



**The facts on Hope and Area Transition Society and BC Housing’s 52-unit Supportive Housing proposal**

<p><b><i>There is no need for Supportive Housing in Hope</i></b></p>	<p><b><i>Fact</i></b></p> <p><b><i>There is a great need for the Supportive Housing services that HATS and BC Housing is proposing.</i></b></p> <ul style="list-style-type: none"> <li>▪ There are currently NO housing options for the homeless population. Individuals who are homeless are sleeping rough in the forest, couch-surfing, staying in the Emergency Shelter and living in precarious housing</li> <li>▪ Through the Homeless Outreach team it has been identified as of January 2020 showed 104 homeless and precariously housed individuals</li> <li>▪ 55 of the 104 identified Hope as their home, having grown up in Hope or having family connections; 47 of the 104 were over 55 years of age</li> <li>▪ The Fraser Valley Homeless Count for 2020 identified 69 homeless in Hope (this is based on a 24-hour snapshot survey)</li> </ul>
<p><b><i>The Supportive Housing proposal will negatively affect property values in the neighbourhood.</i></b></p>	<p><b><i>Fact</i></b></p> <p><b><i>Hope and Area Transition Society current properties have not affected the values of adjacent residential properties.</i></b></p> <ul style="list-style-type: none"> <li>▪ A literature review by CARMHA (Centre for Applied Research in Mental Health and Addiction) at SFU showed that property values have not declined in neighbourhoods 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<sup>1</sup>.</li> <li>▪ A study conducted by CitySpaces Consulting Ltd. found that house prices in residential areas where social housing projects exist in North Vancouver were not impacted by the presence of the group homes. Average sale prices tended to increase at relatively the same rate in the impact area and control neighbourhood, as well as in the overall North Vancouver area during the study period<sup>2</sup></li> <li>▪ Research has shown in other communities 2-years post opening of supportive housing that property values did not see any decline, in fact in some instance’s growth surrounding supportive housing rose faster than the city average and/or mirrored city-wide trends.<sup>3</sup></li> </ul>

<sup>1</sup> City of Vancouver, Housing Centre, *Frequently asked Questions, October 2007:* (<http://www.city.vancouver.bc.ca/commsvcs/housing/supportivehousingstrategy/faq.htm>)

<sup>2</sup> CitySpaces Consulting Ltd., *Towards More Inclusive Neighbourhoods - Property Values Unaffected by Non-Market Housing, February 1996.*

<sup>3</sup> <https://www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-overview-supplement&sortType=sortByDate>

<p><b>The supportive Housing proposal will negatively affect the safety of the neighbourhood</b></p>	<p><b>Fact</b></p> <p><b><i>This statement wrongly implies that homeless people are somehow dangerous.</i></b></p> <ul style="list-style-type: none"> <li>▪ Hope and Area Transition Society has been operating in Hope for 24 years <b><i>without incident.</i></b></li> <li>▪ Vancouver has reported that there is no evidence of increase of crime in areas around supportive housing. In fact, the calls that have been received for policing assistance are often calls about activities near the address but unrelated to the tenants in the supported housing.<sup>4</sup></li> <li>▪ There are 210 supportive housing facilities operating within 500 metres of schools and 52% have been operating for over 10 years with no incidents</li> <li>▪ Being homeless is not a crime; there are many pathways to homelessness some of these are poverty, lack of affordable housing, impact of colonization on Indigenous people, traumatic events, family violence, mental health and addictions, transitioning from the child welfare system and discharge from hospitals<sup>5</sup></li> </ul>
<p><b>Supportive Housing residence will attract drug dealers or other undesirables into the neighbourhood. Drug paraphernalia will be found in the park and surrounding areas.</b></p>	<p><b>Fact</b></p> <p><b><i>Not all people experiencing homelessness use substances. Not all people using substances are homeless.</i></b></p> <ul style="list-style-type: none"> <li>▪ Supportive Housing residents still may be using substances, however through a harm reduction approach, individuals can begin to address their substance use and use in a safe place, disposing of their drug paraphernalia in a safe responsible manner.</li> <li>▪ Research has proven that 84% of residents have reported improved overall well-being after 6 months of being housed and 39% have reduced their substance use<sup>6</sup></li> </ul>

<sup>4</sup> <https://vancouver.ca/people-programs/supportive-housing-in-your-neighbourhood.aspx>

<sup>5</sup> <https://www.bchousing.org/research-centre/library/community-acceptance/community-benefits-supportive-housing&sortType=sortByDate>

<sup>6</sup> <https://www.bchousing.org/research-centre/library/community-acceptance/community-benefits-supportive-housing&sortType=sortByDate>

<p><b><i>The Supportive Housing project should not be located on the Old Hope Princeton Way because it will affect business and tourism</i></b></p>	<p><b><i>Fact</i></b></p> <p><b><i>These types of concerns wrongly imply that residents of supportive housing are somehow dangerous.</i></b></p> <ul style="list-style-type: none"> <li>▪ Supportive Housing residents are voluntary and have made a choice to actively participate in the program agreement and expectations.</li> <li>▪ A January 2007 literature survey conducted by the Centre for Applied Research in Mental Health and Addiction at SFU concluded that, “proposals to establish supportive housing typically encounter some degree of neighbourhood resistance – often expressed as fears regarding increased crime or declining property values. The opinions of neighbours have, however, been reported to change over time, with initial opposition being replaced by the view that residents of community housing facilities are good neighbours. Community studies suggest that there is no negative impact on safety or property values. Most residents are unaware of the presence of community residences in their neighbourhood.<sup>7</sup></li> <li>▪ The literature survey concluded that there was no statistically significant evidence that supportive housing led to increased crime rates. In fact, “despite the diversity across studies, there is consistent support for the positive impact of housing on health and social outcomes for people with substance use and mental disorders. Moreover, evidence suggests that this type of housing can have a minimal (or even positive) impact on the neighbourhoods in which they are sited.<sup>8</sup></li> </ul>
<p><b><i>Supportive Housing will attract more homeless to Hope</i></b></p>	<p><b><i>Fact</i></b></p> <p><b><i>There are enough people in need of supportive housing in Hope right now.</i></b></p> <ul style="list-style-type: none"> <li>▪ The Homeless Outreach team works with 104 people who are unsheltered or precariously housed; 55 identify Hope as their home, either grown up in Hope or family connections</li> <li>▪ The Fraser Valley Homeless Count for 2020 identified 69 homeless in Hope (this is based on a 24-hour snapshot survey)</li> <li>▪ Individuals who are homeless tend to find a community and build their connections within community and do not necessarily move around too much</li> </ul>

<sup>7</sup>The Centre for Applied Research in Mental Health and Addiction, Faculty of Health Sciences, Simon Fraser University, *Housing for People with Substance Use and Concurrent Disorders: Summary of Literature and Annotated Bibliography*, January 2007: Page 3.

<sup>8</sup> The Centre for Applied Research in Mental Health and Addiction, Faculty of Health Sciences, Simon Fraser University, *Housing for People with Substance Use and Concurrent Disorders: Summary of Literature and Annotated Bibliography*, January 2007: Page 4.