



**Attachment B**  
**The Ten-Year Supportive Housing and Wrap-Around Services Plan**

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## TEN-YEAR SUPPORTIVE HOUSING AND WRAP-AROUND SERVICES PLAN (2025-2035)

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### Purpose

This is a Ten-Year Supportive Housing and Wrap-Around Services Plan (2025-2035) which recommends actions and timing priorities for the provision of shelter beds and supportive housing units as per the City's Interim Housing Needs Report (2024).



**EMERGENCY SHELTER** are temporary but immediate places to stay for persons who are homeless or at-risk of homelessness.



**SUPPORTIVE HOUSING** is a type of housing that provides on-site supports and services to residents to assist residents in maintaining their tenancies and foster positive health and wellbeing.

### Context

As per the 2023 Point-in-Time Homeless Count, this Plan will address the needs of the city's locally unhoused population:

- Indigenous people are over-represented amongst the city's unhoused population (27% of unsheltered and sheltered homeless population verses 3.1% of the city's population). Of note, of enumerated, self-identified Indigenous people who reported that they are unsheltered or sheltered homeless, 58% reported that they or a family member had experienced residential schools. This may indicate a mistrust of government-funded services and institutional-like settings.
- Adults (25 to 54) represented 76% of the unsheltered and sheltered homeless population.
- Seniors (55+) represented 22% of the unsheltered and sheltered homeless population.
- Males (74%), females (25%), and people who self-identified as another gender identity (1%).
- Individuals with health conditions, who may require complex care – of those who responded to the question on health conditions, 47% self-reported a mental health issue and 52% self-reported an addiction.

Supportive housing units can provide long-term housing for residents: based on information from the Elizabeth Fry Society and Lookout Housing and Health Society, 50% to 60% of those residing in supportive housing may be unable to transition to independent living in below- or

non-market housing.<sup>2</sup> Additionally, those that transition may require access to in-reach and crisis-management supports on an as needed basis to maintain their housing.

## **Mandate**

To recommend actions and timing priorities to achieve the City's housing targets for shelter beds and supportive housing units. This plan prioritizes the placement of the city's locally unhoused population and is based on the City's Interim Housing Needs Report (2024), which outlines a need for 58 24/7 shelter beds with support services and 352 supportive housing units in the next five years. This plan also acknowledges the need for an equitable distribution of projects across the city, and that all neighbourhoods play a role in supporting housing needs.

## **2025-2030 SHELTER BED AND SUPPORTIVE HOUSING UNIT TARGETS**

### **2025-2030 Targets**

- The construction of 58 permanent 24/7 shelter beds with support services.
- The construction of 142 supportive housing units, inclusive of up to 20 complex care units, with the latter supporting unhoused people with severe and persistent mental health and substance use issues. This represents 40% of the total need for supportive housing units required between 2025 and 2030 based on the Interim Housing Needs Report (2024).<sup>3</sup>
- That 20% to 30% of shelter beds and supportive housing units be purpose-designed, trauma-informed and culturally-safe for unhoused Indigenous people.
- That all new shelter bed and supportive housing units be in purpose-designed buildings and spaces, include wrap-around services, and be designed in alignment with best practice principles, which will reduce impacts on residents and businesses. It is anticipated that each supportive housing project will include between 40 and 60 units.
- That all new projects be located with access to services, community amenities and public transit.

- 1. Support expedited construction of 602 Agnes (formerly 68 Sixth Street). This 52-unit permanent, purpose-designed supportive housing development will immediately provide housing for the unhoused people in the Downtown. The City will continue to**

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<sup>2</sup> **Non-Market Housing** is a type of affordable housing that is subsidized by government, where rent or mortgage payments are not determined by the market but by ability to pay, and eligibility criteria determine who is accommodated. Most non-profit and cooperative housing is a form of non-market housing. **Below Market Housing** is a type of housing with rents 10% below the currently reported Canadian Mortgage and Housing Corporation (CMHC) rental market median rent, all years, for New Westminster.

<sup>3</sup> The mandate of this Plan focuses on the delivery of supportive housing units for people experiencing homelessness. Supportive housing units also serve people requiring mental health supports, people requiring substance use supports, people transitioning out of the criminal justice system, people with disabilities, and families with children with additional support needs. Of the existing supportive/transitional housing units in the city, 40% are for those experiencing homelessness. Staff have targeted a similar ratio moving forward. Applications are also expected from housing providers that would deliver housing for other populations.

**prioritize building inspections and site servicing requirements to expedite the occupancy of this building scheduled for spring 2026.**

This project has been approved. BC Housing has selected Lookout Housing and Health Society as the housing provider. Lookout is headquartered in New Westminster, and operates 25 winter shelter beds, 16 emergency shelter beds and 87 supportive housing units in the city. This collaboration with BC Housing and Lookout addresses homelessness, especially in the Downtown, and prioritizes the need to house the city's existing unhoused population.

- 2. Advocate to BC Housing to prioritize the funding to construct trauma-informed and culturally-safe Indigenous housing. The City will facilitate engagement by providing capacity funding to First Nations and Indigenous organizations.**

Based on the findings of the Point-in-Time Homeless Count (2023) and the City's Interim Housing Needs Report (2024), it is recommended that permanent, purpose-designed 24/7 shelter beds and supportive housing units are needed with a mandate to primarily serve unhoused Indigenous people in New Westminster. The approach taken, including design, program and support requirements, and preferred location(s) will be based on engagement with First Nations, Indigenous-led organizations and housing providers, and Indigenous people with lived and living experience of the three crises.

- 3. Advocate to BC Housing to prioritize the funding for a purpose-designed 24/7 shelter with in-house supports outside the Downtown and on a site accessible by public transit. The City will facilitate processes to support expedited project delivery.**

The existing Purpose Shelter at 502 Columbia Street is operating under a three-year Temporary Use Permit which expires in November 2027. A permanent 24/7 shelter is essential as an integral component of the housing continuum. If the daytime unhoused population is brought inside, the impacts of homelessness will be reduced. The unhoused will have better access to services and supports, which will reduce the need to spend their day trying to meet their basic needs. It will also help to mitigate the indirect impacts of homelessness, including sheltering, open burning, human waste and discarded belongings in public and private spaces.

- 4. Advocate to BC Housing, the Ministry of Health and the Fraser Health Authority to prioritize the funding for 20 complex care units within the construction of new purpose-designed supportive housing developments. The City will facilitate processes to support expedited project delivery.**

The complex care housing program consists of enhanced health, cultural, and social supports delivered within permanent supportive housing to residents who have supports needs that cannot be met through the wrap-around supports that are typically offered in these settings. It provides intensive levels of service and support to people with complex issues who have not succeeded with other forms of housing and supports. Recipients of complex care housing supports may have significant mental health, substance use, or

concurrent disorders, as well as functional needs like acquired brain injuries. By providing access to enhanced supports within residential settings, complex care housing can reduce barriers to health services and support long-term housing stability for people with complex needs and prevent a return to homelessness.

- 5. Advocate to BC Housing to fund a permanent, purpose-designed supportive housing units on a site in proximity to the Royal Columbia Hospital. The City will facilitate processes to support expedited project delivery.**

It is recommended that a permanent, purpose-designed supportive housing development be constructed in the Sapperton neighbourhood. This neighbourhood has the Royal Columbia Hospital with many ancillary health, medical and social services. It is also well served by public transit and has a range of commercial services.

## **2030-2035 SUPPORTIVE HOUSING UNIT TARGETS**

### **2030 – 2035 Targets**

- The construction of 140 supportive housing units.
- This represents 40% of the total need for supportive housing units required between 2030 and 2035 based on the Interim Housing Needs Report (2024).
- That all new supportive housing units be in purpose-designed buildings and spaces, include wrap around services, and be designed in alignment with best practice principles, which will reduce impacts on residents and businesses. It is anticipated that each supportive housing project will be between 40 and 60 units.
- That all new projects be located with access to services, community amenities and public transit.

- 1. Advocate to fund a permanent, purpose-designed supportive housing development in the Uptown Neighbourhood**

After construction of a supportive housing development in the Sapperton neighbourhood, it is recommended that the City advocate to BC Housing for a permanent, purpose-designed supportive housing development in the Uptown neighbourhood, in proximity to the services and public transit of the area.

- 2. Advocate to fund a permanent, purpose-designed supportive housing development in Brow of the Hill/Moody Park Neighbourhood**

The next priority will be for the City to advocate to BC Housing for a permanent, purpose-designed supportive housing development in the Brow-of-the-Hill/Moody Park neighbourhood due to its abundance of commercial and service uses. This neighbourhood is also well served by public transit.

- 3. Advocate to a fund permanent, purpose-designed supportive housing development in the 22nd Street Station Area**

The final recommendation will be for the City to advocate to BC Housing for a permanent, purpose-designed supportive housing development in the 22nd Street Station Area. When the 22nd Street SkyTrain Station Area Bold Vision is implemented, it will be well situated to civic, commercial and service uses, and is well served by public transit.