us. We just need to understand their needs and get them in.

I would say the problems are already in the community. If you took everything that happened in a homeless camp and took that individual and gave them housing, some of those issues lessen. The dealers are already in the community, petty crime is already in the community. This would be a way to help address some of those issues for 49 individuals at a time.

Q21 What does the research say about communities when supportive housing comes in? Does it bring more crime? Does it bring more needles? Are people safer or not?

A21 There are a series of case studies on the BC Housing website, under the research centre, called the community acceptance studies. They are looking at supportive housing going into communities and what some of the best practices are for making them successful and how to engage the community. Some of the research that comes back shows that there is a decrease in police calls in the area. For people that have been following along with what has been happening at Marpole, there was a recent study showing that between December and April the actual crime within that area has decreased by 24% since Marpole opened up.

Q22 Lets say it was a high risk facility and you are taking a bunch of scary dangerous people that we worry about into community and put them in this housing unit. What happens to them after they are in the housing unit? Do they seek out services, are they good neighbours?

A22 People who are homeless aren't scary and dangerous. There may be some but that is the same with the general population. We are talking about understanding people's needs and getting them housed. We are trying to create a community that is going to be healthy and can help people that have some issues get better. We want to make sure this building is successful and make sure it fits into the community. We have various supportive housing across the province that becomes part of the community. It gets integrated and there is a level of inclusion for people that have issues that are amongst us and they integrate into the community. As people get better we get them along the housing continuum. If they get worse then we help them find the proper supports.

C23 I know that mental illness and crime are not correlated overall, there are very specific disorders that are associated with crime. By the time we are 40, half of us have had a significant mental health issue so it is common in the general population. A stat of 58%

isn't that much higher than the general population. Not all substance abusers engage in criminal activity but there is the harm reduction component, things like needles on the ground. I worry about needle disposal on site and safe disposal. The main issue is point in time counts and if you are counting couch surfers and those who are struggling and would they qualify? What is your definition of homelessness for residency versus at risk?

- A23 We have a Housing First program within our outreach team. Individuals who are eligible to access that program have been chronically homeless, meaning homeless for 180 days in the past year without shelter. Or if they have three episodes in the last year where they have been homeless for at least 90 days. We can look at people who have been couch surfing and are the hidden homeless that might not be caught in a point in time count. Those people will be part of the pool of people we look at when we are looking for people to live here.
- Q24** I want to know what Stepping Stones is doing right now about the homeless feces and cleaning up of needles in the park and camps? Who other than the Township is responsible for clean up or volunteering?
- A24 When it comes to camp cleanup we are not involved directly. We are involved if a camp has been visited by Bylaw. If there are individuals in the camp that are at risk, we get a call to go in and see how they are doing before the camp is taken apart. RCMP and Bylaws call us when a camp is going to be closed and we can go talk to people and let them know what is going to happen if they don't clean up. We have harm reduction and capacity to pick up needles in camps when we see them.
- Q25** I understand the units will be the resident's homes where they can do what they please. Does that mean they are allowed to bring in guests at any time?
- A25 There has been discussions with a group of people potentially interested in going into the Quality Inn and the topic of guests came up. They talked about the impact of guests on residents and the community and the program agreement. One of things they said was, for the first while as everybody is getting used to each other, why won't we limit the number of guests. The program agreement would be very much like the residential tenancy agreement where you can't have ongoing guests. We would know who is coming in and going out. The front desk will be staffed and there will be a sign in process to know who is in the building.
- Q26** Are there other facilities that offer such support that will be doubled up or duplicated by this facility for people that need help with addictions and substance abuse?
- A26 Depending on what their need is. If they need detox they could be referred to Surrey and access service there. There is no inpatient detox in Langley. There is substance and alcohol abuse programs offered through Langley Community Services. If it is identified they want to go into support recovery, then we can get them linked into the larger services and there could be a bed found for them.

- C27** There are three or four agencies trying to do everybody's job and everybody has a hand in the pot. Seeing success as being their version of it, success being we have found homes for people, helped people off the street and fixed their additional issues and all sorts of things. The problem is that you aren't together and consolidated as a group to have cohesive answers. You tell us one thing one time and something else another time. Because you are not on the same page it creates a lot of mistrust and makes it so the general public thinks you have no idea what you are doing. We get different answers for the same type of questions. If BC Housing can't find a way to get a piece of paper in my mail box how can I trust them to do anything else? Maybe they should hand deliver the flyers.
- C28** My neighbours and I are strongly against this idea and we believe it will raise crime in the area. We have to make sure the whole community gets notified so that the whole community can make this decision. RCMP can't handle the current problems in Langley and it has one of the highest crime rates in the City. Now you are trying to introduce more crime into this area. You say in a study that people are homeless for three reasons, rent too high, income too low and non-suitable housing. I don't believe that to be true because I did my homework and people are mostly homeless because of addiction, having spent time in jail or mental illness. We need to help these people but the way you want to help them won't help them. You tell them they can live here but do whatever they want behind closed doors. You are not helping them. I think you are mixed up. If you can't guarantee zero drugs in this facility, then my neighbourhood and I are strongly against this facility.
- C29** I have family members that live on the street and have been addicted to drugs since their teenage years. I also have family members that have gotten help because they chose to stop. They went into a facility to get dry. I would like to see the people that you want to help, go into a facility for 91 days or whatever because they truly want help. Once they are clean move them in and set them up, educate them and get them back into society. I am against you putting drug addicted people in there and say they can do what they want in their room. I would prefer you help seniors who are on the streets because they can't pay their taxes. Or a single abused mother or any other people who actually want the help. I am concerned that the drug addicts are going to solicit the children because the school is right next door.
- C30** There is a big liquor store right next door and I have heard that a cocktail of drugs, mental health and alcohol can create deadly results. It can create sexual aggression and violent behaviour and then you have children 2-3 minutes away from this facility. I haven't heard a thing today about how you are going to address child protection. When you are bringing 49 people in you need to take that into consideration. You talk about studies and according to Vancouver Courier on September 23, 2014, social housing on the former Olympic village was 147 units. It generated 729 police calls in the first 16 months that included break-ins, stolen property, frauds, suicide attempts, domestic disputes and missing persons.

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- A30 That article is referencing the Margret Ford. It was developed around million dollar condos. What did not happen in that process was a thorough assessment and understanding of who was going in the building and making sure that they were getting matched to the housing. We learned that we have a thorough screening process that we work with our non-profit provider and since then we have opened close to 1,200 units. The results from lessons learned is we have had buildings that integrate into the community quicker.
- C31** According to Global News, April 21, 2016, Rain City housing operated social housing in Port Coquitlam. There was lots of broken glass and needles and human feces left around and vomit everywhere. The staff at the nearby daycare showed the kids pictures of needles and they thought it was crayon and Lego or darts. I think with this model and this type of tenancy, we will see that kind of thing. At the October meeting 86% of people (that handed in a comment sheet) opposed this location. After talking to people in our community I think that percentage is very accurate. These are not bad people they just want to reduce the risk to the community and want to protect their families.
- C32** What percentage of the 500 filled out comment sheets?
- A32 There were 419 people at the meeting and 228 filled out the comment sheets.
- Q33** What percentage of the people who are in supportive housing seek out the services of the ICM team and how many of them are using it instead of just living there? Is there more people using than not or is it a significant minority that are using?
- A33 The majority of people in supportive housing are connected with services.
- Q34** What would constitute removal from a unit if you do have someone that is problematic?
- A34 If you had an episode that was severe in nature, say a violent outburst, then that would be a rapid response. If there are issues that can be addressed on a progressive level, presenting the issue and looking at solutions that would be the process we would take. Not necessarily a one strike out for everything.
- Q35** I wondered if there was a process because sometimes with rentals if you have a difficult tenant or something, the laws are very strict and I don't know if it is the same here. Could somebody be removed if they were causing issues?
- A35 Yes
- Q36** Am I correct in understanding that renovations have started on the Quality Inn? There has been some pushback from the community that I have seen, has that been put on hold until the decision has been made that the supportive housing will in fact go forward? If a resident were to be kicked out, where do they go? My biggest concern is what happens when they have to be removed because of behavioural issues.

A36 No the renovations have not been started on the majority of the Quality Inn. The renovations that have started are to do with the fact that there is a sink hole by the building which is creating a safety issue for the area as a whole. They are doing remediation work on the sink whole because it is a safety risk. The renovations to make it into support housing have been put on hold until the decision has been made.

Q37 Was it started and then put on hold or has nothing ever happened in terms of them starting to prepare the building?

A37 I think they have done some basic pieces but I don't think they have done any major renovations.

If somebody was in a position where they were not able to stay at the Quality Inn then my first priority is to find a different place for them. Part of the agreement that we will have with the Gateway of Hope is taking people from their opportunities program, their transitional housing or if they have been in their emergency shelter and shown the ability to be stable and work on goals to bring those people to the Quality Inn. If we have someone that can't be in the Quality Inn, moving them back into the process so they can access the shelter space.

C38 My issue is the location. I don't care what statistics say, the fact is drug addicts support their habits by stealing and committing crimes. I saw a pile of sand with needles stuck in it and there are kids walking by that pile of sand. I don't want it in our community and there are other places you can build it.

Appendix G: Open House Dialogue Transcripts

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community & Organizational Engagement*

PUBLIC INFORMATION
MEETING REPORT

To: Roberta Randall, Senior Manager, Community Relations BC Housing
RUBY Sandher, Planner, Township of Langley

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates

Re: Public Information Meeting Summary for Proposed Quality Inn Supportive Housing project at 6465-201 Street, Langley, BC.

Date: May 30, 2018

Event Date: Monday, May 28, 2018
Time: 5:30 PM – 8:00 PM
Location: Langley Events Centre, Banquet Hall, 7888-200 Street, Langley BC
Attendees: 137 people signed in
Comment Forms: Sixty-five (65) comment forms were received and submitted to the Township of Langley

Notification

- A project web page at <https://www.bchousing.org/partner-services/public-engagement/langley-supportive>
- An invitation letter was distributed to 4,500 homes / 1KM radius of 6465 201 Street via Canada Post starting Friday, May 10
- A half-page advertisement was placed in the Langley Times and Langley Advance newspapers on May 10, May 13, May 15, May 20, May 21
- Targeted Facebook advertisements and Tweets began on May 10

Presentation Team

- Dominic Flanagan, Executive Director & Strategic Advisor on Homelessness, Supportive Housing Programs, BC Housing
- Janet Burden, Executive Director, Stepping Stone Community Services Society
- Dan Kipper, Director of Clinical Programs, Mental Health & Substance Use Services, Fraser Health Authority
- Corinne Blasius, Manager, ICM, Langley Community Services Society

Other Representatives Responding to Questions

- Superintendent Murray Power, Officer in Charge, RCMP
- Naomi Brunemeyer, Development Manager, BC Housing
- Brenda Prosen, Regional Director (Vancouver), BC Housing

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Elected Officials and Representatives

Elected officials and Township representatives listening to citizen concerns including:

- Mayor Froese, Township of Langley
- Councillor Aranson, Township of Langley
- Councillor Albrecht, City of Langley
- Ruby Sandher, Planner, Township of Langley

Facilitator

- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates

BC Housing has submitted a rezoning application to the Township of Langley for the Quality Inn at 6465-201 Street. BC Housing purchased the property and is undertaking renovations to convert the existing 50-room hotel into 49 units of supportive housing and programming space, and an office for a new Intensive Case Management (ICM) team. Stepping Stone Community Services Society would operate the supportive housing units and provide support services and programming for the residents. The ICM, in partnership with Fraser Health, would provide access to treatment for people who are experiencing homelessness.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

Q1 What other housing projects does BC Housing do in the community?

A2 I realized I skipped an important slide that speaks to our recognition that we need a range of housing both affordable and supportive that we are investing in the City and Township of Langley. This includes regular social housing for low income seniors and low-income families, rental assistance through applied market WRAP and SAFER program for seniors. We have started to invest in youth housing and affordable rental. The BC Government budget includes an investment of 6.6 billion dollars over a ten-year period. There is a lot of work to be done and we need a whole spectrum and continuum of housing

C2 What if we were not talking about supportive housing but we were talking about my son, or your son, who was successful, moved out and then had a sports accident and then he was no longer able to complete his apprenticeship, not able to do what he wanted to do and he could not see the future and went into drugs. What if we were talking about a wife who faced the tragic loss of a child but simply could not cope. And could not deal with the difficulties in her life and could not see a way forward and started to drink and it just got worse but she could not deal with it. What if we were talking about a husband that had a psychotic break totally unexpected and the person took the family car, drove to Phoenix and is now using drugs and is not getting help. What if we were talking about that sensible daughter we had great hopes for but then she got involved with a guy who was not good for her and things went from bad to worse and she got involved in all kinds of things she should not have got involved in. She needs help but doesn't want to come home and face that. These people are people we know, they are in need of help. I look around the room and I honestly believe these people would help their son, daughter,

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father..they would go, but what if that didn't help, what if you didn't have the resources or there was more than one issue, a divorce in the family, or not enough money, we then say what can the government do to help us, this is what the government can do to help.

C3 I want to follow up on what this man just said. In my own family, I have a brother-in-law with FOIPPA s.22(1) and he lived on the street and now is living in a home with proper meds living the best life possible under supportive conditions. I have another brother-in-law who is also FOIPPA s.22(1) and he also lives on the streets in another province and they do not have supportive housing over there. A month ago I had to rent an apartment for him as he was sleeping the foyer of the police department. These kinds of places where you can have a managed environment, all the assessments can happen for addictions, trauma, these things work. I have seen it from my own experience and the more we can set up these types of environments for people who cannot help themselves. These people need help. We have to have the compassion to help these people or they will die. I am totally in favor of these types of places that are properly managed and supportive.

Q4 I am a resident in the Willoughby community for over 10 years. I would like to reiterate my concern over this proposed supportive housing project because this site is located in the heart of a densely populated Willoughby community. It is surrounded by daycare centres, elementary schools, senior centres and family homes and family orientated businesses. On the east side of the Quality Inn there are 14 townhouse complexes each is comprised of over 100 family homes, two elementary schools and several daycares within walking distance of this site. On the west side of the Quality Inn Langley Meadows Elementary school and countless family homes. Behind closed doors the tenants of this proposed housing units do they have the freedom to do what they want being such a low barrier model. The homeless count report states that 53% of homeless are addicted to substances 38 % suffer from mental illness. My question is how are you going to manage the risk it will bring to the surrounding community, the risk it will bring to our children, our families and our businesses? My conclusion is that this is not a suitable location for the supportive housing.

A4 I hear your concerns about safety of the neighbourhood. As the operator of this proposed site we are also concerned about safety of neighbourhood and people that live in the building. A few things even though people would be dealing with different issues that may be living there will be wrap around services and supports. It is not that it is a free for all, with no rules or expectations within building. People will be signing program agreement that they will be expected to be respectful of people in the building and the neighbourhood. We are concerned about safety. We will strike a community advisory committee which was described in the presentation. It will have community representation, people that live in the community, businesses, RCMP, Township Bylaw, BC Housing to talk about what people's concerns are and if there are issues that are really happening then how can we address those.

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- Q5** The 5:30 start time was very inconvenient, because my husband had to leave work early and I had to rush. I am not against the hotel being turned into housing, but my concern is finding a balance between the need of the homeless people you are seeking to help and the families surrounding the location. Is BC Housing willing to tweek the plan for this location? Does it have to be or can it be a drug free location, where people there are in programs. Or changing the clientele or residents to people who have come out of a treatment program instead, having that as starting point rather than current model. If you have considered other approaches, why have you not chosen any other approach based on the concern of the community?

Are you concerned that if you put a restriction on the terms that for example someone has to be in a rehab program for drug use, then people would not want to live there and it would fail?

Can people continue to live there while they are in a rehab program? Is there rehab program paid for?

- A5** The slides talk about the number of homeless people in Langley and not all of these people are drug users and not all drug users are homeless. What BC Housing, Stepping Stone and Fraser Health use is an assessment tool used throughout North America to make sure that everyone that moves into this housing has the right level of supports and helps us to create the right level of tenant mix at site. We want like everyone in this room to make a difference in people's lives. We don't want this to impact negatively on the community. From BC Housing perspective, this has to target people that are street and sheltered homeless. We are in the midst of a crisis in this community. We will prioritize people that are homeless in the community of Langley, not people from outside Langley. Those people that move in will have the right level of supports whether physical health issues or mental health issues.

A lot of individuals have varied backgrounds and different needs, some have addictions issues while others have mental health issues. By starting with housing, it is the first step for the team to work with individuals to make small gains. People may not be ready at that time to go into other programs such as rehab, while some may be ready. The team is there with a variety of skills to support people.

Yes, people can continue to live there while they go to rehab program unless it is a residential facility where they have rehab. Yes, substance use services are free of charge and then they can come back to the housing.

- C6** I was at the last meeting in the fall I filled out the survey gave my email address but I was not notified about this meeting. I found out about this meeting and the other dialogues three days after the first community dialogue on May 15. I found out that it is being blamed on Canada Post that if you have a red dot on your mail box then they don't deliver general mail to you. I don't have a red dot, I live within 100 metres of this proposed place and I am opposed. I am against it. I am against the allowance of drug and alcohol in the rooms. I am agreement with helping people. If this was for elderly people

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for battered women. Why are these people homeless there are many different reasons. Some of these reasons are because their mother, brother, or son don't want them in their house because they are scared of what is happening around their other kids, things going missing. I live in this area, why do I have to be told this is what you are going to do. My question is why not use the land Trinity Western wanted to buy but was turned down to build a hospital and have a treatment centre where people that need to be treated because they have a drug addiction, an alcohol addiction, a mental illness why not do that.

My main concern is why is there not better communication. With no disrespect I live within 100 metres. I don't have a red dot, you had my email and I did not receive any notification explain that to me. I said I was publicly against this and that is why I think I did not get any notification.

- A6 There was a multi-prong approach to notification around this process. We notified it on Facebook, in community papers and we sent out a neighbourhood letter. I appreciate that some people have said they did not receive it or they received it late. The letter was sent out to a 1 km radius around the Quality Inn on May 11. It was done through Canada Post mail drop those without a red dot (indicating they do not want flyers) did not get it. BC Housing has to use Canada Post because we do not have the names and addresses of people that live in the area. We also reached out to the Langley Meadows Community Association and other stakeholder community groups and asked them to share it through their networks. My understanding is that they did this. Given that some people missed the earlier community dialogues we added extra sessions the next week in the day, evening and on the weekend.

- C7 Hi, I have been homeless for the last [FOIPPA s.22(1)]. I have nothing to be ashamed of. [FOIPPA s.22(1)], I would like to get inside but I do have addiction issues. I am addressing them right now as we speak. I am in the methadone program and have been on it since October. I have stuck with it, I have fallen back once and picked myself up. I really want to live inside. I don't want to live outside anymore. I have the right to a place. I live in Langley Township for [FOIPPA s.22(1)]. I had a house in the Township that we owned for [FOIPPA s.22(1)], then I became a renter in the City of Langley. I really feel like I am a piece of crap on the side of the road the way people talk about homeless, we have schools down the street, we have this or that. It makes you feel unwanted. I have daughters and granddaughters. I would never hurt your children or be part of a community that was not caring enough to look after their neighbours. I grew up in White Rock when it was a small town, and Langley was a really small town. I know what it is like to be part of community. I would want you to voice your opinions against the things that are done wrong by the homeless community but I would also want you to voice your opinions about the things that are done right by the homeless community. I know we have done a lot of good things around our neighbourhood at the Vineyard Church. We are not all that bad of people. If you had one on one talks with us, I would even buy the coffee I will sit and address your questions, please have a look at what the

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face of homelessness is now. We are people that have had problems, by brother

FOIPPA s.22(1)

FOIPPA s.22(1)

have been trying that long to get a place to call home for that long for her and I. It is probably why my addictions got so bad because I had no home and I lost hope. I don't want to leave Langley it is my home, my community. Why should I made to go to Hope, Kelowna, somewhere else. Why should I be made to go because you are not comfortable and I am made to feel not welcome.

- C8** I want to reiterate that I don't know why everyone assumes that the homeless are all criminals. I assure you there are more criminals living in houses in Langley. If you are that concerned about safety I would check out your neighbours criminal history. Recently two people were murdered in Willoughby and another at 232 Street in a drive by shooting. I would like to say that people take a look at yourself before you start pointing fingers. Most of the homeless people in Langley are indigenous, that means they have been raised here and lived here all their lives. It is not fair that they should be told to leave or given housing in their own community. And especially since most of them have raised children here, paid taxes here. A lot of people are homeless because of medical and health issues.
- C9** I have participated in many community meetings and a few of us said we wanted to give back to the community, some ideas included gardening, community kitchen, and I wanted to volunteer supports for seniors and ongoing maintenance of the facility.
- C10** I am a Langley resident and have been in Langley for over FOIPPA s.22(1). I have a business and my son has a business. I am standing here trying to be positive and encourage people not to judge and this gentleman behind me in the audience says, "bullshit" as someone else is talking. We are calling them these people, the less fortunate but they have names. Do you know their names? Do you say hello? Until you live in their shoes for one day, I would not judge. I hear you complaining, these people are everywhere. They are on the street, by Gateway of Hope, by the Church, what BC Housing is telling you that they would like to take people off the street and put them somewhere safe so you don't keep complaining about it. So let's work together as a community and open your heart.
- C11** I spent my weekend walking around neighbourhood to gather opinion of neighbours. What I found was that approximately 80% of people I talked to have no idea about this project, so it is about communication. Around about 96% of people are against idea.

(Facilitator) Can you tell us how many people that represents in actual numbers?

I talked to 60 people, why are we against this, we are not against supportive housing especially if it is for people that need it like single parents, elderly people, students or people with disabilities. We are concerned about drug abuse. We want to help people with drug abuse but providing them with shelter is not help. They require a comprehensive help. You have a very successful competitor John Voken. He helps drug addicts, he builds community, provides education and job training. There has to be a will and a wish to be there. You cannot help me that do not want help. If you are drug free we will help you. If you want to continue using drugs then we in this community are against

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it. We also have kids, who will find needles in playgrounds. We know it will increase crime although I agree that not all homeless have predilection to crime. It is about drugs.

- C12** I would like to thank BC Housing for all the programs you are setting up it is awesome news for Langley. I would also like to thank Lookout get off the street. It is a great program. For the people that are saying you don't want programs that give people a home and help get off the drugs. I want that in the community. I want to make people better.
- C13** The Lookout Society is on Glover and Logan in Langley. We have a program with two full time staff and a number of peers. You may have seen them riding around and these two ladies that are part of our harm reduction team. You can call them anytime, if you find rigs (needles and paraphernalia) in parks, school grounds, business, you can call 604-812-5277 and say the location and they will go out and pick up needles etc. If you see a homeless camp you can also call the number on this card they do outreach and will go and talk with that person and can connect them with a number of other people at agencies that provide support. I will pass these cards out we collect from Langley City, Township and Aldergrove.
- C14** My wife and I and our family have been a resident of Langley for [FOIPPA s.22(1)]. I work in the [FOIPPA s.22(1)]. We are in the midst of a crisis not just Langley but in every North American and European city. This initiative is one of the great things that is taking place, in the presentation they demonstrated five other great examples where this type of housing is operating very successfully in dense residential areas. After opening they have very favorable reviews from the community. I know 85% of the applicants that have applied to live in this Quality Inn. By far the majority are applying because they want to see change in their life. To have this available to them when they need it and as a community what we have to continue to push is compassion, understanding, and cooperative spirit because you cannot get off the street by yourself that is a reality.
- C15** What a difference an address makes, if you are homeless and you go to the hospital, the second question they ask you is where do you live? Once they find out you do not have an address then the services are significantly curtailed. It is not that they don't want to help but help needs to go somewhere, they need to follow up for specialist appointments, or you have a bad sleeping situation and you sleep through an appointment, or you don't have a way to get to the Hospital. The Housing First program out of Medicine Hat that has brought the services to the people. So that people who need different kinds of help get the help they need. For someone that has significant disabilities they can have difficulty doing taxes, getting support
- C16** I fully support what you are doing. [FOIPPA s.22(1)]. The biggest challenge we have is connecting people to services. The other thing about families is we have involved our children for the past 20 years working with the homeless in Langley and Surrey. Our children have grown up respecting the homeless and wanting to

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help. I want to encourage those families having fearful thoughts to one Sunday come down to Langley Friends Vineyard and meet some of these amazing people.

- C17** I ran the petition to support this project. I have to say it was enlightening process getting involved in the for petition. Originally, I was not sure what I was getting myself into but I was seeing more and more homeless people on the streets of Langley and it disturbed me. I started to look at the research particularly the Housing First model. I totally understand the emotional reaction people have when they hear about a project like this. I would encourage you to dig into the research and read the papers. There is one by SFU Centre for Applied Research in 2008 on mental health and addictions. Many of the reasons to be for supportive housing have already been mentioned. This research and others demonstrate that the safety concerns and negative property value impact is not borne out in the evidence. I am scientist myself so evidence is important to me. I want our governments to make decisions based on evidence not emotions. I encourage everyone to have an open mind and look at the evidence.
- C18** I am resident about 1 km away from building. I heard a lot of speakers speak and I wonder how may live close to Quality Inn. If you live further away and you say I am Langley resident it is not really fair because most of the impact is to us. This project is not around your home. I am educator, not just about needle on street, I chose Langley instead of Surrey when I moved from Burnaby was because I thought Surrey was not safe. I felt that this little town when I passed by on the way to Hope twenty years ago was safer. All the neighbours have young kids, they learn behaviors from what is going on around them. I would say if you don't want to do this around your home please don't do it around ours.
- C19** Get them in there as soon as you can. I am for this supportive housing
- C20** [REDACTED] FOIPPA s.22(1). We moved to Langley when I was a child, more recently I have lived in Langley for [REDACTED] FOIPPA s.22(1) I am part of Rig Riders, we ride around and pick up the needles you are concerned about. Please contact us, we can even do extra runs around your neighbourhood if that is what you need. Recently I found myself homeless and this would be a perfect place for me to live. Unfortunately, I have fought addictions problems for many years. I need a break
- Q21** Hello, I am recent very proud Canadian citizen a couple of years ago. I live in the neighbourhood. I got a letter on achieving my citizenship, the letter goes on but when I became a citizen I swore to protect the rights and freedoms of others and to work to make this a better place. I believe it is everyone's right to have a safe place, and I believe they need a home to begin to do that. My question is related to one of our fundamental needs and that is belonging. I don't know how to help people recover from addictions but I do know how to be a friend, but I want to teach my young boys this too. Do you see a way that this housing project can welcome members like myself to build a healthy and welcoming community for those in need?
- A21** By providing a home for 49 people there will be a home within the building and we are looking to people in the community that want to be part of that. You are right community

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and connection is what is really going to make difference in people's lives.

C22 When you sent out the letters what was the radius that it went out? I hear that people speaking are from all over Langley, yet the letter you sent was to those in the 1 km area as they were most affected. I feel that their voice should be the ones that are really heard. I am not saying they are 100% right. I speak to balance, maintaining the lifestyle that the children and families are used to having while helping the most people we can. I feel that those people in the 1 km radius are not being considered to be as important as the need of the homeless. Are the children raised in this environment, are their needs not equally important as the homeless. I would ask for a compromise in the selection of the residents to people who are already in process of being healthier.

A22 I hear members of the public saying that BC Housing said it was 1 km.

Q23 I want to know how the communication for the Public Hearing is significantly better than this public meeting and the other meetings. I wonder if some members of the homeless who are not drug addicted are feeling that the supports are not there so they need to say they are drug addicted to the ICM team to get into this supportive housing. Why does Langley not have a Detox Centre?

A23 The Local Government Act governs how you proceed forward when you are doing a land use change. This is what this is, BC Housing has submitted a rezoning application, then as the applicant BC Housing is required to host a Public Information meeting, the first of which we held in the fall. BC Housing has engaged in a public education campaign to build understanding and address concerns. To ensure we address your concerns we have done further community dialogues, some newspaper articles, advertisements and this public meeting. All of which go to Council. The Public Hearing is the municipality's jurisdiction, we host this meeting, they host the Public Hearing. They communicate about that based on their requirements under the Local Government Act. The municipality has not set the date but once they do they will communicate with citizens.

In terms of the Detox Centre question, there is a Detox Centre in Surrey that is a regional resource that anyone in the Fraser Health area can access. Individuals who need detox can be referred there. There is also new models out there that Fraser Health has been using called Mobile Detox. We have that in the eastern Fraser, which is Chilliwack, Mission so that is another option. It is a matter of resources as a Detox Centre is quite expensive to operate.

In terms of the question about the ICM team, we have 73 clients that we work with, and we have had 110 clients apply for our services. We do an assessment whether someone is referred from an agency or a shelter or by themselves. In that process, we determine how we are best going to help this individual and the services they need. In that process, we have had 2 individuals who have stated that they have had a significant substance use problem. In the assessment, we determined that was not necessarily the case and through conversation with them we determined they just want housing, as with any referral we receive, if we deem the client does not meet our criteria then we connect

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them with community services that can help them. For the ICM program they have to be 19 years of age, they have to be willing to attend our program and want a change in their life. In our program, we will support people to work on their substance use issues. The #1 goal for all our clients is to get housing, the #2 goal is to get help with treatment or assistance with their substance use.

Q24 I work with the homeless feeding them on street on Thursday night and I am also an emergency room nurse. I have seen drug use and it's affect at its very worst. I think the panel is downplaying the problem of drug use in the homeless population and what that drug use does to the communities in which they live. I have a couple of questions, inside the home, I am assuming many of you have worked with people with drug addictions, maybe not in emergency, you realize how violent they can get, how high they can get and how crazy it can become. Do you have security in the home for staff and for other residents and how well trained they will be? Who will check on people could there be someone that is dead for five days. Also I would like to know what the plan is for RCMP surveillance in the area and what plan is being put in place to ensure that drug deals do not increase in places such as the Home Depot parking lot, the Walmart parking lot. What is the plan? I don't think we can negate the impact of bringing people who use drugs on a regular basis into a community, has on a community. I appreciate the stories from the homeless people, but after I serve them supper, they shoot up under a tarp right beside me. I do believe they need help, but I don't want to bring that into my community.

A24 There will not be security people in the building but there will be staff 24/7. We currently support people that are housed in market housing people that use substances, that use alcohol and they are responsible tenants. We have people sign program agreements that clearly lays out expectations around people's behavior, we will work very closely to make sure everyone is safe in the building. In terms of the neighbourhood that will be part of the discussions on the Community Advisory Committee. If there are issues that are coming up off our property like people are witnessing drug deals involving people that live in the housing we would be working with the Committee to address that. I hear your concerns and while I have not worked in an Emergency room, we have a lot of experience for the past 30 years operating housing and supporting people in scattered market housing in the community. Some of those people have substance use issues, are there ever times when we have to call on the RCMP, absolutely there are times. We will use the resources available to us at any given time. My experience has been that most people once they are housed and have the proper supports we do not anticipate that being a huge, ongoing, daily issue.

To be quick the RCMP on any new project in the community we love to become active full partners in making sure the community is safe, the project is a success. If this project gets off the ground we will be at the table. We are at the table now, if it takes special targeting as it gets off the ground we will be there. We will constantly assess any crime issues as we do in any other part of the community and respond accordingly. It will be under the microscope if it gets up and running. From the policing perspective, it depends on what is

being reported and what we are seeing, we respond appropriately, whether that means plain clothes surveillance, plain clothes engagement, or uniform engagement. We have multiple tools at our disposal, until the problem surfaces I can't give you a solution as it would be speculative.

I speak as a former social worker prior to being the Executive Director & Strategic Advisor on Homelessness, Supportive Housing Programs, BC Housing I spent two years in St Paul's Emergency Room in Vancouver and worked in ER's in London, England. I have seen violence in ER's, I would respectfully suggest that the ER is a very different setting than what we are trying to do here. This is supportive housing and what I have seen working in the health system and ERs and community based setting, is the difference a community based setting makes for people who have had the experience of homelessness and living on the street, just the impact of coming inside and shutting your front door in terms of the impact that makes on your behavior. I am not Pollyannaish about it. This is why we are putting high level supports into this housing. In addition, BC Housing as part of our contract for supportive housing has minimum 48 hour room checks. It can often be more than that depending on individual assessment and the person's needs.

C25 I am really struggling with the logic of the No side. You put people in a home there is no needles on the street, there are no needles in the park, on the school ground. You leave people living on the street that is where everything is and that is where everyone's problem is. I have a daughter in Langley Meadows school. We live in the neighbourhood. They found needles on the playground. I would love anything to not find needles on that playground. What is the solution, its right here, put them in a supportive housing and the needles stay in there. The other thing I would like to bring up is there a lot of people that are dead set against this, came and sat down and didn't even read the boards. These people have to pay rent. Its pretty hard to pay rent if all your money is going to drugs. It seems to me that people's priorities are skewed a bit and more focused on property values and not wanting it close to their homes. And by the way no one complained when the liquor store went in and it was close to their house so they can get their booze for the weekend.

Q26 I live right across from the proposed development I never got a notice. I have emailed BC Housing a number of times, spoken to you and the Mayor but got no notice. Of the 82 residents in my complex 6 people got one. You are lacking in your communications. Maple Ridge has the same problem, lack of communication. In my complex 82 families no one is opposed to housing we are opposed to low barrier. We are opposed to you not working with the neighbours directly adjacent to say what is going to work for you guys. I think it is done deal, you buy buildings like Surrey Place and it went through. We don't have a say, you are not listening to us. I am concerned our needs are not being met and this room is empty compared to how many people came out in the fall. I want to know how many supportive housing that BC Housing proposed around the province get stopped, got shut down by community? I also want to know have you ever changed the program from low barrier model to high barrier zero tolerance model because the community is opposed?

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A26 Certainly while there are some that don't get developed we are hearing more Council's and communities saying yes to modular housing including Chilliwack, Sechelt, Richmond, Abbotsford. Right now we have approximately 1,000 units of modular housing either opening or scheduled to open in the next 12-18 months across the province.

No, we have not changed the approach from low barrier because we need to bring people who are street and sheltered homeless inside. The more restrictions we put on the more people will stay on the street. Beside the human cost to homelessness, the most expensive way to treat people is to keep them on the street.

Q27 I am in support of the project. I live two blocks away from the Quality Inn. I live close and would like to understand more about the ICM team?

A27 The ICM team has been operating in Langley since the end of September beginning of October 2017 we have as part of our staff a psychiatrist, a nurse practitioner, 3 case managers, register nurse, registered psychiatric nurse, a peer support worker and a housing procurement specialist and an addictions counsellor and administration. Every client that comes to use our services has access to these each one of those professionals. We do not tell people what is best for their lives. They tell us what they want for their lives and we help them with that process. If people on our case load were able to access services today they would not be on our case load. Our staff are available 12 hours a day and on call for the other 12 hours 7 days a week.

C28 In Abbotsford the Salvation Army operates with the same type of ICM approach. There are about 90 people that live around that homeless shelter in shanty squats. It is not a criminal activity to put up a tarp or defecate on the sidewalk so the police can't do anything and as a result Paladin Security has a full-time contract so hopefully the Provincial Government is accounting for that. I am a homeowner and a small business owner [FOIPPA s.22(1)] the proposed project and my voice is disenfranchised because I was not given anything in the mail that let me know that this project was being considered. I do have a deep sense that this is a fete accompli. Are projects like this being considered in West Van, Shaughnessy, Point Grey, Kerrisdale, North Vancouver. I agree with the pastor that this is not just happening in Langley it is a Canadian issue. In 2009 and 2010 there was a concentrated effort to move the homeless out of the downtown eastside in advance of the Olympics and I believe this project is a continuation of those efforts. Homelessness is a Canadian issue and I don't think it is fair to saddle that only on the Township and City of Langley. Will the Provincial Government be setting aside the extra 300 to 400,000 a year for extra policing costs. If you build it they will come.

A28 First, in terms of the issues in Abbotsford and the Salvation Army service is a shelter. This is not a shelter it is supportive housing. You are not going to have tents and tarps outside. This has not happened at any other supportive housing project that we have.

In terms of housing in Vancouver, many years ago there were 12 sites with 1200 units of supportive housing throughout Vancouver some on the west side and some on the east side and some downtown. Those have been operating for 10 years and have been very

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successful. We have learned a lot over the years from issues that have arisen. They all operate well and some are near schools. We have six sites that we have earmarked for this type of modular housing, four of six are already operational, two are under development. Those are all going to operate like this supportive housing project. They will have 24/7 supports. There are no housing projects at this time being developed in the communities you mentioned but there are some being considered. There are projects on West 2, on Ash and Little Mountain, Heather and Fir.

Q29 On these other sites have you seen any increase in crime?

A29 We don't have those statistics with us tonight. However, a recent media report on the Marpole modular site, the RCMP indicated there had been a 24% reduction in crime in that area.

C30 I understand what people are worried about. I have two children they are more world. I grew up in a pretty tough life, and while I don't want to shelter my children I don't want them to go through what I did. I want them to be kids. I am all for helping people that want to be helped but you need to listen to people and not have people who are doing drugs in this house. I moved to Willoughby so that my wife and daughter can walk down the street without being scared. So far they have been able to do that.

Q31 Drug addictive people have strong temptation. John Volken Academy makes them take responsibility for their life. Drug addicted people often have no will so when they start recovery they will not have strong will. They will agree and then not agree any more. What to do if someone agrees to program but then does not have will to work on addiction issues? Also what can you say about what John Volken says about drug dealers find lots of clients in these places? Also, why would you not provide these places to people that would integrate with our community like single parents, mothers, students that are for sure safer?

A31 Yes, we would possibly house someone that is not ready to work on their drug issue at the time. We would be working with people every day once people have stable place and a home they want to make change. Some might choose to go to treatment centre, others might do it as an outpatient.

We definitely will be monitoring the property not just the immediate Quality Inn but the Home Depot parking lot. We are not in support of any dealers being in the area. If that was an issue we would work very closely with the RCMP.

More affordable housing is being developed in Langley for low income seniors and others

Q32 I am representing Triple A senior housing. We advocate for more affordable housing options for seniors, more of whom are becoming homeless. We are proposing 49 homes for 49 people. I have heard 2 people here tonight are applying and I can see they are seniors like me. I have heard of others that are going to apply. The 206 homeless are not all here, but we need to remember they are our neighbours. This will give them hope. We need this housing for seniors who cannot deal with their addictions issues on their own. I

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was happy to hear about the Look Out program because I am the [FOIPPA s.22(1)] and we have found needles on our grounds. There are homeless camping in the children's park across the street. I am happy that there are supports coming to help us with these issues.

Q33 When I was 16 my mother, brother and I became homeless. My mom had health problems and she didn't want to tell family and friends. We all carried this shame. I had a boyfriend from another church and I was to keep it from him for the whole summer until a series of events happened and I shared with him where we were at. He went home and told his parents and they graciously opened their home to us for a couple of weeks. They helped us get an apartment that had everything we needed because we had lost everything. This was a game changer to have a roof over our head, stability. My brother and I were able to go back to school. I just want you to consider how you hold the homeless. Our socio-economic status does not define our value, our potential is, or our character or moral fiber. Please don't sweep everyone into the same group. Lets look at all people that are homeless from an evidence perspective rather than fear based. My question for those that have mental health issues but not drug addicted would they be able to access this facility?

A33 Yes, absolutely someone that has those type of experiences does not these kind of supports to stabilize and move on with their life.

Q34 Where is the Detox Centre in Surrey? My other issue is you are going to put seniors, drug addicted people together in a home together. This is not safe. I have drug addicted family members that choose to stay on the street. Others that have sought help. If you want to put this centre here. In your meeting report from Oct 2017 you say 190 people opposed it and you say you want to listen to us yet you have not effectively let the people in that 1 km know about the meetings. We are asking for fairness and that everyone is informed about what is going to be in their back door. Let the home be for someone that has gone through detox, that wants to get ahead in life and is not using drugs. You say you all these other homes well then put them in those homes don't put them here unless they have gone through detox and we can feel safer with. Why don't we have any rights. I also said in the community dialogue that you are going to do what you want to do and you are hoping that less and less people are here

A 34 It is right behind the Surrey Hospital

Q35 I agree with her that we were not notified. I live in Langley Meadows we have lived there for [FOIPPA s.22(1)]. It was a great little community but changing. Someone should send this notice for needle pick up to everyone. I am not posting this on Facebook it should go to the principal of the schools. There was a woman who was lying in the Walmart foyer. I told management but they did not do anything. When I finished shopping she was still lying there so I asked them to call the RCMP and I waited. My question is how trained are the businesses to respond to these types of issues? What kind of training can community services provide to the community? Who could do that?

BC Housing Proposed Supportive Housing in Langley
Public Information Meeting Summary
May 28, 2018

A35 Look Out will share the information with the schools and post on Facebook.

Q36 If Canada is a democratic state, I heard 86% of the people that submitted 228 comment forms in the fall were opposed, if that is case why are we still discussing this issue.

I would also like to know more about the crime statistics around other social housing units.

A36 This is a public meeting to discuss the issues. The development application for rezoning is decided by the Township Council that are elected. Their job is to consider the interests of the over 117,000 citizens in the Township and make a decision at the Public Hearing.


Other than the one example provided earlier from Marpole we do not have general crime statistics at this time.

C37 I am still concerned about safety issues for children and for families this is all I have to say.

Appendix H: Sign in forms

LANGLEY COMMUNITY DIALOGUE SERIES
SIGN IN SHEET

SESSION DETAILS:
Tuesday, May 15, 6 to 8pm
Murrayville Library, 22071 48 Avenue, Langley

	NAME	EMAIL	CONSENT TO RECEIVE MORE INFORMATION? YES/NO	CHECK IN
1	FOIPPA s.22(1)	FOIPPA s.22(1)	yes	FOIPPA s.22(1)
2				
3			YES	
4			yes	
5			yes	
6			yes	
7			yes	
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9			yes	
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LANGLEY COMMUNITY DIALOGUE SERIES SIGN IN SHEET

SESSION DETAILS:

Thursday, May 17, 10 am to noon

George Preston Rec. Centre, 20699 – 42 Avenue

	NAME	EMAIL	CONSENT TO RECEIVE MORE INFORMATION? YES/NO	CHECK IN
1		FOIPPA s.22(1)	Yes	FOIPPA s.22(1)
2			Yes	
3				
4			Yes	
5			Yes	
6			Yes	
7			Yes	
8			Yes	
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10			Yes	
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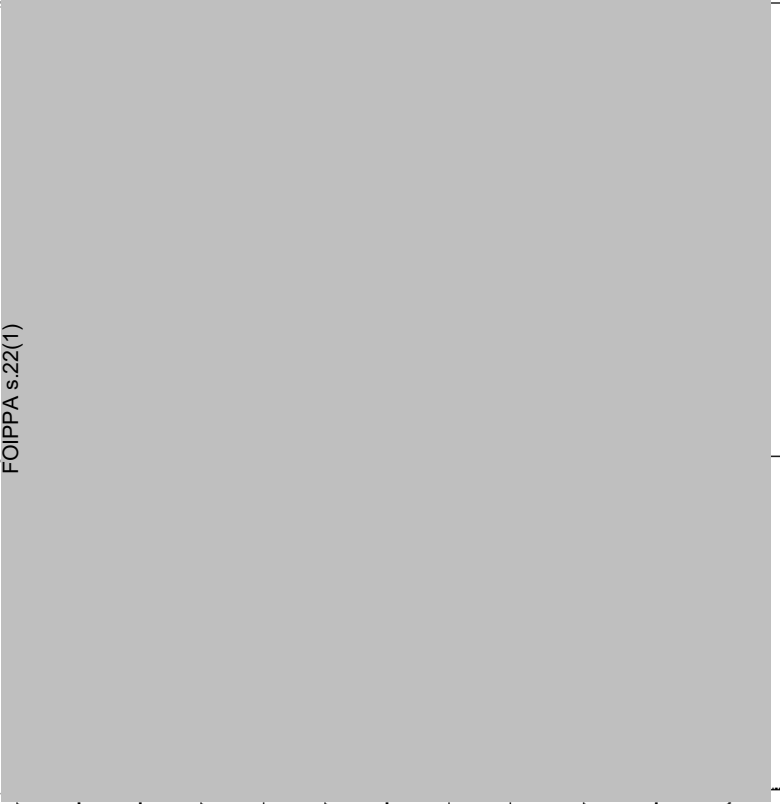
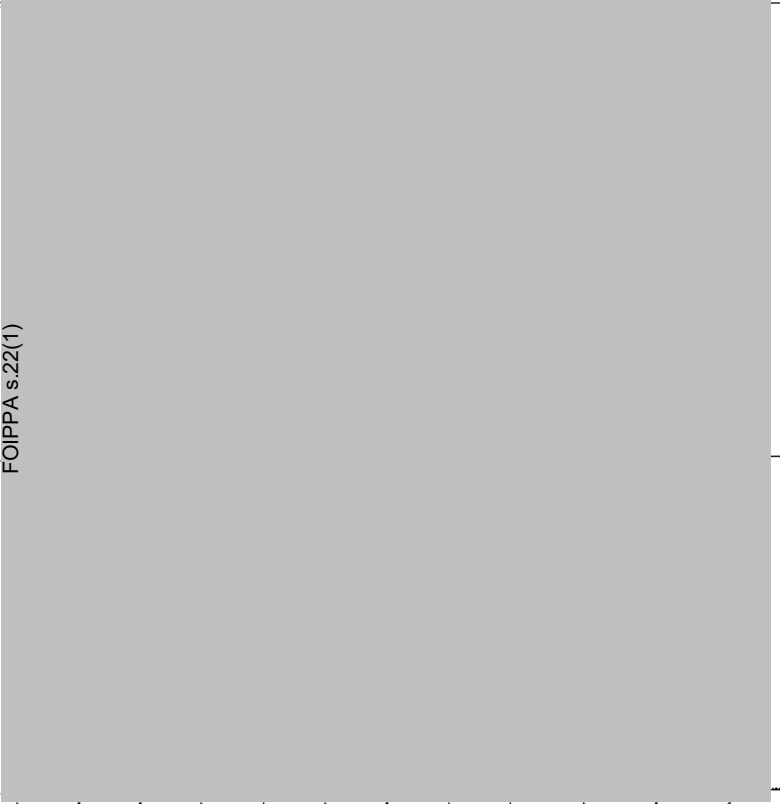

12	FOIPPA s.22(1)		
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LANGLEY COMMUNITY DIALOGUE SERIES SIGN IN SHEET

SESSION DETAILS:

Friday, May 25, 1 to 3 pm

Bridge Community Church, 5521 Brydon Crescent, Langley

	NAME	EMAIL	CONSENT TO RECEIVE MORE INFORMATION? <u>(YES/NO)</u>	CHECK IN
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FOIPPA s.22(1)

FOIPPA s.22(1)

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LANGLEY COMMUNITY DIALOGUE SERIES SIGN IN SHEET

SESSION DETAILS:

Saturday, May 26, 10 am to noon

George Preston Rec. Centre, 20699 – 42 Avenue

	NAME	EMAIL	CONSENT TO RECEIVE MORE INFORMATION? YES/NO	CHECK IN
1		FOIPPA s.22(1)	yes	FOIPPA s.22(1)
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12	FOIPPA s.22(1)			
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**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
MAY 28, 2018**

Thank you for signing in.

	NAME	EMAIL (IF YOU'D LIKE FURTHER INFORMATION)
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Stepping Stone
Community Services Society



Langley Community
Services Society

**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
MAY 28, 2018**

Thank you for signing in.

	NAME	EMAIL (IF YOU'D LIKE FURTHER INFORMATION)
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Please note: this information will be collected by BC Housing and Stepping Stone Community Services Society to form a summary report, as required by the Township of Langley, and will be shared with the Township of Langley.



PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY

MAY 28, 2018

Thank you for signing in.

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FOIPPA s.22(1)

Please

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**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
MAY 28, 2018**

Thank you for signing in.

	NAME	EMAIL (IF YOU'D LIKE FURTHER INFORMATION)
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**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
MAY 28, 2018**

Thank you for signing in.

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**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
MAY 28, 2018**

Thank you for signing in.

	NAME	EMAIL (IF YOU'D LIKE FURTHER INFORMATION)
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**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
MAY 28, 2018**

Thank you for signing in.

	NAME	EMAIL (IF YOU'D LIKE FURTHER INFORMATION)
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**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
MAY 28, 2018**

Thank you for signing in.

	NAME	EMAIL (IF YOU'D LIKE FURTHER INFORMATION)
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**PUBLIC INFORMATION MEETING FOR PROPOSED SUPPORTIVE HOUSING IN LANGLEY
MAY 28, 2018**

Thank you for signing in.

	NAME	EMAIL (IF YOU'D LIKE FURTHER INFORMATION)
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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOWBROOK COMMUNITY PLAN) BYLAW 1991 NO. 3008
AMENDMENT (PROVINCIAL RENTAL HOUSING CORPORATION)
BYLAW 2018 NO. 5391**

EXPLANATORY NOTE

Bylaw 2018 No. 5391 amends the Willowbrook Community Plan by changing the designation of a property located at 6465 – 201 Street from Regional Commercial to Institutional to facilitate conversion of a former hotel to accommodate a supportive housing facility.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOWBROOK COMMUNITY PLAN) BYLAW 1991 NO. 3008
AMENDMENT (PROVINCIAL RENTAL HOUSING CORPORATION)
BYLAW 2018 NO. 5391**

A Bylaw to amend Willowbrook Community Plan Bylaw 1991 No. 3008

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw No. 1991 No. 3008 Amendment (Provincial Rental Housing Corporation) Bylaw 2018 No. 5391”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 as amended is further amended by changing the designation of the lands described as:

Lot D Except: Firstly: Part Now Road on Plan 80703 and Secondly: Part Dedicated Road on Plan LMP53781 District Lot 311 Group 2 New Westminster District Plan 14174

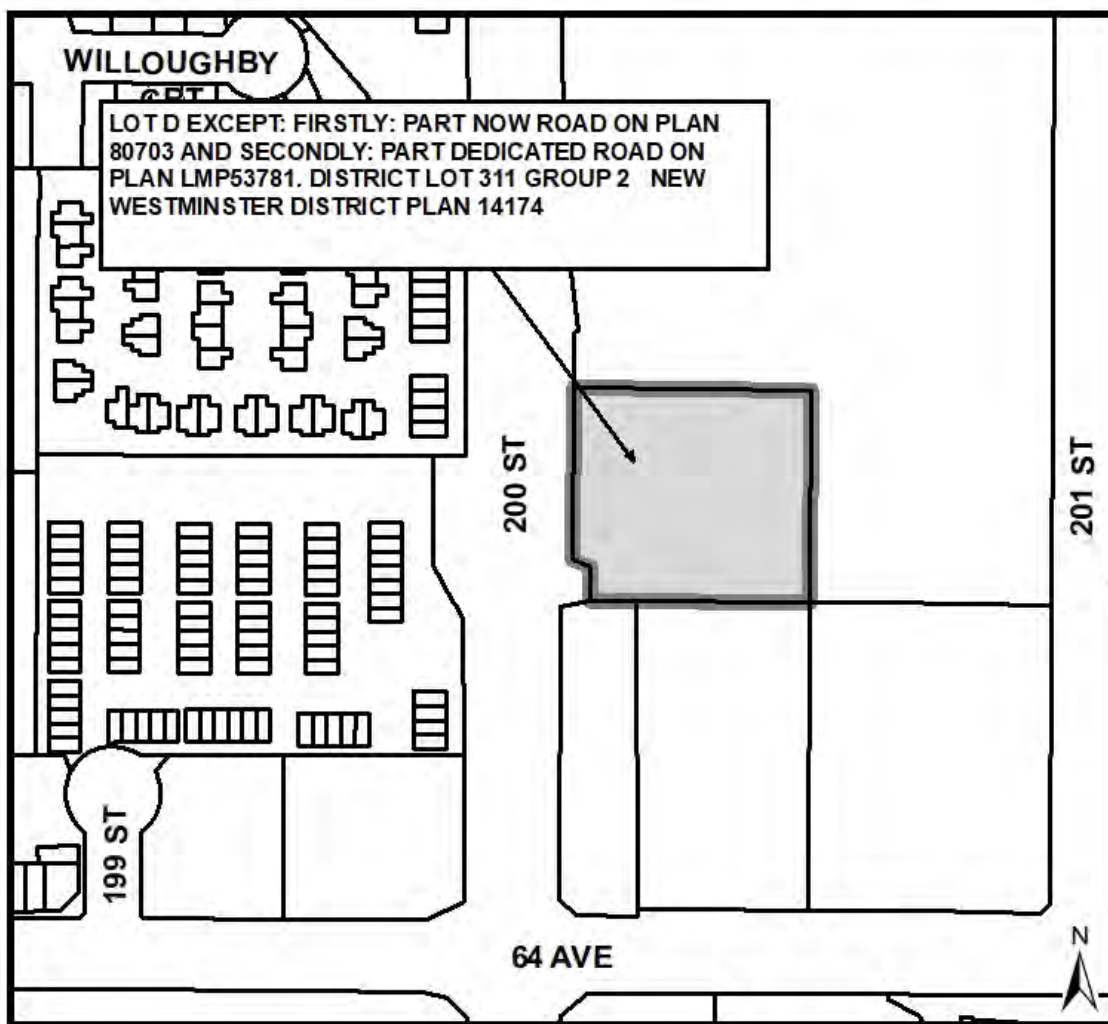
as set out on Schedule “A” attached to and forming part of this Bylaw from “Regional Commercial” to “Institutional” on Map 2.

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
PUBLIC HEARING HELD the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
ADOPTED the	day of	, 2018.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A'

BYLAW NO. 5391



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PROVINCIAL RENTAL HOUSING CORPORATION)
BYLAW 2018 NO. 5392**

EXPLANATORY NOTE

Bylaw 2018 No. 5392 rezones a property located at 6465 – 201 Street from Community Commercial Zone C-2 to Community Care Facility Zone P-2Q to permit 49 units of supportive housing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PROVINCIAL RENTAL HOUSING CORPORATION)
BYLAW 2018 NO. 5392**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Provincial Rental Housing Corporation) 2018 Bylaw No. 5392".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding Community Care Facility Zone P-2Q to the Table of Contents and Section 104.1.
 - b. Adding to Section 110.7 – Community Care Facility Zones P-2 the words "9) The minimum *lot area* in a P-2Q zone shall be 930 m²" after the words "8) The minimum *lot area* in a P-2O zone shall be 0.5 ha"
 - c. Adding the words "P-2Q" to the list of zones in the heading in Section 802
 - d. Adding in Section 802.1 the words " 7) supportive housing (defined as supportive by the Province of BC) subject to Section 802.2"
 - e. Adding as Section 802.2 "16) In the P-2Q zone, a maximum 49 units of supportive housing (defined as supportive by the Province of BC) shall be permitted."
 - f. Adding in Section 802.6 "or 12.6 metres in the P-2Q zone" after the words "Except as provided for in Section 104.5 the height of buildings and structures used for residential purposes shall not exceed 9 metres"
3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot D Except: Firstly: Part Now Road On Plan 80703 and Secondly: Part Dedicated Road on Plan LMP53781, District Lot 311 Group 2 New Westminster District Plan 14174 as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Community Care Facility Zone P-2Q.

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
PUBLIC HEARING HELD the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2018.
ADOPTED the	day of	, 2018.

Mayor

Township Clerk

SCHEDULE 'A'

BYLAW NO. 5392

