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**General Purposes Committee**

**Anderson Room, City Hall  
6911 No. 3 Road**

**Monday, May 6, 2019  
Immediately Following the Special (Open) Council Meeting**

Pg. #      ITEM

**MINUTES**

**GP-3**      *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on April 15, 2019.*



**COMMUNITY SAFETY DIVISION**

1.    **STRENGTHENING THE UNSIGHTLY PREMISES REGULATION BYLAW RELATED TO VACANT HOMES**  
(File Ref. No. 12-8060-02-01; 12-8060-20-009819/9820/9821) (REDMS No. 6129635 v. 3; 5717742; 6152819; 6152828)

**GP-16**

**See Page GP-16 for full report**

*Designated Speaker: Carli Williams*

**STAFF RECOMMENDATION**

- (1)    *That Unsightly Premises Regulation Bylaw No. 7162, Amendment Bylaw No. 9819, to strengthen the City's approach to unsightly properties and vacant homes, be introduced and given first, second and third readings;*

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ITEM

- (2) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9820, to increase fines for unsightly properties, be introduced and given first, second and third readings; and*
- (3) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9821, to add additional ticketing authority, be introduced and given first, second and third readings.*

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### COMMUNITY SERVICES DIVISION

2. **DRAFT RICHMOND HOMELESSNESS STRATEGY 2019–2029**  
(File Ref. No. 08-4057-11-01) (REDMS No. 6153845 v. 3)

GP-30

See Page GP-30 for full report

*Designated Speakers: Kim Somerville and Cody Spencer*

#### STAFF RECOMMENDATION

- (1) *That the Draft Richmond Homelessness Strategy 2019–2029, as outlined in Attachment 1 of the staff report titled “Draft Richmond Homelessness Strategy 2019–2029”, dated April 12, 2019, be approved for the purpose of seeking public feedback on the Draft Strategy; and*
- (2) *That the final Richmond Homelessness Strategy, including a summary of public feedback received, be reported back to General Purposes Committee.*

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#### ADJOURNMENT

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## General Purposes Committee

Date: Monday, April 15, 2019

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves  
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the General Purposes Committee held on April 1, 2019, be adopted as circulated.*

**CARRIED**

### DELEGATION

1. Update on Tourism Richmond

Nancy Small, Chief Executive Officer, Tourism Richmond and Eda Koot, Chair, Tourism Richmond Board, provided an update on Tourism Richmond's activities and highlighted that the brand "Pacific. Authentic." was launched in February 2018 and was awarded the Marketing Campaign of the Year by the National Tourism Awards.

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Ms. Small remarked that five strategic pillars guide Tourism Richmond's focus to (i) capitalize on a strong destination brand, (ii) transform into a next-generation destination marketing organization, (iii) accelerate destination development, (iv) refine best-in-class sales and business development, and (v) optimize operational intelligence and efficiency.

Ms. Small and Ms. Koot then commented on areas of focus including highlighting Richmond's unique food scene, launching new visitor experiences in Steveston Village, maximizing Richmond's flat landscape by promoting cycling in Richmond, and promoting bird watching. Also, Ms. Small and Ms. Koot spoke on other areas of focus such as enhancing partnerships and examining sustainable tourism.

In reply to queries from Committee, Ms. Small and Ms. Koot advised that (i) initiatives such as Richmond's Dumpling Trail assists in bridging any ethnic gaps for visitors, (ii) Tourism Richmond would gladly partner with the City to explore branding opportunities for signage similar to what is done in Vancouver for Little India, and (iii) hotel accommodations are a competitive market and the Lower Mainland's popularity as a whole directly affects costs of hotel rooms.

## PRESENTATION

### 2. Council's role in Emergency Response

Norman Kotze, Manager, Emergency Programs, spoke to Council's role during an emergency and the following information was noted:

- under provincial regulation, each local government is responsible for creating local emergency plans and guidelines that set out the priorities and means by which it will restore essential local government services following an emergency;
- an emergency is defined as a serious, unexpected, and often dangerous situation requiring immediate coordinated action;
- an Emergency Operations Centre (EOC) provides support to incident sites through policy direction and resource coordination;
- an EOC has various levels of activation: Level I (small, one site event), Level II (more intense event but still manageable under a unified command), and Level III (major event i.e., multiple sites, often regional in nature with multiple agencies involved);
- during a Level III event, Council would play a role as the Policy Group and would be required to meet in the Anderson Room at Richmond City Hall;

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- Council's specific roles are to (i) declare a State of Local Emergency, (ii) provide clear policy direction in the use of the extraordinary provincial powers and guidelines, (iii) empower the EOC to implement policies, (iv) follow and adjust previously established expenditure limits, (v) represent the City before media and the public, and (vi) support the development and funding for short and long-term recovery plans;
- a key task of Council during a Level III activation is to request for extraordinary emergency powers of the *Emergency Program Act* for responding to an emergency; and
- if Council quorum is un-achievable, the Mayor by order may enact a Declaration of Local Emergency.

In reply to queries from Committee, staff advised that (i) during a Level III event, Council is required to meet in the Anderson Room at Richmond City Hall, (ii) fire halls are built to post-disaster regulations, (iii) within the EOC, a role is dedicated to liaising with other levels of government and agencies, and (iv) Council is welcome to attend the next Emergency Program's exercise scheduled for May 8, 2019.

The Chair directed to staff to provide (i) a prioritized list of actions for Council during an emergency, including information such as where Council is to meet, if Council members cannot meet at the designated spot, a prioritized list of alternate locations, (ii) information on how Council may communicate and whether formal Council communication is permitted electronically, and (iii) a list of potential emergencies in order of probability.

## COMMUNITY SAFETY DIVISION

### 3. **NON-FARM USE FILL APPLICATION - 21800 RIVER ROAD (YEE)** (File Ref. No. 12-8080-12-01) (REDMS No. 6112332 v. 17; 5981518)

In reply to queries from Committee, Carli Williams, Manager, Community Bylaws and Licencing, and Mike Morin, Soil Bylaw Officer, provided the following information

- the Applicant wishes to place soil on the property to improve the site's agricultural capability to grow vegetables;
- the Applicant has retained a Professional Agrologist, who would be responsible for the integrity of the soil to be deposited; and
- once fill activity has commenced, the City's Soil Bylaw Officer would conduct weekly site visits; the Agrologist inspects soil to be deposited from the source site and a contractor transports the soil to the subject site.

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Discussion took place and Committee queried the conditions of the proposed soil deposit application and the need to apply restrictions consistently. Also, Committee expressed concern with regard to the quality of soil to be deposited, noting that there is no safeguard to guarantee that the soil inspected by the Agrologist at the originating site is indeed the same soil deposited on the subject site.

In reply to further queries from Committee, staff advised that the Applicant will collect tipping fees for the approximate 965 truckloads of soil received and tipping fees vary by season and by material, however tipping fees typically average \$100 to \$165 per load.

Discussion then took place on the merits of the proposed application and in reply to a query from Committee, Ms. Williams advised that the Applicant has met the City's requirements.

In response to Committee comments, Dr. John Paul, Professional Agrologist, and Peter Jarvenpaa, Professional Engineer, provided the following information:

- a new application has been developed whereby GPS technology tracks soil from an originating soil site to a final site; the application takes photographs and keeps records of each load, which provides a level of comfort on the integrity of the soil being deposited;
- vegetables can be grown on the site using its existing soil, however not without challenges due to drainage;
- during the winter and spring seasons, the water table can be close to the native ground elevation and therefore it would not be possible to naturally drain the site to achieve the distance required between the growing medium and the water table;
- the proposed plan is to increase the depth of the soil and to rectify illegal fill previously deposited on the subject site; and
- alternative measures could be examined to address drainage concerns however, these measures would significantly affect the site's landscape particularly as it relates to the site's Riparian Management Area.

Discussion further took place and Councillor Steves commented on ways in which drainage concerns could be addressed on the subject site and distributed materials (attached to and forming part of these Minutes as Schedule 1).

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As a result of the discussion, the following **referral motion** was made:

It was moved and seconded

*That the Non-Farm Use Fill Application proposed for the purpose of developing a vegetable farm and the corresponding staff report titled “Non-Farm Use Fill Application for the Property Located at 21800 River Road (Yee)”, dated November 14, 2018 (Attachment 1), be referred back to staff for:*

- (1) more information on alternative uses of the land without the need for soil deposits; and*
- (2) more information on the City’s inspection regime including precedent from a previous application along Westminster Highway.*

The question on the referral motion was not called as discussion further took place on (i) the merits of the proposed application and whether it meets the City’s requirements, (ii) the Agricultural Land Commission’s role (ALC), and (iii) an instance where the ALC denied an application following the City’s recommendation for its consideration by the ALC.

The question on the referral motion was then called and it was **DEFEATED** with Cllrs. Day, Greene, Loo, McNulty, McPhail, Steves, and Wolfe opposed.

It was moved and seconded

*That the Non-Farm Use Fill Application proposed for the purpose of developing a vegetable farm and the corresponding staff report titled “Non-Farm Use Fill Application for the Property Located at 21800 River Road (Yee)”, dated November 14, 2018 (Attachment 1), be referred to the Agricultural Land Commission (ALC) for the ALC’s review and decision as all reporting requirements specified by the City have been satisfied by the proponent.*

**DEFEATED**

Opposed: Mayor Brodie  
Cllrs. Au  
Day  
Greene  
McNulty  
Steves  
Wolfe

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4. **APPLICATION FOR A NEW FOOD PRIMARY LIQUOR LICENCE WITH PATRON PARTICIPATION ENTERTAINMENT ENDORSEMENT FOR KARAOKE AND EXTENDED HOURS FROM 1091919 BC LTD., AT 3300 - 4000 NO. 3 ROAD**  
(File Ref. No. 12-8275-30-001) (REDMS No. 6150172 v. 2)

It was moved and seconded

- (1) *That the application from 1091919 BC Ltd, operating at 3300 – 4000 No. 3 Road, requesting a Food-Primary Liquor Licence with Entertainment Endorsement for Patron Participation to enable karaoke at the establishment, be supported;*
- (2) *That a letter be sent to Liquor and Cannabis Regulation Branch advising that:*
  - (a) *Council supports the application for a Food Primary Liquor Licence with:*
    - (i) *Patron Participation Entertainment Endorsement which ends at Midnight;*
    - (ii) *hours of liquor service, Monday to Sunday, from 9:00 AM to 2:00 AM;*
  - (b) *person capacity will be set at 120 seats and 20 staff for total capacity of 140 persons;*
- (3) *Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licensing Regulations) are as follows:*
  - (a) *the potential for additional noise and traffic in the area was considered;*
  - (b) *the impact on the community was assessed through a community consultation process;*
  - (c) *given that this business is new, there is no history of non-compliance with the operation, the addition to permit patron participation entertainment endorsement under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;*
  - (d) *as the operation of a licenced establishment may affect nearby residents, businesses and property owners, the impact assessment was conducted through the City's community consultation process as follows:*
    - (i) *residents, businesses and property owners within a 50 meter radius of the subject property were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and*



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- (ii) *signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how comments or concerns could be submitted;*
- (e) *Council's comments and recommendations respecting the view of the residents, businesses and property owners are as follows:*
  - (i) *the community consultation process was completed as part of the application process; and*
  - (ii) *that based on the number of letters sent and the few opposed responses received and significant supporting responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents, businesses and property owners in the area and the community;*
- (f) *Council recommends the approval of the Food Primary Liquor Licence with patron participation entertainment for the reasons that the application is acceptable to the majority of the residents, businesses and property owners in the area and the community.*

**CARRIED**

## **ENGINEERING AND PUBLIC WORKS DIVISION**

### **5. SINGLE-USE PLASTIC ITEMS – PROPOSED CONSULTATION**

(File Ref. No. 10-6370-01) (REDMS No. 6137604 v. 7)

Suzanne Bycraft, Manager, Fleet and Environmental Programs, advised that the implementation of actions in Vancouver is anticipated to be delayed as a result of feedback from the business sector in relation to challenges in meeting the proposed deadline.

In reply to queries from Committee, Ms. Bycraft provided the following information:

- the use of plastic and paper shopping bags and disposable cups in the City of Vancouver will likely be addressed through the creation of a reduction plan bylaw, whereby business licence holders that use disposable cups and plastic and paper bags will be required to significantly reduce the amount of these items they distribute;
- an outright ban on the use of plastic bags may not have been selected by the City of Vancouver possibly due to challenges for businesses to meet such a target;

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- as per Option 2, it is anticipated that a discussion paper be prepared over the next two to three months, and following that, a four-month long community and engagement process; and
- the City of Victoria was sued by the Canadian Plastic Bag Association for its bylaw prohibiting businesses from providing plastic bags to customers; the Court ruled in the City of Victoria's favour finding that its bylaw was exercised under its authority for business regulation under the *Community Charter*.

Discussion ensued and the following Committee comments were noted:

- a ban on plastic bags would be notable;
- the scope of materials should be expanded;
- it would be valuable to commit to a deadline to implement any proposed bans;
- a ban on plastic bags is not a cure-all as there are also environmental impacts with the use of paper bags;
- a ban on single-use plastics at City events should be considered; and
- the issue of plastic packaging including single-use plastics and polystyrene foams is not new and therefore the City should take immediate action by way of a policy.

In reply to further queries from Committee, Ms. Bycraft advised that Option 2 is recommended as this approach involves scoping the issues more broadly to clearly identify the types of items to be targeted and methods in which to reduce use, regulate, or ban. Moreover, she noted that it would be challenging for business and industry to change practices in a short period of time and thus, Option 2 allows for community input and provides a more well-rounded approach to ensure impactful change over the longer term. Ms. Bycraft added that Option 2 would also allow staff to review the City's corporate practices to ensure these are reflective of the direction being pursued.

Discussion then took place on the potential for a hybrid of Option 1 and the following **motion** was introduced:

*That staff:*

- (1) *be directed to draft bylaws compatible to Vancouver and Victoria on the restriction of plastic drinking straws, single-use plastic bags, and Styrofoam food containers for implementation on July 1, 2020; and*
- (2) *prepare a consultation plan for the consideration of further reductions of single-use plastic items and Styrofoam in Richmond.*

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The question on the motion was not called as discussion took place and the following Committee comments were noted:

- the need to clearly identify what it is that Council wishes to see implemented in regard to the scope of materials is important;
- a similar approach to that of the City of Vancouver's would have inherent benefits;
- public consultation may not be valuable in this instance as the problem is well-known and existing;
- the proposed motion does not allow for a phased-in approach(i.e., providing bags or straws on-request basis only); and
- the need to act now is important.

As a result of the discussion, the following **referral motion** was made:

It was moved and seconded

*That the matter be referred back to staff to outline suggested options for potential changes similar to those found in the City of Vancouver's bylaw regarding single-use plastics items such as bags, straws, and polystyrene food containers including exceptions, timeline, education, enforcement and consultation and report back at the next General Purposes Committee meeting.*

The question on the referral motion was not called as it was noted that it is important to liaise with Vancouver Coastal Health regarding this matter as it relates to the use of straws for patients.

Also, the Chair directed staff to consider the City's practices at City events regarding single-use plastics.

The question on the referral motion was then called and it was **CARRIED**.

## COMMUNITY SERVICES DIVISION

### 6. **RABBITS IN RICHMOND**

(File Ref. No. 11-7200-01) (REDMS No. 6146795 v. 13; 6152268; 6158183)

In reply to queries from Committee, Paul Brar, Manager, Parks Programs, and Ted de Crom, Manager, Parks Operations, advised that rabbits in the city cause approximately \$10,000 to \$15,000 in damages annually, and staff will continue to work with external agencies, namely the Richmond Animal Protection Society, the Rabbitats Rescue Society, and the BC SPCA on rabbits in Richmond.

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Sorrelle Saidman, Rabbitats Rescue Society, spoke to Project One – Feral Rabbit Control Services (\$45,000 plus \$100 per rabbit), noting that \$45,000 is requested to initiate a pilot project to clear a geographical area of rabbits; the additional \$100 per rabbit would be for costs associated for sterilization and vaccination.

It was moved and seconded

*That the staff report titled “Rabbits in Richmond,” dated March 28, 2019, from the Director, Parks Services, be received for information.*

**CARRIED**

## **ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (6:23 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, April 15, 2019.

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Mayor Malcolm D. Brodie  
Chair

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Hanieh Berg  
Legislative Services Coordinator

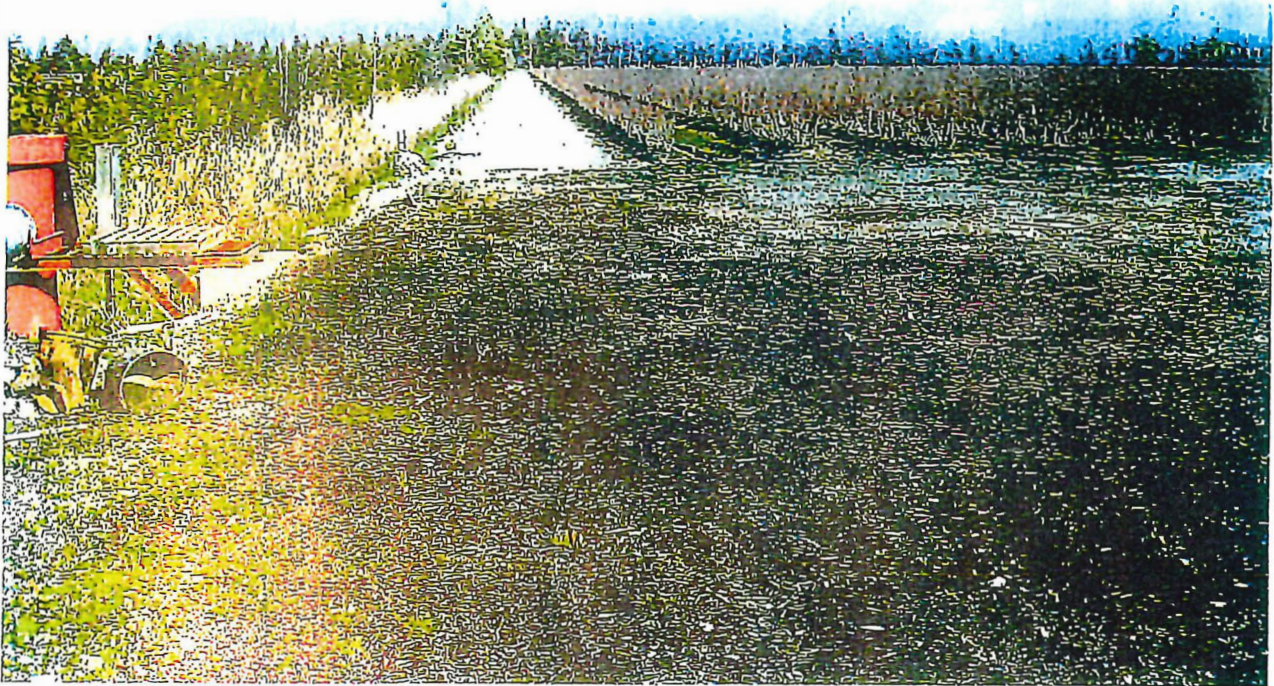




**FINN ROAD BLUEBERRY FARM:**

1. A well drained blueberry farm on Finn Road has a narrow  $\frac{3}{4}$  minus gravel service road along one side.
2. The field is dry because of the carefully levelled field, drains and sloped field edges.





3. A water pump automatically pumps the water out of the field when it rains and the water level is too high. Berms keep the water from running back in.
4. The neighbouring field which is used for growing vegetables is flooded. This is normal practice in Richmond in winter. Vegetable growing does not require winter drainage.





Presented by:

**Janet L Downey**

Macdonald Realty Westmar

Phone: 604-220-9982

[www.janetdowney.com](http://www.janetdowney.com)[mail@janetdowney.com](mailto:mail@janetdowney.com)**Active****R2178706**

Board: V

Other

**12871 STEVESTON HIGHWAY**

Richmond

Eas Richmond

V6W 1H1



Sold Date:		Original Price:	<b>\$19,500,000</b>
Frontage (feet):	<b>0.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>013-069-241</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$36,488.00</b>
Depth:	<b>0</b>	For Tax Year:	<b>2016</b>
Price/SqFt:		Zoning:	<b>AG1</b>
Sub-Type:		Rezoneable?	<b>Yes</b>
Flood Plain:			
Exposure:	<b>South</b>		
Permitted Use:	<b>Other</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			

Sanitary Sewer: **None**  
 Storm Sewer: **None**  
 Water Supply: **City/Municipal**  
 Electricity: **Nearby**  
 Natural Gas: **Nearby**  
 Telephone Service: **Available Nearby**  
 Cable Service: **Available Nearby**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail:  
 Perc Test Date:

Property Access: **Road Access**  
 Parking Access:  
 Fencing: **None**  
 Property in ALR:

Information Pkg: **No**  
 Sign on Property: **Y**  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **BLK 4N LD 36 SEC 31 RRG 5W PART SE 1/4, EXC B/L 66269, SRW 21305, 0.08 AC HWY & SRW 60799.**

Site Influences:

Restrictions: **None**Listing Broker 1: **Sutton Grp-West Coast (Brdwy)**

Listing Broker 2:

Listing Broker 3:

**HUGE HUGE LOT 34.35 ACRE (13.9 Ha) thta has a potential for rezoning an development. Invest Now and hold this property for futu Ironwood shopping centre, golf club, movie theatre nearby. Just next to HWY 99, a short drive to Vancouver, Ladner, Delta.**

LND Full Public

The enclosed information, while deemed to be correc , is not guaranteed.

PREC\* indicates 'Personal Real Estate Corporation'.



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** April 11, 2019  
**From:** Cecilia Achiam **File:** 12-8060-02-01/2019-Vol 01  
General Manager, Community Safety  
**Re:** **Strengthening the Unsightly Premises Regulation Bylaw Related to Vacant Homes**

### Staff Recommendation

1. That Unsightly Premises Regulation Bylaw No. 7162, Amendment Bylaw No. 9819, to strengthen the City's approach to unsightly properties and vacant homes, be introduced and given first, second and third readings;
2. That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9820, to increase fines for unsightly properties, be introduced and given first, second and third readings; and
3. That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9821, to add additional ticketing authority, be introduced and given first, second and third readings.

Cecilia Achiam  
General Manager,  
Community Safety  
(604-276-4122)

REPORT CONCURRENCE	
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>
Law	<input checked="" type="checkbox"/>
Fire Rescue	<input checked="" type="checkbox"/>
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 
<b>APPROVED BY CAO</b> 	



## Staff Report

### Origin

The City of Richmond is receiving an increasing number of complaints and is devoting significant resources to manage nuisance properties left unattended and vacant. Enforcement staff currently rely on the Fire Protection and Life Safety Bylaw No. 8306 (“Fire Bylaw”) and the Unsightly Premises Regulation Bylaw No. 7162 (“Unsightly Bylaw”) but have identified several opportunities to strengthen bylaw provisions and increase penalties for non-compliance related to nuisance properties.

### Analysis

#### Current Enforcement Statistics

The Fire Bylaw gives fire inspectors the authority to order the owner of a vacant building to board up or otherwise secure doors, windows and other points of entry in order to prevent fires and unauthorized entry. Table 1 shows the number of structures that are boarded up as well as the number of inspections undertaken by Richmond Fire Rescue (“RFR”) in order to manage vacant properties. Many of the structures boarded up in one year, remain boarded up in the following years and so continue to be managed by RFR staff. The numbers in table 1 represent all files managed and some are likely to be counted in subsequent years.

Table 1 – Vacant Structures Boarded Up by RFR

<b>Year</b>	<b># of Properties</b>	<b># of Inspections</b>
2016	379	654
2017	423	687
2018	333	544

In addition to the work from fire inspectors, staff from Community Bylaws also regularly attend to complaints related to unsightly properties, especially for garbage, long grass, derelict vehicles, graffiti and discarded items. Many of these unsightly properties also contain a vacant home. Table 2 shows the number of complaints related to unsightly premises attended by inspectors to over the last five years.

Table 2 – Number of Complaints of Unsightly Properties

<b>Year</b>	<b># of Complaints of Unsightly Properties</b>
2016	572
2017	559
2018	606

#### Strengthening Unsightly Premises Regulation

The Unsightly Bylaw regulates the appearance and maintenance of properties. It targets mostly issues related to garbage, debris and unsightly vegetation. Pursuant to this bylaw, enforcement officers may serve residents with an Order to Comply if the owner or occupier of the property:

- a. permits property to become unsightly (grass longer than 20 cm, or unsightly brush, trees, weeds, or other growth); or
- b. permits offending material (rubbish, noxious, offensive or unwholesome matter, filth, discarded materials, or graffiti) to accumulate.

Following an Order to Comply owners/occupants of the property have 14 days to remove or clear the offending material. If the owner/occupants fail to remove the offending property the City may complete the work at the owner's expense. Any unpaid costs can be added to the owner's property taxes.

There are several opportunities to strengthen the enforcement powers in this bylaw and expand the definition of what is considered unsightly to cover additional objectionable conditions. Table 3 is a summary of the proposed changes.

Table 3 – Comparison of Current and Proposed Changes to Unsightly Bylaw

<b>Provision</b>	<b>Current</b>	<b>Proposed change</b>
Time given to comply	14 days	10 days
Minimum fine on prosecution	No minimum	\$1,000 minimum
Provision related to public property	No provision	A person must not cause or permit materials to accumulate on public property
Noxious weeds	No definition	Add definition to bylaw to align with Provincial Regulations
Derelict Vehicles	No definition	Add definition related to vehicles not insured or not capable of operating
Abandoned Construction Materials	No definition	Add definition for construction material while there is no actual or apparent construction occurring
Derelict Fence	No definition	Add definition for fences with significant physical decay or lack of reasonable maintenance

As shown in Table 3, it is recommended that a minimum fine is added to the bylaw in the event that an offence of the Unsightly Bylaw is taken to Provincial Court. Taking an offence to Provincial court is typically described as a "long form prosecution". Long form prosecution is a separate process from ticketing and the fine amounts for this process are set by the court. While there is no minimum fine prescribed by the bylaw, there is a maximum which can be up to \$10,000. This report proposes setting a minimum fine amount of \$1,000 for long form

prosecutions. Setting the minimum court fine at \$1,000 gives enforcement staff an avenue to seek escalating penalties beyond tickets which range from \$200 to 1,000 (maximum ticket amount as permitted by senior government legislation).

### Enforcement Provisions (Ticketing)

There are two bylaws that give the City the authority to issue tickets for bylaw violations. Municipal Ticket Information Authorization Bylaw No. 7321 (“MTI Bylaw”) and Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 (“BVN Bylaw”), which specify the specific bylaw provisions that can be used to issue a ticket. The difference between tickets issued under these two bylaws is summarized in Table 3.

There are currently only two offences related to unsightly premises and those are both contained in the MTI Bylaw. Staff recommend that the number of violations subject to ticketing be expanded and the fines increased, in some cases to \$1,000 (the maximum allowed under governing Provincial legislation). It is also recommended that ticketing provisions be added to the BVN Bylaw. There are currently no ticketing provisions in this bylaw that relate to unsightly premises. The table of offences to be added to each bylaw is shown in the bylaw amendments.

Table 3 – Comparison of Ticketing Bylaws

	Municipal Ticket Information Authorization Bylaw No. 7321 (“MTI”)	Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 (“BVN”)
Ticket amount	Maximum of \$1,000	Maximum of \$500
Serving tickets	Must be served to the person committing the offence or acting on their behalf	Can be mailed or left on a car (i.e. parking tickets)
Dispute Mechanism	Trial in Provincial Court	Non-judicial adjudication without legal counsel.

### **Financial Impact**

The proposed amendments to the Unsightly Bylaw will not increase costs of enforcement. Clarifying language around what is unsightly will help property owners understand the regulations and increased fines while ticketing provisions will give enforcement staff more means to gain compliance in a timely manner. This is expected to make enforcement more efficient, allowing enforcement staff to handle more files for the same cost.

Enforcement staff are instructed that compliance, and not number of tickets, is the primary goal in bylaw enforcement. However increased ticketing provisions, along with increased fine amounts should increase revenue by a modest amount. Any increase in revenue will be used to offset the associated administrative and legal costs of issuing and adjudicating the tickets.

### **Conclusion**

The bylaw amendments proposed in this report will strengthen the City's approach and add new enforcement tools to resolve complaints of unsightly premises in a more timely manner while recovering more of the associated enforcement costs.



Carli Williams, P.Eng.  
Manager, Community Bylaws and Licencing  
(604-276-4136)



**Unsightly Premises Regulation Bylaw No. 7162,  
Amendment Bylaw No. 9819**

The Council of the City of Richmond enacts as follows:

1. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended by deleting Sections 1.1 and 1.2 and replacing them with the following:

**“1.1 Property Owner or Occupier Prohibitions**

1.1.1 An owner or occupier of real property must not:

- (a) allow such property to become or remain **unsightly**; or,
- (b) cause or permit **rubbish**, filth, **discarded materials**, or noxious, offensive or unwholesome matter or substances to collect or to accumulate on or around such property.

**1.2 Property Owner or Occupier Obligations**

1.2.1 The owner or occupier of real property, or their agents, must:

- (a) remove or cause to be removed from the real property, any **rubbish**, or noxious, offensive or unwholesome matter or substance, or any **unsightly** accumulation of **rubbish**, filth, **discarded materials**, or **graffiti**;
- (b) clear or cause such property to be cleared of **unsightly** brush, trees, weeds, or other growth;
- (c) clear or cause such property to be cleared of **noxious weeds**; and
- (d) keep grass trimmed to a height of not more than 20 centimetres.”

2. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended by inserting the following as new section 1.4:

**“1.4 Public Property Prohibition**

- 1.4.1 A person must not cause or permit **rubbish**, filth, **discarded materials**, or noxious, offensive or unwholesome matter or substance to collect or to accumulate on or around **public property**.”.

3. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended at Sections 2.1.1 and 2.1.2 by deleting the words and numbers “14 days” and replacing them with “10 days”.
4. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended at Section 3.1 by inserting the following as new definitions in alphabetical order:

**““Abandoned Construction Materials”** means an accumulation of construction materials, including but not limited to lumber, siding, insulation, windows, doors, and piping, where there is no apparent or actual construction activity occurring on or in the real property.

**“Derelict Fence”** means any fence characterized by significant holes, breaks, rot, crumbling, crackling or peeling finish, or rust or any other condition indicating physical decay, neglect, or lack of reasonable maintenance;

**“Derelict Vehicle”** means any **vehicle** which:

- (a) is not validly insured and/or licenced, if such **vehicle** would be required to be insured, and/or licenced with current validation, to be operated on public roads and/or waterways; or
- (b) is not capable of being moved by its own motive power or is missing parts, including, but not limited to engines, doors, hood, trunk, tires, lights, or windows,

but excludes one such **vehicle** on a piece of real property, which **vehicle** may only be parked or stored on hard surfacing on such property

For the purposes of this definition, a **vehicle** that is not validly insured and/or licensed, as described above, shall be deemed to be not capable of operating under its own motive power unless the owner or occupier of the real property on which it is located is able to demonstrate to the **Manager of Community Bylaws** or a **Bylaw Enforcement Officer** that the **vehicle** is capable of operating under its own motive power.

**“Discarded Materials”** means discarded materials and substances, including but not limited to **abandoned construction materials**, deteriorated lumber, furniture (not specifically designed for outdoor use), furniture parts, bedding, mattresses, sinks, cabinets, household fixtures, small or large appliances (including but not limited to stoves, refrigerators, and freezers), old newspapers, discarded bottles, **vehicle** parts, tires, wire, rope, abandoned, broken or neglected equipment, and the scattered remains of any such items.

- “Noxious Weed”** means a weed designated to be a noxious weed under the *Weed Control Regulation* BC. Reg. 66/85, as may be amended or replaced from time to time, and includes the seeds of the **noxious weed**.
- “Public Property”** means any real property owned or lease by the **City** and ordinarily accessible to the public, including but not limited to parks, roads, boulevards, sidewalks, and dikes.
- “Unsightly”** means, in addition to its common dictionary meaning and regardless of the condition of other properties in the neighbourhood, real property having any one or more of the following characteristics:
- (a) the accumulation of junk, filth, litter, brush, **discarded materials**, refuse, **rubbish**, garbage, graffiti, and/or **derelict vehicles**;
  - (b) **derelict fence(s)**;
  - (c) landscaping that is dead, characterized by uncontrolled growth or significant lack of maintenance, or is significantly damaged;
  - (d) uncontrolled growth of **noxious weeds**;
  - (e) the condition or appearance of a structure, building, or of real property, or parts thereof, that is characterized by graffiti, holes, breaks, rot, crumbling, cracking, peeling, rusting, or any other evidence of physical decay or neglect or excessive use, or excessive lack of maintenance; or
  - (f) any other similar conditions of disrepair, dilapidation, and deterioration.
- “Vehicle”** means any vehicle propelled otherwise than by muscle power and includes an automobile, truck or other motor vehicle, including a farm implement or equipment, motor home, motorized construction equipment, motorcycle, snowmobile, boat, recreational vehicle, aeroplane, trailer, and any other device which is capable of being driven or drawn.
- “Waste”** means decaying or non-decaying solid and semi-solid wastes, including but not limited to both combustible and non-combustible wastes, such as paper, trash, refuse, cardboard, waste material, cans, wood, glass, broken glass, crates, rags, barrels, boxes, plastic containers, scrap wire, scrap iron, tin and other metal, scrap paving material, discarded appliances, dead animals, yard clippings, dry vegetation, weeds, dead trees, accumulated branches, overgrown vegetation and trees which may harbor insect or rodent infestations

or may become a fire hazard, and piles of earth mixed with any of the above.”.

5. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended at section 3.1 by deleting the definition of Rubbish and replacing it with the following:

“**“Rubbish”** includes, but is not limited to, **waste**, any **derelict fence**, and any **derelict vehicle**.”.

6. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended by deleting the last paragraph from Section 4.1 and replacing it with the following:

commits an offence and upon conviction shall be liable to a fine of not less than one thousand dollars (\$1,000.00) and not more than Ten Thousand Dollars (\$10,000.00), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

7. *Unsightly Premises Regulation Bylaw No. 7162*, as amended, is further amended by inserting the following as new section 4.2:

“4.2(a) A violation of any of the provisions identified in this bylaw shall result in liability for penalties and late payment amounts established in Schedule A of the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended and replaced from time to time; and

(b) A violation of any of the provisions identified in this bylaw shall be subject to the procedures, restrictions, limits, obligations and rights established in the *Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122*, as amended and replaced from time to time, in accordance with the *Local Government Bylaw Notice Enforcement Act*, SBC 2003, c. 60, as amended and replaced from time to time.”.

8. This Bylaw is cited as **“Unsightly Premises Regulation Bylaw No. 7162, Amendment Bylaw No. 9819”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor






**Municipal Ticket Information Authorization Bylaw No. 7321,  
Amendment Bylaw No. 9820**

The Council of the City of Richmond enacts as follows:

1. **Municipal Ticket Information Authorization Bylaw No. 7321**, as amended, is further amended by deleting schedule B14 and replacing it with Schedule A attached hereto.
2. This Bylaw is cited as “**Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9820**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**SCHEDULE B 14****UNSIGHTLY PREMISES REGULATION BYLAW NO. 7162**

Column 1	Column 2	Column 3
<b>Offence</b>	<b>Bylaw Section</b>	<b>Fine</b>
Allow property to become or remain unsightly	1.1.1 (a)	\$1,000
Cause or permit rubbish, filth , discarded materials, or noxious, offensive or unwholesome matter or substance to collect or to accumulate on or around owner's property	1.1.1(b)	\$1,000
Failure to remove or cause to be removed from the real property, any rubbish, or noxious, offensive or unwholesome matter or substance, or any unsightly accumulation of rubbish, filth, discarded materials or graffiti	1.2.1(a)	\$1,000
Failure to clear or cause such property to be cleared of unsightly brush, trees, weeds or other growth	1.2.1(b)	\$500
Failure to clear or cause such property to be cleared of noxious weeds	1.2.1(c)	\$500
Failure to keep grass trimmed to a height of not more than 20 centimetres	1.2.1(d)	\$500
Placing graffiti on walls, fences or elsewhere on or adjacent to a public place	1.3.1	\$1,000
Cause or permit rubbish, filth, discarded materials, or noxious, offensive or unwholesome matter or substance to collect or to accumulate on or around public property	1.4.1	\$1,000
Failure to meet the conditions and/or deadlines specified in an Order to Comply	2.1	\$1,000



**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122,  
Amendment Bylaw No. 9821**

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended at Part One – Application by adding the following to section 1.1 in alphabetical order:

“Unsightly Premises Regulation Bylaw No. 7162, as amended;”

2. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the table in Schedule A attached to and forming part of this bylaw as “Schedule - Unsightly Premises Regulation Bylaw No. 7162” to Schedule A of Bylaw No. 8122.
3. This Bylaw is cited as “**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9821**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating Division 
APPROVED for legality by Solicitor 

**SCHEDULE A to BYLAW NO. 9821**

<b>Schedule - Unsanitary Premises Regulation Bylaw No. 7162</b>							
<b>Designated Bylaw Contraventions and Corresponding Penalties</b>							
<b>A1 Bylaw</b>	<b>A2 Description of Contravention</b>	<b>A3 Section</b>	<b>A4 Compliance Agreement Available</b>	<b>A5 Penalty</b>	<b>A6 Early Payment Option</b>	<b>A7 Late Payment Amount</b>	<b>A8 Compliance Agreement Discount</b>
<b>Unsanitary Premises Regulation Bylaw No. 7162</b>	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
	Allow property to become or remain unsightly	1.1.1(a)	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a
	Cause or permit rubbish, filth, discarded materials, or noxious, offensive or unwholesome matter or substances to collect or to accumulate on or around owner's property	1.1.1(b)	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a
	Failure to remove or cause to be removed from the real property, any rubbish, or noxious, offensive or unwholesome matter or substance, or any unsightly accumulation of rubbish, filth, discarded materials or graffiti	1.2.1(a)	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a
	Failure to clear or cause such property to be cleared of unsightly brush, trees, weeds or other growth	1.2.1(b)	No	\$ 150.00	\$ 100.00	\$ 200.00	n/a
	Failure to clear or cause such property to be cleared of noxious weeds	1.2.1(c)	No	\$ 150.00	\$ 100.00	\$ 200.00	n/a
	Failure to keep grass trimmed to a height of not more than 20 centimetres	1.2.1(d)	No	\$ 150.00	\$ 100.00	\$ 200.00	n/a
	Placing graffiti on walls, fences, or elsewhere on or adjacent to a public place.	1.3.1	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a

## Schedule - Unsightly Premises Regulation Bylaw No. 7162

### Designated Bylaw Contraventions and Corresponding Penalties

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Cause or permit rubbish, filth, discarded materials, or noxious, offensive or unwholesome matter or substance to collect or to accumulate on or around public property	1.4.1	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a
	Failure to meet the conditions and/or deadlines specified in an Order to Comply	2.1	No	\$ 450.00	\$ 300.00	\$ 500.00	n/a



# City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Kim Somerville  
Manager, Community Social Development  
**Date:** April 12, 2019  
**File:** 08-4057-11-01/2019-  
Vol 01  
**Re:** Draft Richmond Homelessness Strategy 2019–2029

### Staff Recommendation

1. That the Draft Richmond Homelessness Strategy 2019–2029, as outlined in Attachment 1 of the staff report titled “Draft Richmond Homelessness Strategy 2019–2029”, dated April 12, 2019, be approved for the purpose of seeking public feedback on the Draft Strategy; and
2. That the final Richmond Homelessness Strategy, including a summary of public feedback received, be reported back to General Purposes Committee.

Kim Somerville  
Manager, Community Social Development  
(604-247-4671)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Parks	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Corporate Communications & Marketing	<input checked="" type="checkbox"/>	
Community Safety Admin	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

The purpose of this report is to present the draft Richmond Homelessness Strategy 2019–2029 and to request that the recommended approach and proposed actions be approved for the purpose of seeking public feedback.

This report supports the following actions defined in the Social Development Strategy 2013–2022:

- *Action 1.5: Update the Homelessness Strategy, in collaboration with other community partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond; and*
- *Action 1.9: Continue participation in local and regional homelessness initiatives.*

The report also aligns with the following strategic directions defined in the Affordable Housing Strategy 2017–2027:

- *Strategic Direction 2: Maximize use of City resources and financial tools;*
- *Strategic Direction 4: Facilitate and strengthen partnership opportunities; and*
- *Strategic Direction 5: Increase advocacy, awareness and education roles.*

### Analysis

In 2002, Richmond City Council adopted Richmond's first Homelessness Strategy, *It's My City Too*. Guided by this strategy, the City and its partners achieved a number of successes, including:

- The development of Storeys, a 129-unit affordable housing development and social service hub for families and individuals at risk of homelessness;
- The operation of new homeless-serving programs, including the St. Alban's shower program and the resource centre space operated by Turning Point Recovery Society;
- The development of temporary modular supportive housing, a 40-unit supportive housing building for individuals experiencing homelessness; and
- Securing a site for an expanded emergency shelter, which will open in summer 2019.

### Homelessness Trends

Despite the achievements described above, homelessness remains a critical concern for many individuals and families in Richmond. For example, non-profit organizations estimate that over 120 individuals are currently experiencing homelessness in Richmond, with many other low-income households at risk of eviction, housing instability or homelessness.

Every three years, Metro Vancouver publishes more detailed statistics regarding homelessness in the region. Based on this information, key demographic trends among individuals experiencing homelessness in Richmond include the following:

- In 2017, approximately 70% of individuals experiencing homelessness in Richmond were men, although local service providers have suggested that the incidence of homelessness among women is increasing;
- In 2017, 24% of all individuals experiencing homelessness were seniors (age 55 and over); and
- In 2018, 18 individuals experiencing homelessness in Richmond were children and youth (aged 13 to 24).

### Project Process

Within this context, the City embarked on a process to update the 2002 Homelessness Strategy. The draft Richmond Homelessness Strategy 2019–2029 was developed based on:

- Analysis of statistics related to homelessness in Richmond;
- Research regarding best practices and emerging approaches for meeting the needs of individuals experiencing homelessness; and
- Stakeholder engagement comprised of 6 meetings with the Steering Committee, a workshop with a broad range of community services providers and people with lived experience, a workshop with the City's Joint Operations Team, and interviews with key stakeholders, including BC Housing, Chimo Community Services, Metro Vancouver, and Turning Point Recovery Society.

### Steering Committee

A Steering Committee was formed by the City to provide input into updating the City's Homelessness Strategy. The Steering Committee was fundamental in shaping the general direction of the Strategy, specifically providing information on current needs in the community, drafting the vision statement, and providing feedback on the draft actions.

Steering Committee membership was comprised of representatives from the following organizations:

- Atira Women's Resource Society
- BC Housing
- Chimo Community Services
- Ministry of Social Development and Poverty Reduction
- Richmond RCMP
- Richmond Addiction Services Society (RASS)
- Richmond Poverty Response Committee
- The Salvation Army



- Turning Point Recovery Society
- Vancouver Coastal Health

### Alignment with Other City Policies

As guided by the Official Community Plan and the Social Development Strategy, the City of Richmond is committed to establishing an equitable and inclusive community, and addressing the diverse housing needs of residents. The Richmond Homelessness Strategy builds on this direction, and complements the City's Affordable Housing Strategy, by outlining a set of actions designed to meet the housing and support needs of individuals experiencing homelessness.

The Homelessness Strategy defines various models that are appropriate for individuals with more complex needs due to a history of homelessness, physical or mental health challenges, addictions, traumatic events and personal crises, and poverty. The Strategy also confirms the City's role as a leader and partner within the housing sector, and strengthens the City's involvement in advocacy and education and awareness initiatives.

### Engagement and Research Themes

Based on input from the Steering Committee and other local stakeholders, statistical research, and a review of best practices, the following common themes emerged in developing the Draft Strategy:

- *Alignment with Provincial and Federal Programs* – Both the provincial and federal governments have recently announced new homelessness programs and strategies. The Richmond Homelessness Strategy is designed to align with the priorities and funding parameters of these initiatives.
- *Flexibility and Adaptability* – Experiences of homelessness are unique and varied. For example, individuals who have experienced longer periods of homelessness may require more intensive and longer term support services when transitioning out of homelessness. Other specific populations, including seniors, youth and the LGBTQ2s community, may also benefit from housing and supports designed to meet their needs. Therefore, solutions and actions need to be individualized and adaptable to changing needs over time.
- *Availability of Appropriate Housing Options* – Stakeholders commented that a supply of safe, affordable and appropriate housing is a prerequisite for transitioning individuals out of homelessness. The Homelessness Strategy is informed by best practices in this topic area, including supportive housing developments, which provide both housing units and on-site supports for individuals who have experienced longer term homelessness.
- *City Leadership Role* – Homelessness is a complex issue and cannot be solved by any single organization. Accordingly, the Richmond Homelessness Strategy is informed by the principles of collaboration, partnership-building and shared funding responsibility between all levels of government. Within this context, the City is committed to playing a proactive leadership role in coordinating action with a range of local stakeholders.

- *Collaboration and Coordination* – Stakeholders emphasized the need for effective collaboration and coordination between a variety of local organizations to enable efficient program delivery and decision making. The Strategy introduces several actions to enhance these activities, including a new Leadership Table.
- *Importance of Prevention* – Stakeholders emphasized the need to enhance homelessness prevention services in Richmond to stop homelessness before it starts. Stakeholders also emphasized the need to collaborate between sectors—for example, health care, housing, and emergency services—to ensure all stakeholders are collaborating to prevent homelessness.
- *Information and Awareness* – A key engagement theme was the need for the City to play a proactive role in addressing myths and misconceptions about homelessness. Disseminating information on an ongoing basis and developing an information and awareness campaign were suggested as effective tools in educating Richmond residents about homelessness.
- *Adequate Service Provision* – Stakeholders commented that there is a need to enhance existing services for individuals experiencing homelessness. Specific ideas included securing a space for a permanent drop-in centre, exploring options to create warming centres during the winter months, and expanding current meal and shower programs.
- *Dedicated City Resources* – Stakeholders suggested that there is a need for dedicated City staff resources to support the implementation of the Homelessness Strategy. Additional staff resources may also be required at City facilities, including recreation centres, to adequately support the needs of individuals experiencing homelessness.

#### Draft Richmond Homelessness Strategy

The Richmond Homelessness Strategy 2019–2029 is an action-oriented framework intended to guide City and stakeholder involvement in homelessness initiatives over the next 10 years. The Strategy synthesizes information on best practices, local trends and ideas from local stakeholders to identify a set of specific initiatives that will make a difference in the lives of Richmond residents experiencing homelessness. To guide the collaborative work of all stakeholders, the Strategy defines the following vision statement:

By 2029, homelessness in Richmond will be rare, brief and non-recurring.

To assist stakeholders in achieving this vision, the Strategy emphasizes five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and capacity-building among community partners; and
5. Communicate, research and monitor homelessness.

Under the strategic directions, 26 recommended actions are defined and will be implemented between 2019 and 2029. A portion of these actions are highlighted as short-term priorities (1–3 years), while others are identified as medium-term (4–6 years) or long-term (7–10 years). While all 26 actions are important to meeting the needs of Richmond residents, the following actions have been identified as high priority:

- Continue to create affordable housing rental options across the housing continuum;
- Secure permanent space and sustainable operating funding for an enhanced drop-in program for individuals experiencing or at risk of homelessness;
- Establish a coordinated access and referral system to connect individuals with appropriate housing options;
- Secure funding and a permanent site for supportive housing in Richmond;
- Dedicate appropriate City staff resources to homelessness service coordination at the City of Richmond;
- Develop a Homelessness Leadership Table for collaboration among agencies working to prevent or address homelessness; and
- Raise awareness and educate the community about the factors contributing to homelessness and the benefits of affordable housing and supportive services.

For a comprehensive list of the 26 recommended actions, see Attachment 1.

### Public Engagement Process

In May and June 2019, staff propose conducting various public engagement activities, including a survey on Let's Talk Richmond, a public open house, and meetings with specific organizations, to seek feedback on the draft strategic framework. The input received through these activities will be used to inform the final revisions to the Strategy document. The proposed activities are listed in Table 1.

**Table 1: Proposed Public Engagement Activities**

Activity	Timing	Stakeholders	Location	Format
Stakeholder Meetings	Late May – early June	Key stakeholders, including senior levels of government and organizations from the non-profit and private sectors	City Hall and/or other City facilities	Small focus groups
Let's Talk Richmond website	May 27 – June 7	People who live, work, and/or participate in the community in Richmond	Online	Online: LetsTalkRichmond.ca
Open House Meeting	June 5, 4:00 – 8:00 p.m.	Public and key stakeholders	Richmond Cultural Centre	Open house format with poster boards and comment cards. Staff will be present to answer any questions.

April 12, 2019

- 7 -

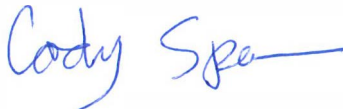
Following the engagement activities, staff will compile the data received from stakeholders and refine the Draft Richmond Homelessness Strategy. The final Richmond Homelessness Strategy 2019–2029, including results of the public engagement process, will be presented to City Council by the fourth quarter of 2019.

### **Financial Impact**

None.

### **Conclusion**

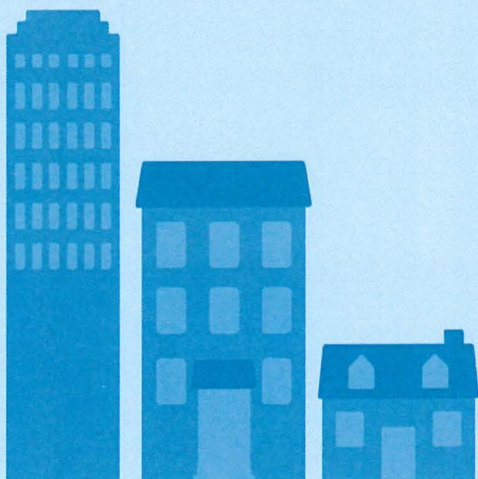
Guided by the Richmond Homelessness Strategy, the City is committed to playing a proactive leadership role to make homelessness in Richmond rare, brief and non-recurring. However, achieving this vision requires dedicated, sustainable sources of funding from all levels of government, particularly the provincial and federal governments. With involvement from all sectors—public, non-profit and the private sector—all Richmond residents experiencing homelessness can receive the supports and housing options necessary to achieve stability in their lives.



Cody Spencer  
Program Manager, Affordable Housing  
(604-247-4916)

Att. 1: Draft Richmond Homelessness Strategy 2019–2029



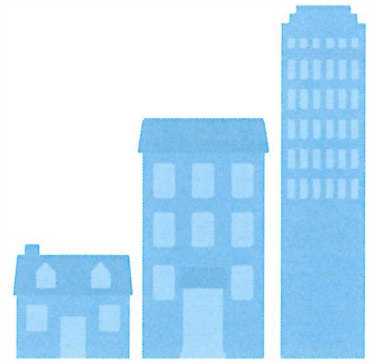


**DRAFT**  
CITY OF RICHMOND  
**HOMELESSNESS  
STRATEGY**  
2019–2029



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## EXECUTIVE SUMMARY

The City of Richmond Homelessness Strategy is a bold, action-oriented strategy intended to guide collaborative work within the homeless-serving system in Richmond over the next ten years. The Homelessness Strategy is the result of a multi-phased process that included analysis of statistics related to homelessness in Richmond, best practice research, steering committee meetings, and public engagement with a range of residents, including individuals with lived experience.

There are many factors that may lead someone to experience homelessness, including lack of income, lack of access to affordable housing options and medical services, traumatic events, addiction issues, physical health problems, or mental health concerns. As of 2019, homelessness remains a critical issue across Metro Vancouver and in Richmond. The 2017 Metro Vancouver Homelessness Count estimates that a minimum of 70 individuals experience homelessness in Richmond, although non-profit service providers in Richmond estimate this number to be much higher, noting that collectively they serve over 120 clients experiencing homelessness.

Building on several recent successes, including the development of Storeys and the new Emergency Shelter, the Strategy defines a new vision statement, five strategic directions, and a set of specific recommended actions. Based on input from a steering committee for the project, the *Homelessness Strategy 2019–2029* defines the following vision statement:

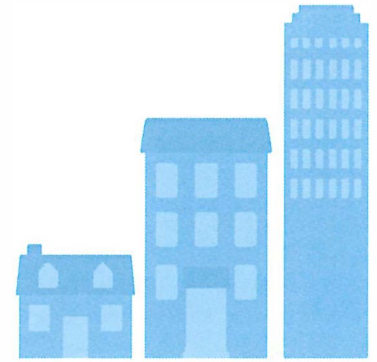
*“By 2029, homelessness in Richmond will be rare, brief and non-recurring.*

*Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services.”*

To achieve this vision, the Strategy provides five strategic directions:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration and capacity-building among community partners;  
and
5. Communicate, research and monitor homelessness.

The City is committed to playing a proactive leadership role to make homelessness in Richmond rare, brief and non-recurring. However, achieving this vision requires dedicated, sustainable sources of funding from all levels of government, particularly the provincial and federal governments. With involvement from all sectors—public, non-profit, and the private sector—all Richmond residents experiencing homelessness can receive the supports and housing options necessary to achieve stability in their lives.



# 1. INTRODUCTION

The Richmond *Homelessness Strategy 2019–2029* is an action-oriented framework intended to guide City and stakeholder involvement in homelessness initiatives over the next 10 years. The Strategy was developed based on:

- Analysis of statistics related to homelessness in Richmond;
- Research regarding best practices and emerging approaches for meeting the needs of individuals experiencing homelessness; and
- Stakeholder engagement including, stakeholder meetings, facilitated meetings with the Steering Committee and a workshop with a broad range of community services providers and people with lived experience.

There are many factors that may lead someone to experience homelessness. These can include lack of adequate income, access to affordable housing options and medical services, experiences of discrimination, traumatic events and personal crisis, addiction issues, physical health problems, disability or mental health concerns. Homelessness is a difficult experience and causes physical and mental suffering. It is not something that most people would want to experience for themselves or their loved ones.

Homelessness is a complex issue and cannot be solved in isolation. Accordingly, the recommended actions presented in this strategy are informed by the principles of collaboration, partnership-building, and shared funding responsibility. Many stakeholders, including all levels of government, non-profit housing and service providers, community organizations and the private sector, have important roles to play in addressing the needs of Richmond residents experiencing homelessness.

## The Need for a New Strategy

In 2002, Richmond City Council adopted Richmond's first Homelessness Strategy, *It's My City Too*. Guided by this strategy, the City and its partners achieved a number of successes, including:

- The development of Storeys, a 129-unit affordable housing development and social service hub for families and individuals at risk of homelessness;
- The creation of a new 30 bed emergency shelter;
- The operation of new homeless-serving programs, including the St. Alban's shower program and the resource centre space operated by Turning Point Recovery Society; and
- The development of temporary modular supportive housing, a 40-unit supportive housing building for individuals experiencing homelessness.

Despite these and other achievements, homelessness and housing instability remain critical concerns for many individuals and families in Richmond. In 2018, the City of Richmond embarked on a process to update the 2002 Homelessness Strategy. The City of Richmond remains committed to working proactively and through partnerships to meet the housing and support service needs of all



Richmond residents, including those at risk or experiencing homelessness. Since 2002, a new body of knowledge has developed regarding tools that enable individuals experiencing homelessness to achieve stability in their lives. The actions set out in the *Homelessness Strategy 2019–2029* will help to ensure that up-to-date and flexible approaches are used in Richmond.

## Steering Committee and Guiding Principles

A Steering Committee was formed by the City to provide input into the development of the *Homelessness Strategy 2019–2029*. Membership was comprised of representatives from the following organizations:

- Atira Women's Resource Society
- BC Housing
- Chimo Community Services
- Ministry of Social Development and Poverty Reduction (MSDPR)
- Richmond RCMP
- Richmond Addiction Services Society (RASS)
- Richmond Poverty Response Committee (PRC)
- The Salvation Army
- Turning Point Recovery Society
- Vancouver Coastal Health Richmond (VCH)

Early in the planning process, the Steering Committee defined the following guiding principles to direct the development of the *Homelessness Strategy 2019–2029*:

- Align with and complement existing City strategies, plans and policies that address and affect housing and homelessness in Richmond;
- Develop a strong network of supportive services for individuals experiencing homelessness in Richmond;
- Reference and use the evidence-based Housing First model (a recovery-oriented approach that centers on moving individuals experiencing homelessness into independent and permanent housing, then providing additional supports and services as needed);
- Focus on partnerships and collaboration among service and housing providers to meet the diverse needs of individuals experiencing or at-risk of homelessness; and,
- Increase awareness and education around the need for and benefits of supporting vulnerable residents.

## Alignment with Other City Policies

The Richmond Homelessness Strategy 2019–2029 is an action oriented framework that aligns with and is supported by a range of other City of Richmond plans and strategies. Key examples of supporting projects include the following:



**Richmond 2041 Official Community Plan (OCP):** The OCP cites the City's commitment to ensuring an appropriate mix of housing options is available for Richmond's diverse population through the following actions:

- Encourage a variety of housing types, mixes and densities to accommodate the diverse needs of residents;
- Collaborate with other levels of government, external agencies and community partners to secure appropriate funding, housing and services for people experiencing homelessness, with the aim of reducing and ultimately eliminating homelessness; and
- Facilitate the establishment of an equitable, inclusive community, whereby City plans, policies, services and practices respect the diverse needs of all segments of the population.

**Richmond Social Development Strategy (Building our Social Future):**

The following Social Development Strategy actions are achieved through the development of the Homelessness Strategy 2019–2029:

- Update the Homelessness Strategy, in collaboration with other community partners, examining housing and support service needs and options for people who are homeless or at risk of homelessness in Richmond; and
- Continue participation in local and regional homelessness initiatives.

**City of Richmond Affordable Housing Strategy 2017–2027:** The Richmond Homelessness Strategy builds on the following strategic directions provided in the Affordable Housing Strategy:

- Use the City's regulatory tools to encourage a diverse mix of housing types;
- Maximize use of City resources and financial tools;
- Build capacity with non-profit housing and service providers;
- Facilitate and strengthen partnership opportunities; and
- Increase advocacy, awareness and education roles.

**City of Richmond Community Wellness Strategy 2018–2023:** The Wellness Strategy commits the City to promoting community wellness, including mental health. Specifically, the City commits to:

- Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness; and
- Enhance physical and social connectedness within and among neighbourhoods and communities.

## 2. BACKGROUND

### Defining Homelessness

The Canadian Observatory on Homelessness has established the following Canadian definition of homelessness:

Homelessness describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

It is the result of a system of societal barriers, a lack of affordable and appropriate housing, the individual/household's financial, mental cognitive, behavioural or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, unhealthy, unsafe, stressful and distressing.<sup>1</sup>

### Living Conditions

The term "homelessness" refers to a wide range of physical living conditions for many different groups of people, and includes those who are living outdoors (unsheltered) and those who have some form of temporary and typically precarious shelter. The Canadian Observatory on Homelessness provides four categories of homelessness:

- Unsheltered or absolutely homeless, referring to people living on the streets, parks or in other places not intended for human habitation;
- Emergency sheltered, referring to people staying in emergency shelters;
- Provisionally accommodated, referring to people whose accommodation is temporary or lacking in security of tenure (i.e. staying with friend or family but without permanent and secure housing); and
- At risk of homelessness, referring to people who are not homeless, but whose economic or housing situation is precarious or does not meet public health and safety standards.

### Length of Experience

People experiencing homelessness are also often differentiated by their length of experience:

- Chronic homelessness describes the experience of people who are homeless for a year or longer;
- Episodic homelessness refers to people who move in and out of homelessness; and
- Transitional homelessness refers to people who have experienced homelessness for approximately one month or less.

<sup>1</sup> Canadian Observatory on Homelessness. (2012.) Canadian Definition of Homelessness. Toronto: Canadian Observatory on Homelessness Press. [homelesshub.ca/homelessdefinition](http://homelesshub.ca/homelessdefinition)

People who have experienced chronic or episodic homelessness may require more intensive and longer term support services when transitioning out of homelessness due to greater chances of having physical or mental health issues, addictions, or involvement with the justice system.

## Stakeholder Roles

Homelessness is often the product of intersecting issues such as lack of housing, mental wellness, poverty, and discrimination—making every person's experience of homelessness unique. As a result, solutions to homelessness require collective action from many partners, and dedicated and sustained sources of funding from the provincial and federal governments.

The Strategy recognizes the importance of partnerships in developing solutions to homelessness and identifies a number of key partners including the City, non-profit housing and service providers, community organizations, the faith community, senior levels of governments, and other key stakeholders.

### Government of Canada

Since 2006, the federal government has invested in a range of homelessness prevention and reduction programs through the Homelessness Partnering Strategy. In June 2018, the federal government announced plans to launch *Reaching Home*, a replacement for the Homelessness Partnering Strategy. The new program confirms the federal government's commitment to deliver funding for Housing First programs. *Reaching Home* also prioritizes data-driven homelessness plans, as well as prevention-based outcomes and programs.

### Province of British Columbia

BC Housing is the provincial crown corporation responsible for delivering funding and programs related to homelessness. BC Housing delivers funding to a variety of services, including expanding and supporting the operation of shelters, delivering homelessness prevention funding, outreach supports and services, and funding for supportive housing projects for individuals at-risk or experiencing homelessness.

In 2018, BC Housing developed a Rapid Response to Homelessness program. This program included an investment of \$291 million to build over 2,000 modular supportive housing units across the province for people who are experiencing homelessness and wish to transition from the shelter system. As part of this program, BC Housing began implementing the Coordinated Access and Assessment initiative in Metro Vancouver. This initiative matches individuals with complex needs to appropriate housing and support services.

### Metro Vancouver

Metro Vancouver is the community entity tasked with administering federal funding delivered through the Homelessness Partnering Strategy in the Metro Vancouver region. This funding is provided to community-based programs that are aimed at preventing and reducing local homelessness.



## Municipal Role

The City of Richmond is committed to working in partnership with senior levels of government and the private and non-profit sectors, to create the right mix of housing and supportive services for a diverse population, including residents experiencing or at risk of homelessness. Recognizing that senior levels of government have the primary responsibility of providing funding for homeless prevention programs, services and affordable housing, the City is committed to remaining a local leader that works with community organizations to ensure that homelessness in Richmond is rare, brief and non-recurring. Specifically, these roles include:

- **Advocate:** The City works with community organizations to advocate to senior levels of government for funding and programs that work to support a reduction in homelessness.
- **Analyst:** The City monitors local data and best practice research regarding homelessness to update its policies and plans to reflect current and emerging trends.
- **Communicator:** The City uses best practice research to educate and promote the benefits of an inclusive and mixed income community and the necessity to create a compassionate, non-judgemental response to experiences of homelessness.
- **Facilitator:** The City helps build the capacity of non-profit housing and service providers by facilitating collaboration.
- **Partner:** The City collaborates and partners with senior levels of government and the private and non-profit sectors to develop a mix of affordable housing options.
- **Planner:** The City gathers information, research and feedback on community needs regarding residents at risk of or experiencing homelessness in order to create policy and implement actions that support housing and homelessness focused services in Richmond.

## Non-Profit and Social Service Organizations

Non-profit organizations play a critical role in meeting the needs of residents experiencing homelessness. These organizations deliver critical shelter and supportive services to clients to help promote independence, success in achieving housing stability and full participation in their community. Outreach and drop-in programming support clients by developing individualized plans to help them work on their own unique barriers. Services include:

- Referrals to government programs, healthcare and mental health services;
- Supportive programming including life and employment training skills;
- Meal delivery;
- Provision of affordable housing units;
- Access to hot showers and laundry;
- Social connection; and
- Assistance in finding appropriate market or affordable housing units.

In addition to these important services, the non-profit sector continues to advocate on behalf of vulnerable residents for additional resources.





### 3. NEEDS ANALYSIS

#### Homelessness in Richmond

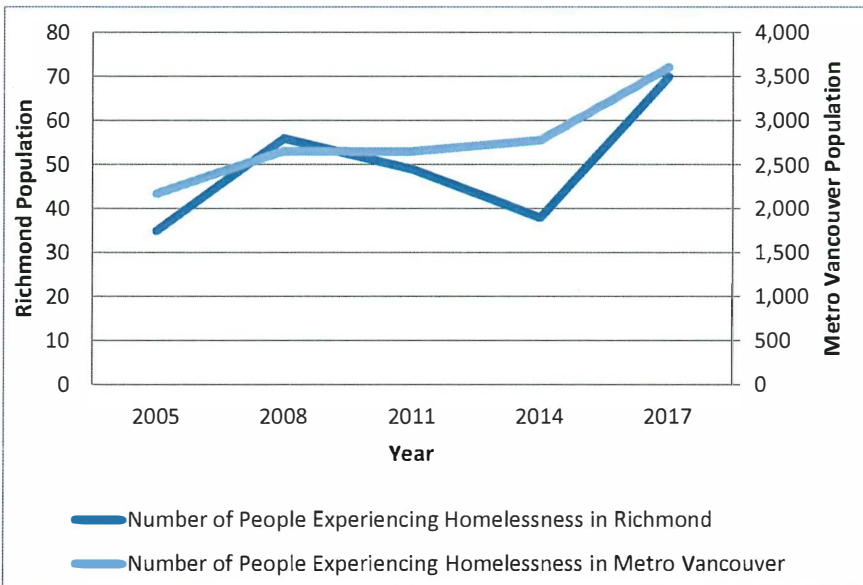
Housing affordability and homelessness continue to be critical issues both regionally and at the local level. The following needs analysis helps to identify current and emerging trends based on an analysis of available data and qualitative information provided by local stakeholders.

It is important to note that it is difficult to characterize people experiencing homelessness. For example, many people become temporarily or episodically homeless over the course of a year and are not typically captured in 24-hour regional homelessness counts. In addition, many individuals may be experiencing “hidden homelessness,” and are staying with friends or family members, however do not have a permanent or secure home. The statistics summarized below are intended to provide a summary of general trends, however they are not a complete assessment of individuals experiencing homelessness in Richmond.

#### Who is experiencing homelessness in Richmond?

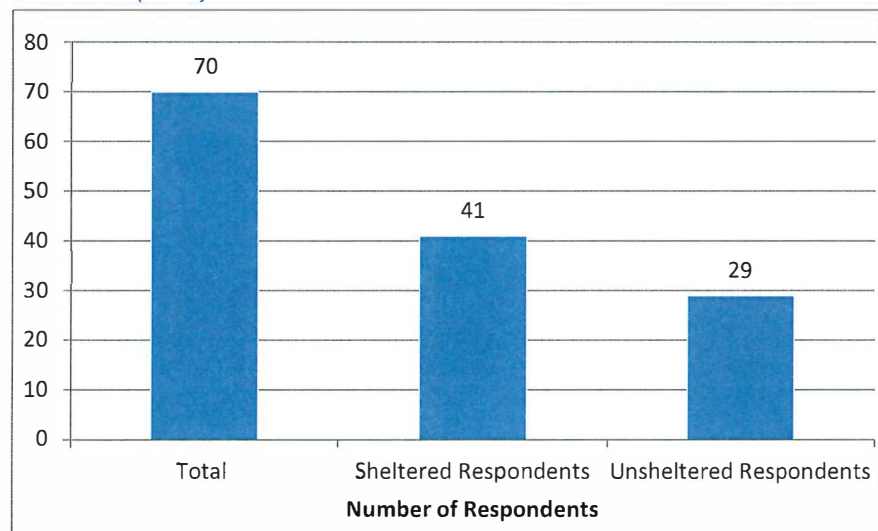
The Metro Vancouver Homeless Count has been conducted regionally every three years since 2002. The 2017 Metro Vancouver Homeless Count found 70 individuals experiencing homelessness; this is an 84% increase in the number of individuals counted in 2014. These numbers are largely consistent with trends seen across the Metro Vancouver region, although the Richmond count has seen greater variation over time, as depicted in Figure 1.

*Figure 1: Homeless Individuals Surveyed for Richmond and Metro Vancouver (2005–2017)*



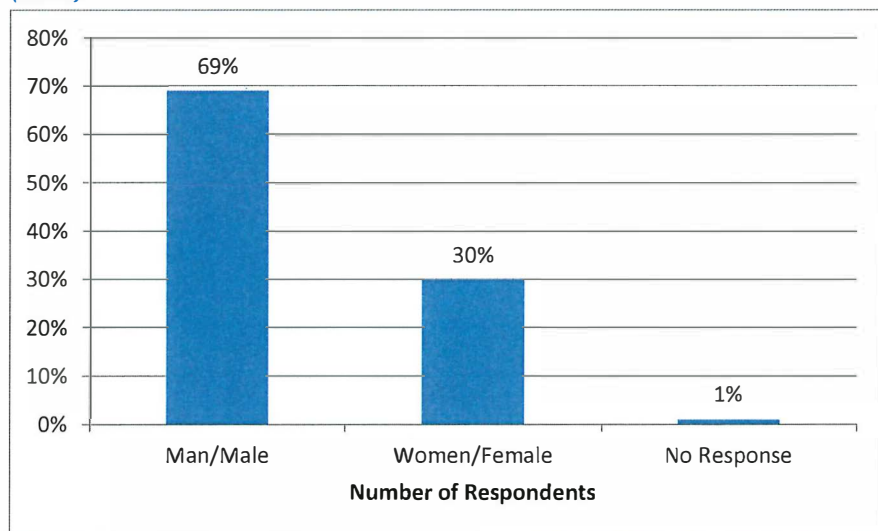
Of the 70 homeless individuals identified by the Richmond count in 2017, 44 individuals were sheltered and 29 individuals were unsheltered. Four of those counted were youth.

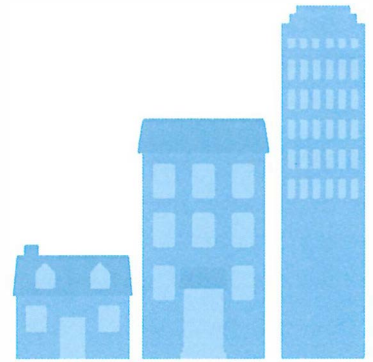
*Figure 2: Homeless Respondents by Sheltered/Unsheltered Status for Richmond (2017)*



Consistent with prior Homeless Counts and regional trends, men represented a substantially higher proportion of individuals counted. This imbalance may be partially due to the “hidden homelessness effect,” whereby women are more likely to find temporary and insecure lodging with friends and family instead of sleeping outdoors while experiencing homelessness.

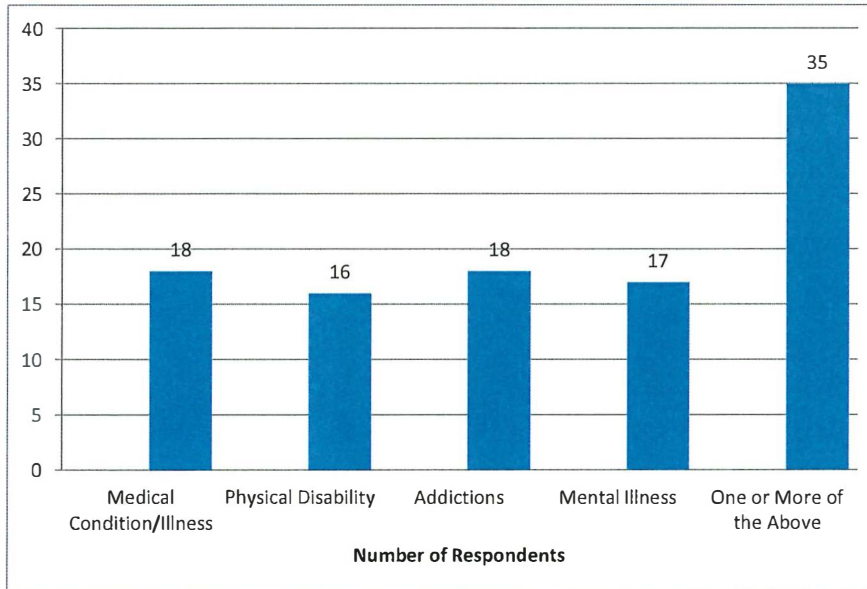
*Figure 3: Percentage of Homeless Respondents by Gender for Richmond (2017)*





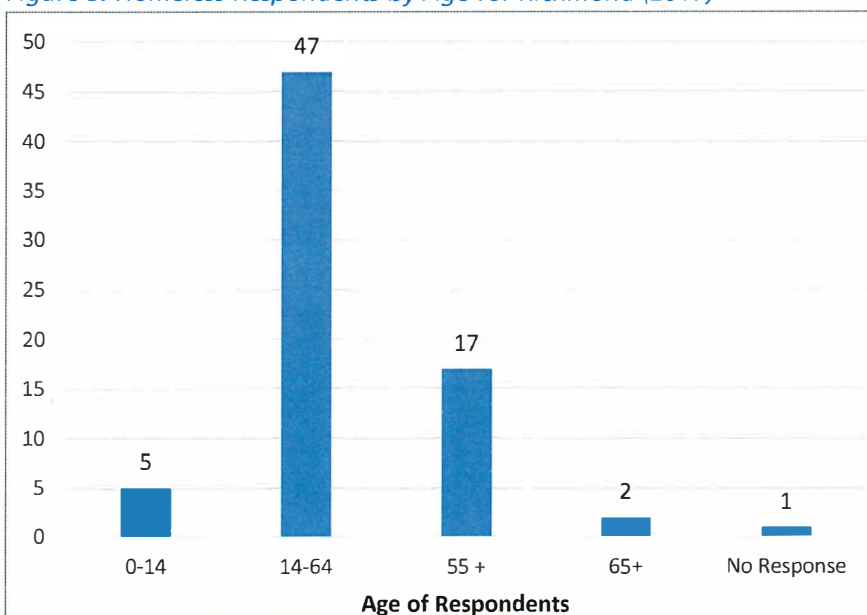
In the 2017 Metro Vancouver Homeless Count, 35 Richmond individuals identified with one or more health concerns. As depicted in Figure 4, a substantial proportion of individuals were dealing with multiple health concerns.

*Figure 4: Health Concerns of Homeless Respondents for Richmond (2017)*



In the 2017 count, 17 of the 70 individuals surveyed were aged 55 and over, two of which were 65 and over. Five individuals were under 15 in the 2017 count; however, in 2018, Metro Vancouver reported a total of 18 children and youth (age 24 and younger) experiencing homelessness in Richmond.

*Figure 5: Homeless Respondents by Age for Richmond (2017)*





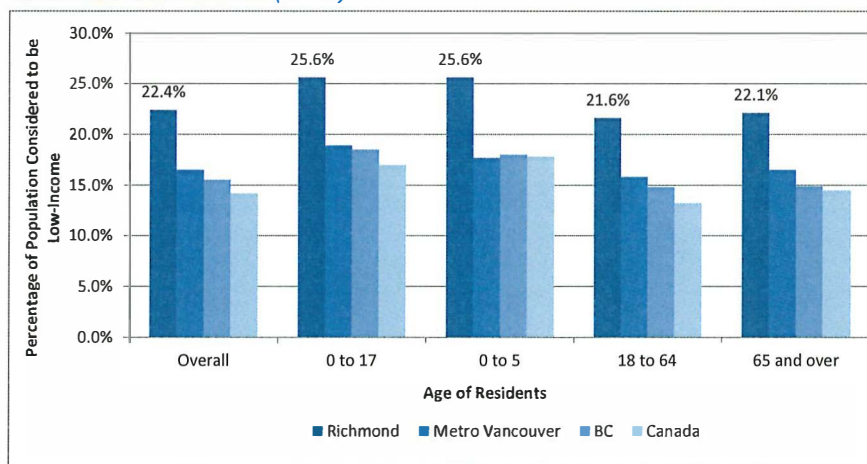
Despite the data that the Metro Vancouver Homelessness Count provides, it is recognized that the 24-hour survey is an underestimation since all homeless persons cannot be located in one day. Undercounting is also due to the number of people experiencing hidden homelessness and therefore not captured by the survey and the number of people who are experiencing homelessness but decline to participate in the survey.

## Who is at risk of homelessness in Richmond?

### Overrepresentation of Low-income Households

The Low-Income Measure after Tax (LIM-AT)<sup>2</sup> provides municipalities with an indicator of the number of households that may be struggling to find housing. According to this measure, Statistics Canada estimates that 22% of Richmond residents were considered low-income in 2016. The percentage of Richmond residents is significantly greater than the regional (16.5%) and provincial (15.5%) averages (2016 Census). However, these estimates may be inflated due to incomplete income data for Richmond residents.

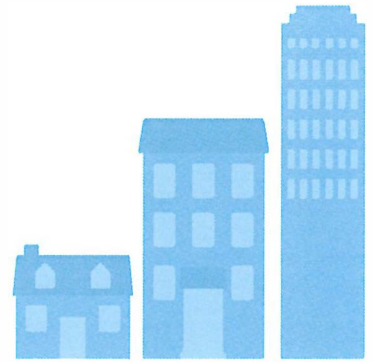
*Figure 6: Low Income Measures for Richmond, Metro Vancouver, British Columbia and Canada (2016)*



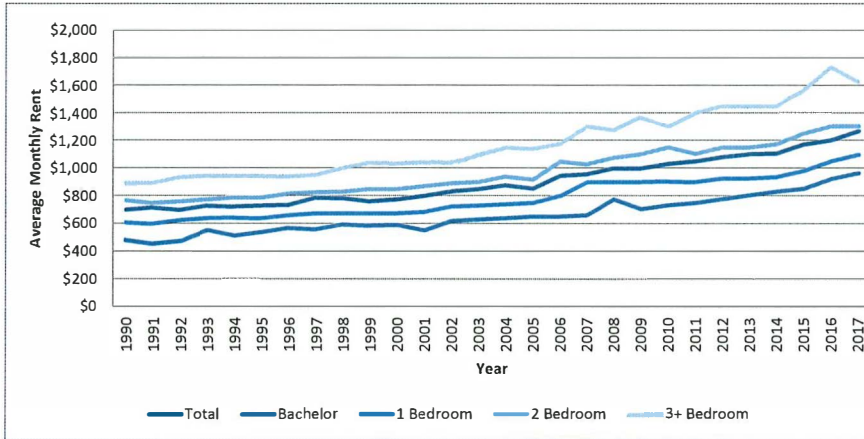
### Increasing Shelter Costs and Persistently Low Vacancy Rates

Similar to Metro Vancouver, shelter costs have increased significantly in Richmond since 1990. Average rents for purpose built rental units have increased 80% from 1990 to 2017. In 2018, market rental vacancy rates were 0.7%. In comparison, the average vacancy for purpose-built apartments in Canada's 35 major urban centres was 2.2%. Richmond's lower than average vacancy rates are indicative of a constrained rental market adding pressure for higher rents and making it increasingly difficult for renters to find adequate housing. Low vacancy rates also increase competition among renters, which can lead to landlords discriminating against people who experience barriers to housing.

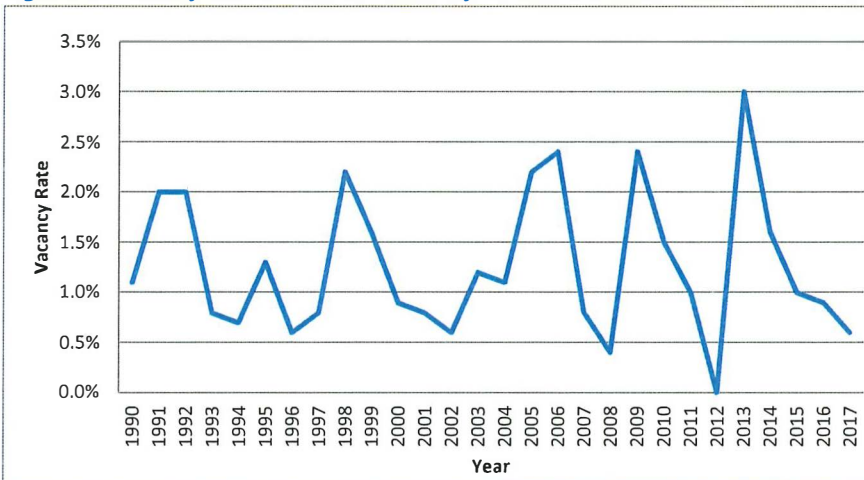
<sup>2</sup> This measurement is a fixed percentage (50%) of median adjusted after-tax income of households observed at the person level, where "adjusted" indicates that a household's needs are taken into account. Adjustment for household sizes reflects the fact that a household's needs increase as the number of members increases, although not necessarily by the same proportion per additional member. For example, if a household of 4 persons has an after tax income of less than \$38,920 all members of the household are considered low-income (Statistics Canada, 2010).



*Figure 7: Average Primary Rental Market Rents by Bedroom Type for Richmond (1990–2017)*



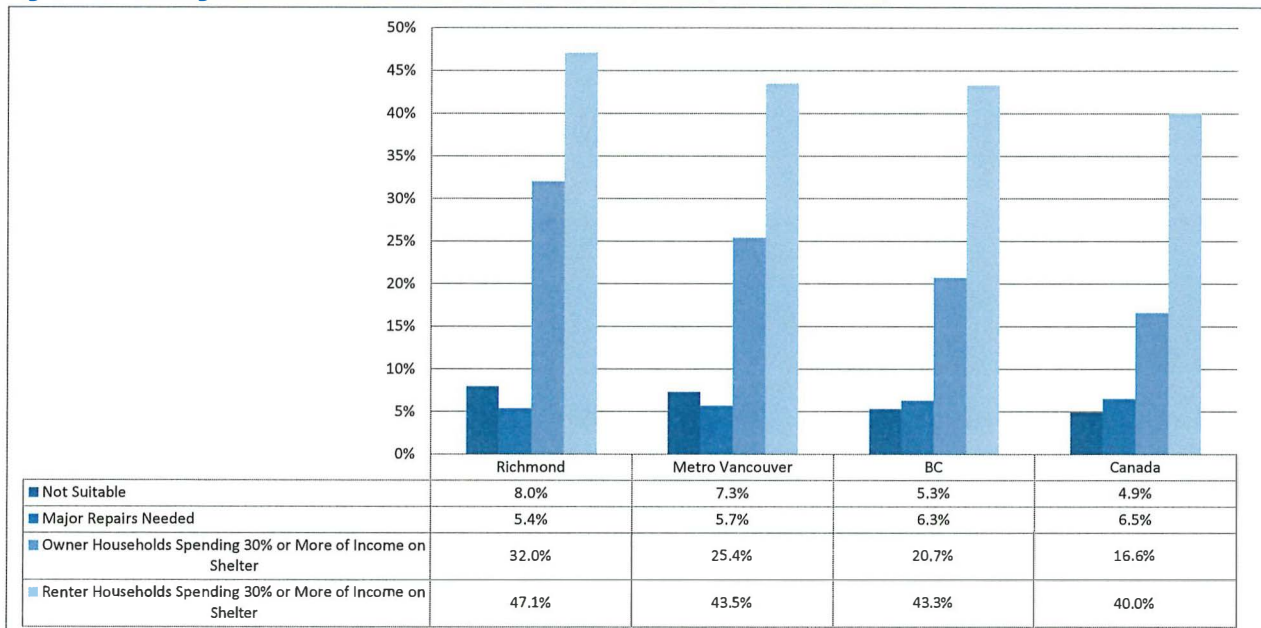
*Figure 8: Primary Rental Market Vacancy Rates for Richmond (1990–2017)*



### Residents Living in Unsuitable Housing

Richmond has a high proportion of households living in unsuitable housing and experiencing affordability challenges. According to the 2016 Census, 8% of Richmond households were living in unsuitable housing that has too few bedrooms for the size and make-up of the resident household. This is greater than the regional (7.3%) and provincial (5.3%) averages. According to the Canadian Mortgage and Housing Corporation, households should not spend more than 30% of their before tax income on shelter costs. In 2016, 32% of Richmond owner households and 47% of renter households spent greater than 30% of their before tax income on shelter costs, signalling that these households may be facing housing affordability challenges.

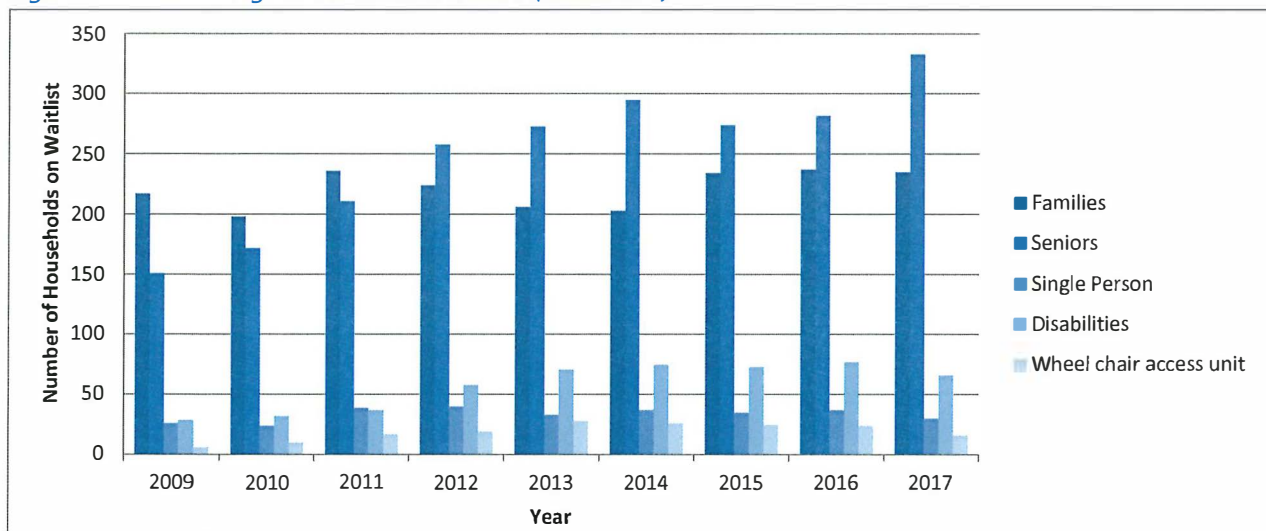
Figure 9: Housing Indicators for Richmond, Metro Vancouver, and BC (2016)



### Growing Number of Richmond Households Waiting for Subsidized Housing

BC Housing provides non-market, subsidized housing throughout the province, including rent-geared-to-income for households under specific income thresholds. The waitlist (BC Housing Registry) for this type of housing in Richmond has increased 58% from 2009 (429 applications) to 2017 (680 applications), with a waiting time of five to seven years. This list is an important indicator of need of households who may be struggling with housing affordability and may be at risk of homelessness. Of note is the number of applicants on the waitlist that are seniors and applicants with disabilities that require affordable housing with wheelchair access. BC Housing currently administers the waitlist.

Figure 10: BC Housing Waitlist for Richmond (2009-2017)





## What is the Local Understanding of Homelessness in Richmond?

Local non-profit organizations maintain that there are limitations to the data in providing a complete understanding of homelessness within Richmond. These organizations maintain that there are over 120 residents experiencing homelessness in Richmond at any given time. Local trends that non-profit organizations witness include:

- There are an increasing number of women and youth experiencing homelessness who access services from local non-profit organizations. However, due to the methodology of the Metro Vancouver Homelessness Count, they are underrepresented;
- The Metro Vancouver Homelessness Count data does not accurately reflect the magnitude of seniors who are experiencing homelessness and accessing local services;
- Immigrant populations experiencing hidden homelessness are accessing services, however this population was not captured in the Metro Vancouver Homelessness Count; and
- Residents experiencing chronic homelessness have multiple barriers including addiction or mental health challenges, and require more services and support.

Local non-profit organizations continue to work together to provide services and adapt to the changing needs of Richmond residents experiencing homelessness.

## Homelessness Services Gaps and Needs

The homeless-serving sector in Richmond is comprised of a variety of dedicated non-profit organizations, advocates, and government partners that have the expertise to meet the needs of individuals experiencing homelessness. Accordingly, a key component of the Homelessness Strategy update process was identifying and building on the existing strengths and capacity of community partners. Despite the strengths existing in the community, a number of specific program and policy gaps were identified. This section evaluates the findings from the data analysis and stakeholder engagement phases of the *Homelessness Strategy 2019–2029* to highlight five major gaps that currently exist.

### 1. The right mix of affordable housing options

Between 2007 and 2018, the City of Richmond helped secure more than 2,000 new affordable housing units. Despite this success, housing affordability remains a critical issue in Richmond and across Metro Vancouver. While a number of organizations provide a critical supply of affordable housing in Richmond, stakeholders suggested that there are inadequate housing options for individuals experiencing homelessness and other specific population groups. The following housing gaps were identified during the stakeholder engagement and research phases of the Homelessness Strategy project:

- Emergency housing options for youth;
- Second stage and transitional housing units for women and children;



- Housing units for people experiencing homelessness that are suitable to their needs and requirements;
- Culturally appropriate affordable housing for Indigenous individuals; and
- Accessible and affordable rental housing at non-market housing rates for a range of income and demographic groups.

*Figure 11: Richmond's Housing Continuum*

Subsidized Short-term Accommodation		Affordable Housing				Market Housing	
Emergency Shelter (including Extreme Weather Response Shelters)	Transitional Housing	Supportive Housing	Non-Market/ Social Housing	Low-end Market Rental Housing	Affordable Homeownership	Market Rental (including purpose built and secondary)	Market Homeownership

The need for dedicated low-barrier housing that meets the individual needs of people experiencing homelessness was emphasized by stakeholders. These types of units may be most appropriate for individuals who have experienced chronic or episodic homelessness, as they may require more intensive and specialized types of supports. In May 2018, Richmond City Council approved the development of 40 units of temporary supportive housing units for five years. Additional units of permanent supportive housing were still identified as a need.

While there are approximately 3,268 units of affordable housing in Richmond, there are significant unmet needs at all points of the housing continuum (Figure 11). As highlighted by Figure 12, Metro Vancouver estimates that Richmond will require 14,000 new housing units to meet the needs of new Richmond residents between 2016–2026.

*Figure 12: Metro Vancouver Housing Demand Estimates 2016–2026 for Richmond*

Richmond Housing Demand Estimates 2016–2026		
Types of Housing	Annual	10 Year
Very Low-income Rental	130	1,300
Low-income Rental	70	700
Moderate Income Rental	60	600
Above Moderate Market Rental	30	300
High Income Market Rental	30	300
Total Rental	320	3,200
Ownership	1,080	10,800
Total Demand	1,400	14,000

Source: Metro Vancouver, 2016.

The current housing market trends in Richmond place significant pressure on the entire housing continuum, and without a sufficient supply of affordable housing, individuals experiencing homelessness face significant challenges when searching for appropriate longer-term housing options.



## 2. Coordinated service delivery

Richmond has many dedicated non-profit housing and services providers and community organizations that are committed to providing high quality services to individuals who are experiencing homelessness or are at risk of experiencing homelessness in the community. Since the 2002 Richmond Homelessness Strategy, efforts have been made to provide informal and formal collaboration to integrate service provision. This has resulted in a number of successes for Richmond, including the establishment of a Drop-in Centre and an Extreme Weather Response Program.

Multiple stakeholders who provided input into the *Homelessness Strategy 2019–2029* however, expressed that the direct delivery of services to persons experiencing homelessness remains uncoordinated and that non-profit providers are largely working in isolation. This lack of coordination can cause challenges for individuals navigating services, including geographical barriers and a lack of coordinated access points, meaning that clients have to make multiple calls and trips to access all relevant services. A lack of systems planning can lead to a number of other challenges including duplication of services and the suboptimal use of limited resources. Stakeholders suggested that specific gaps exist regarding coordination at both the strategic (governance) and the outreach and service delivery levels.

## 3. Population-specific services

Service providers in Richmond provide a variety of services in Richmond that serve a range of populations. Despite this, youth are consistently identified as an under-served group by stakeholders, both in terms of services and housing. In the 2017 Metro Vancouver Homelessness Count, 12% of all Richmond residents counted were youth. Service providers state that due to the lack of youth-specific resources, youth who experience homelessness are likely to seek support in other municipalities. The 2017 Metro Vancouver Homelessness Count also found that 30% of Richmond's homeless population identified as Indigenous. Despite this overrepresentation, stakeholders suggested that there may be gaps in culturally-responsive services that are able to reduce institutional barriers to Indigenous individuals experiencing homelessness.

Stakeholders emphasised that more youth and Indigenous specific services are required in Richmond. While knowing that these populations are underserved in Richmond, little is known about the need for specific services on an ongoing basis. Stakeholders suggested that additional research is needed and that future programs and services need to be designed to respond to changing needs.

## 4. Public education and awareness about homelessness in Richmond

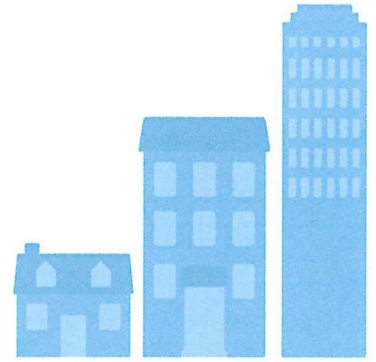
There are a number of community groups and faith-based organizations that organize and volunteer for programs to support vulnerable residents who are experiencing homelessness or are at risk of experiencing homelessness. Grass-roots programs, including community meals and the creation of 'survival kits,' are an important part of creating a socially inclusive community.

However, as homelessness is not always visible in Richmond, many residents are not aware of hardships associated with the experiences of homelessness. Public attitudes and stigmatization have the potential to create opposition to critical homeless-centered housing and support services. Critical projects have the potential to be delayed or cancelled over perceived safety concerns and misunderstandings about homelessness. Stakeholders stated that discrimination and stigma towards persons with an experience of homelessness is the main barrier that individuals face in accessing safe and secure housing.

Stakeholders also noted that a comprehensive public education campaign regarding homelessness is needed. It was suggested that local initiatives that are already underway (i.e. public art installations and theatre performances focusing on lived experiences of homelessness) may create a broader culture of social inclusiveness and understanding around homelessness.

#### 5. Coordinated and reliable data

Stakeholders have highlighted that local coordinated data is needed in Richmond to complement data from Metro Vancouver Homeless Count. It was further noted that local data, including basic demographic information and information about the individual's use of service, would be support service provision to Richmond's homeless population. Stakeholders believe that coordinated data would provide an opportunity to better understand Richmond's homeless population and to understand how best to adapt specific resources to the needs of people experiencing homelessness as they change over time.



## 4. BEST PRACTICES

As part of the *Homelessness Strategy 2019–2029* update process, the following national best and emerging practices were analysed. These best practices were chosen due to their proven effectiveness in other communities and their transferability to the Richmond context.

### Housing First Program

Housing First programs provide access to independent housing units for people experiencing homelessness. Housing First programs focus on quickly moving people from homelessness into housing and then providing individualized supports and services as needed. Services may include mental and physical health care, addictions treatment, employment and life skills training. The primary assumption underlying Housing First programs is that people are better able to move forward with their lives if they are first housed.

Housing First programs have six main principles that include:

**1. Rapid housing placement with supports.**

This involves helping clients locate and secure accommodation as quickly as possible and providing moving assistance.

**2. Providing clients with choice.**

Clients must be given a reasonable choice in terms of housing options as well as the services they wish to access.

**3. Separating housing provision from treatment services.**

Acceptance of treatment, following treatment or compliance with services is not a requirement for clients to access securing housing.

**4. Providing tenancy rights and responsibilities.**

Clients need to be informed about tenant rights and responsibilities of a typical tenancy prior to moving in to a Housing First unit. Clients need to contribute a portion of their income towards rent. Understanding tenant expectations will add to a client's life skills training.

**5. Integrating housing into the community.**

Ideally, Housing First options are integrated into the community and not segregated. If a client is interested, their outreach worker will work with them to encourage participation in the community.

**6. Recovery based and promoting self-sufficiency.**

Housing First programs focus on the capabilities of the client, based on individualized and self-determined goals. These may include employment and life skills training, education and participation in the community.

Housing First programs aim to include these core elements; however, implementing Housing First differs significantly between communities due to specific needs of people experiencing homelessness, resources and local context.



Housing First programs are designed to be temporary and enable clients to transition into long-term housing options that meet their specific needs. When leaving the program, many Housing First clients become financially independent and are able to secure independent, private-market housing, while others require access to non-market housing to maintain housing stability. For clients with complex health, addiction, or other challenges, maintaining long-term stability may require access to supportive housing with on-site supports.

Evidence from other Canadian communities, such as Calgary and Winnipeg, shows that Housing First programs to address homelessness can have a significant impact in reducing the number of individuals experiencing chronic or episodic homelessness in a community.

While there is desire to implement a Housing First program in Richmond, several limitations have been identified. For example, since Housing First programs often provide housing units in private-market rental buildings, Richmond's very low rental vacancy rate may act as a structural barrier to implementing a conventional Housing First model.

### Systems Approach to Homelessness

Creating a systems approach to addressing homelessness is built on the foundation of viewing the homeless-serving system as an integrated set of parts that work towards common goals. Research indicates that collaborative decision-making is a core component of this approach. Collaboration means that government (including local, provincial and federal governments) and non-government stakeholders of all types work together to make collective decisions about priority needs, strategies and resources required to address these needs. This includes supporting local and sub-regional planning tables, supporting new partnerships, building consensus on new regional initiatives, and encouraging networking, information exchange and education amongst partners.

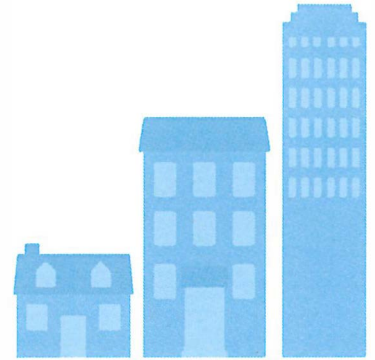
A systems approach to homelessness often includes the following elements:

- Collaborative decision making;
- Coordinated outreach and access points;
- Community wide use of data systems;
- Coordinated service delivery; and
- Integration with other systems and services, including justice, health and poverty reduction.

An emerging approach within systems planning is to identify a specific organization to act as the lead "systems planner" organization in the areas of strategic planning and program administration.

### Prevention

In communities across Canada, local responses to homelessness have typically focused on emergency service provision. In recent years however, there has been an effort to shift resources and funding to incorporate homelessness prevention practices into local housing strategies.



In 2017, the Canadian Observatory on Homelessness outlined three major forms of homelessness prevention:

### 1. Primary Prevention

These strategies involve working on structural barriers (e.g. poverty and lack of affordable housing options) that may cause a household to experience homelessness and can include poverty reduction measures and ensuring that all households have access to affordable housing that meets their needs within the community.

### 2. Secondary Prevention

These strategies involve identifying households who are at imminent risk of experiencing homelessness and then providing intervention measures and necessary supports to stabilize their housing and keep the household from experiencing homelessness. These strategies can include rent supplements for low-income and vulnerable households to maintain housing and one-time forgivable loans that may support households who are not able to make a rent payment.

### 3. Tertiary Prevention

These strategies involve supporting people who have experienced homelessness to decrease the likelihood they will enter into homelessness again and to mitigate any negative impacts that may have been caused by the experience of homelessness. These strategies break the cycle of homelessness and can involve housing search support and dealing with physical and mental health concerns that may have led to or been worsened during experiences of homelessness.

Prevention also involves coordinating local outreach and intake processes to help families and individuals move through a crisis quickly. The goal of this type of service coordination is the reduction of the type of barriers that often prevent individuals and families from successfully navigating local services and accessing critical supports before a crisis deepens.

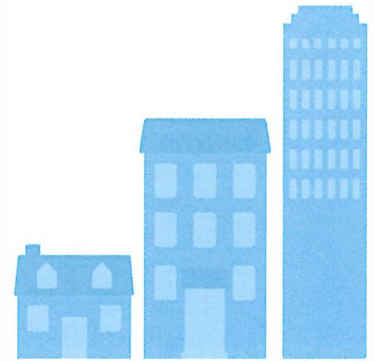
## Education and Awareness

Public perception regarding homelessness can be a significant barrier to a community's ability to increase the supply of supportive housing and services for residents experiencing homelessness. Especially in suburban communities, the lack of visible homelessness can often create a misperception that homelessness does not exist. Community opposition to the development of supportive housing for people experiencing homelessness can be the result of misunderstanding and fear that the presence of future tenants may cause increases in crime and safety concerns and decreases in surrounding property values.

Local research shows that neighbourhood crime and property values are not negatively affected by proximity to supportive housing sites. Monitoring supportive housing sites after development and publishing findings can help to educate community members on the positive effects of this type of housing. Continuing to share these research reports and having in-person meetings with community members may also help to better address any public concerns at the initial stages of future projects as well as improve relationships with neighbours.

Public education and awareness about experiences of homelessness and the benefits of supportive housing and services can lead to the creation of a more liveable and inclusive community. Advocacy groups often include perspectives of people with lived experience, which is proven to be a powerful tool. Some examples are sharing stories of experiences of homelessness through social media and news campaigns and supporting the production of art installation and theatre plays that are developed by people with lived experience. These activities can help residents understand the difficulties associated with homelessness and create a more inclusive and accepting community.

As with any change in public perception, creating a culture of inclusiveness takes time. It requires a multifaceted approach, involving many stakeholders including local governments, health authorities, school boards, the non-profit and private sector, and community and faith-based organizations.



## 5. STRATEGIC FRAMEWORK

The *Homelessness Strategy 2019–2029* sets out 5 strategic directions and 26 recommended actions to be completed over a 10 year period to respond to the needs of vulnerable Richmond residents that are at risk or are experiencing homelessness. Homelessness is complex and each person's experience of homelessness is unique. Therefore, solutions and actions to address homelessness need to be individualized and adaptable to changing needs over time. The *Homelessness Strategy 2019–2029* is centered on a partnership approach and includes actions that will allow for continuous evolution and responsiveness to homelessness in Richmond. The recommended actions build upon ongoing initiatives and work that has been accomplished to date, consider current and emerging needs, and seek to foster collaboration and cooperation among stakeholders.

The vision for the *Homelessness Strategy 2019–2029* is:

*"By 2029, homelessness in Richmond will be rare, brief and non-recurring.*

*Richmond is an inclusive community that works in collaboration to provide a continuum of housing and support services".*

The *Homelessness Strategy 2019–2029* includes 5 strategic directions to guide this vision:

1. Prevent pathways into homelessness;
2. Support residents who are experiencing homelessness;
3. Provide pathways out of homelessness;
4. Foster collaboration among community partners; and
5. Communicate, research and monitor homelessness.

### Actions for Implementation

Five strategic directions and 26 recommended actions have been developed to address the needs of Richmond's vulnerable residents who are at risk of or who are experiencing homelessness. Over the 10 year time frame for the *Homelessness Strategy 2019–2029*, the recommended actions have been identified as short-term (1–3 years), medium-term (4–6 years), long-term (7–10 years) or ongoing. Seven actions have been identified as priorities. It is important to acknowledge that while the strategic framework covers a 10 year period, some actions may require adaption to respond to changing needs or opportunities as they arise.

## Strategic Direction 1: Prevent pathways into homelessness

In recent years there has been an effort to shift resources and funding to incorporate homelessness prevention practices into local housing strategies. For example, eviction prevention programs and education programs for market landlords can support housing stability for low-income households. Prevention-related programs can include coordinating local outreach and intake processes to help families and individuals access available supports, including rent subsidies, and move through a crisis quickly. The goal of this type of service coordination is the reduction of barriers that often prevent individuals and families from successfully navigating local services and accessing critical supports before the crisis deepens. From a municipal standpoint, the role of the City is to ensure that the right mix of affordable housing options are available to meet the housing needs of vulnerable residents and to facilitate collaboration among community partners to develop prevention services.

### 1. Continue to create affordable housing rental options across the housing continuum. **(Ongoing, PRIORITY)**

Ensuring the right mix of affordable housing options are available to meet the needs of vulnerable residents can prevent people from experiencing homelessness. In line with the City's Affordable Housing Strategy 2017–2027 and the Market Rental Policy, the City, in partnership with senior levels of government and the private and non-profit sectors, will continue to secure a range of housing options, with an emphasis on developing housing for vulnerable residents who are at risk of experiencing homelessness. Regular reviews of land acquisition needs will also help the City to capitalize on partnership opportunities with the private and non-market sectors regarding the development of supportive housing and other forms of affordable housing. Staff will continue to support non-profit-driven affordable housing developments through the development application process.

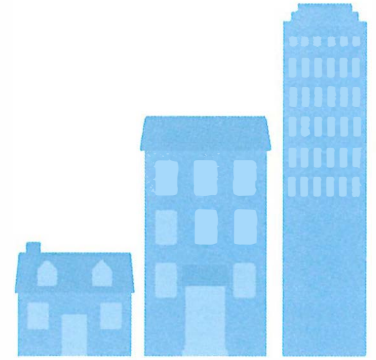
### 2. Facilitate the creation of a collaborative homeless prevention program in Richmond. **(Short-term: 1–3 years)**

Experiences of homelessness are unique and can occur abruptly. A collaborative homeless prevention program will limit experiences of episodic homelessness in Richmond. The creation of this program will benefit from alignment with both provincial and senior funding opportunities available from homeless prevention, and may include a Rent Bank, landlord education and relationship-building building initiatives, and active case management for individuals with more complex needs.

### 3. Explore solutions for discharge planning practices for individuals leaving Richmond-based institutions. **(Medium-term: 4–6 years)**

Without proper discharge planning, people leaving institutions, including hospitals, corrections, or addiction treatment and mental health facilities, can quickly experience homelessness. Through this action, the City together with community partners will coordinate the review of discharge planning with Vancouver Coastal Health and non-profit housing providers to help ensure that people are prepared to live independently in a non-institutional setting and are able to access appropriate, stable housing and supports necessary for recovery.





## Strategic Direction 2:

### Support residents who are experiencing homelessness

Homelessness prevention programs unfortunately will not be able to prevent all experiences of homelessness. As each experience of homelessness is unique, it is important for a community to have a variety of services to respond to the needs of each client. Homelessness serving agencies have an important role in supporting residents by providing compassionate, non-judgemental services that work to support people and to create stability within their lives. The City's role within these actions is to facilitate partnerships and collaboration among service providers.

1. Ensure accurate and up-to-date information on supportive services is available. **(Short-term: 1–3 years)**

Providing information on how to access specific supports is the foundation for efficient service referral and navigation. A regularly updated inventory of supportive services will provide residents experiencing homelessness and non-profit services providers with up-to-date knowledge of existing and emerging community assets.

2. Develop a Service Provider Table to focus coordination of supports for individuals experiencing homelessness or at risk of experiencing homelessness. **(Short-term: 1–3 years)**

It is important for service providers and outreach workers from various agencies to work together to share client-specific challenges, develop common understanding of services being provided throughout the community, and help facilitate service referrals between agencies and systems. This table will consist of representatives from various community organizations involved in outreach in Richmond.

3. Secure permanent space and sustainable operating funding for an enhanced drop-in program for individuals experiencing or at-risk of homelessness. **(Short-term: 1–3 years, PRIORITY)**

Drop-in programs provide safe spaces for people experiencing homelessness to access social connection and services including meals, programming, referrals to housing and supports. Currently, the Richmond drop-in program does not have security of tenure or an optimal space to provide all required programming (e.g. enhanced meals, shower, laundry, and storage solutions for personal belongings). The City will work in collaboration with community partners to secure adequate space required to provide enhanced programming for individuals experiencing homelessness.

4. Advocate to senior levels of government to secure funding for the Extreme Weather Response Program or a Winter Shelter. **(Short-term: 1–3 years)**

BC Housing provides funding to communities throughout the province to host Extreme Weather Response Shelters during the winter months. These shelters are only activated on nights when weather is deemed severe enough to present a substantial threat to the health of persons who are living outdoors and are typically closed during day-time hours. In contrast, Winter Shelters provide 24 hour shelter during the winter months, so that people living outside are given the option

of sleeping indoors during the winter, regardless of the severity of conditions. Richmond requires long-term funding to ensure that residents experiencing homelessness have the opportunity to access shelter during extreme weather.

**5. Explore the use of City spaces as Warming Centres. (Short-term: 1–3 years)**

Warming Centres provide safe, warm and non-judgemental spaces for people experiencing homelessness to find temporary shelter during periods of extreme weather. Unlike Extreme Weather Response or Winter Shelter, Warming Centres do not provide sleeping mats, but may be opened during day or nighttime hours and typically provide snacks.

**6. Enhance service provision at City facilities for individuals experiencing homelessness. (Ongoing)**

People experiencing homelessness continue to seek services provided at City community facilities, including public libraries and community centres. Working to expand service provision, including access to showers, for people experiencing homelessness will help to ensure that City facilities remain inclusive and provide opportunities for healthy and active living for all Richmond residents. In order to achieve this action, additional resources may be required in City facilities to support new service provision. Staff will also consider implementing a code of conduct to ensure community centres remain inclusive and accessible places for all residents.

**7. Continue to refine the City's approach to responding to individuals experiencing homelessness on City-owned property. (Ongoing)**

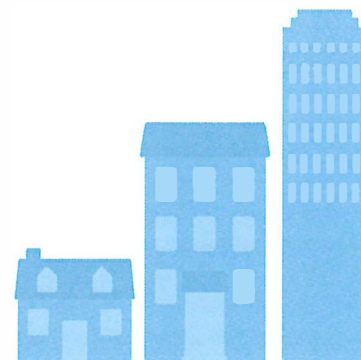
The City will take an appropriate, compassionate, and consistent approach to meeting the needs of individuals experiencing homelessness on City-owned property. The City will work in partnership with local health and service providers to enhance outreach and referral supports for these individuals, while ensuring that City-owned property, including public parks, remain clean and safe for all community residents.

**8. Explore opportunities to address storage needs for people experiencing homelessness. (Short-term: 1–3 years)**

Lack of storage is a challenge for individuals experiencing homelessness, as they have no safe space for personal and sentimental items. Experiencing removal of personal belonging negatively impacts a person experiencing homelessness and can create additional barriers to people trying to stabilize their lives. Working together with community partners to improve processes and communication practices related to the removal and storage of personal belonging may improve peoples' experiences of homelessness.

**9. Create shelter and transitional beds for youth experiencing homelessness in the community. (Medium-term: 4–6 years)**

Currently, shelter and wraparound support services for youth (16–24 years) are accessible only in surrounding municipalities. Therefore, many youth who experience homelessness in Richmond are required to leave the community and support network to access needed services. Collaborating with senior levels of government and community partners to create youth shelter and transitional



options continues to be a priority, as these services will help youth transition into stable longer-term housing options, while staying connected to their community.

**10. Explore opportunities to address the need for culturally-appropriate supports, services, and housing for people experiencing homelessness. (Long-term: 7–10 years)**

People who identify as Indigenous are overrepresented in the local and regional homeless population and often require culturally specific services to stabilize their lives. In addition, there are a number of other groups (e.g. seniors and members of the LGBTQ2S community) that may benefit from adaptive and culturally specific housing and supportive services. It is important to explore opportunities to develop new services and training of existing service providers to enhance their service delivery for specific groups who are experiencing homelessness.

### Strategic Direction 3: Provide pathways out of homelessness

Individuals experiencing homelessness are better able to move forward with their lives if they are first housed then provided with services and supports. Various models, including Housing First and supportive housing, supplement housing units with supports related to physical and mental health, education, employment, or substance abuse. The City's role within these actions is to support service provider organizations in coordinating service delivery, and to advocate to the provincial and federal governments for increased funding for affordable housing in Richmond.

**1. Establish a coordinated access and referral system to connect individuals with appropriate housing options. (Short-term: 1–3 years, PRIORITY)**

The City will provide support and collaborate with community partners to establish a system that will assess a client's need for supports and work to place them in appropriate housing. This referral system will be aligned with other regional processes, including BC Housing's Vulnerability Assessment Tool.

**2. Explore the potential of establishing a Housing First program in Richmond. (Medium-term: 4–6 years)**

Richmond's low vacancy rate and increasing rental costs make it especially challenging for people experiencing homelessness to access stable and long term housing options. The establishment of a Housing First Program, managed by non-profit housing providers with dedicated affordable housing units would allow homeless-serving organizations to quickly access housing options for their clients.

**3. Secure funding and a permanent site for supportive housing in Richmond. (Short-term: 1–3 years, PRIORITY)**

Permanent supportive housing is an effective option to house and support clients who are experiencing chronic or episodic homelessness, as they may require more intensive and specialized types of supports. Supportive housing remains a critical need in Richmond. A permanent site for supportive housing needs to be secured and City staff will work with BC Housing and a selected non-profit housing provider on the development application process.



#### 4. Ensure that emergency housing services focus on achieving long term housing options. **(Ongoing)**

Accessing services is the first step people who are experiencing homelessness take when starting to stabilize their lives. It is important that non-profit organizations that provide emergency services (e.g. emergency shelter and drop-in programs) work in collaboration with one another to connect clients with the correct services, including housing search support. Supportive services, including life skills and employment training, and addictions and mental health resources may help to break the cycle of homelessness.

### Strategic Direction 4: Foster collaboration among community partners

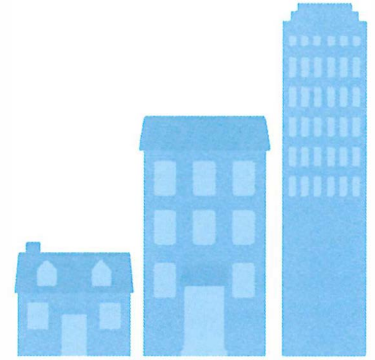
Homelessness is a complex issue, and cannot be solved by one organization or one level of government alone. Collaboration and service coordination is the most efficient and cost effective way to meet the needs of people experiencing homelessness and to build capacity within the non-profit sector to provide enhanced service provision. The role of the City within this strategic direction is to facilitate and support collaboration among non-profit housing and services providers to address agreed upon actions.

#### 1. Dedicate appropriate staff resources for homelessness service coordination at the City of Richmond. **(Short-term: 1–3 years, PRIORITY)**

Dedicated staff and resources are required to support the continued implementation of the actions within the Homelessness Strategy 2019–2029. The Richmond non-profit community has stated the need for an individual to coordinate homelessness initiatives among stakeholders. A dedicated City position (i.e. Homelessness Services Coordinator) would benefit the community by liaising with community partners to facilitate service coordination and systems-level planning. Additional staff resources may also be required at City facilities, including community centres, to adequately support the needs of individuals experiencing homelessness.

#### 2. Develop a Homelessness Leadership Table for collaboration among agencies working to prevent or address homelessness. **(Short-term: 1–3 years, PRIORITY)**

The Homelessness Leadership Table will play an important role in guiding the implementation of the Homeless Strategy. Comprised of leaders from local services providers, the City, BC Housing, Vancouver Coastal Health, and Richmond RCMP, the table will build on the strengths of the various organizations, promote collaboration, foster innovation, and encourage ongoing learning amongst local organizations. The table will continue to monitor the implementation of the strategy, advocate to the provincial and federal governments on behalf of the community, and explore opportunities related to governance and decision-making within the homeless-serving sector.



3. Continue the annual Health, Social and Safety Grants to support local homelessness services. **(Ongoing)**

Annually, the City provides Health, Social and Safety Grants for local non-profit organizations to increase organizational capacity and enhance current program services. A number of these grants support homelessness services that work to enhance the health and wellbeing of Richmond residents experiencing homelessness.

4. Monitor and pursue funding opportunities for support services for residents at-risk or experiencing homelessness. **(Ongoing)**

The City will continue to monitor funding available through provincial and federal programs, including Reaching Home – Canada's Homelessness Strategy, as well as non-profit and philanthropic funding sources, and pursue funding opportunities for support services for residents at-risk or experiencing homelessness. In addition, the City will disseminate funding information to community partners.

### Strategic Direction 5: Communicate, research and monitor homelessness

Richmond is committed to fostering an inclusive and healthy community. Public perception can be a significant barrier to a community's ability to provide critical supportive housing and services for residents experiencing or at risk of homelessness. Positive changes in public perceptions regarding homelessness can help people experiencing homelessness in the community feel accepted, safe and supported to access services. The City's main role is to help facilitate awareness and education opportunities regarding homelessness and supportive services, and to trade information.

1. Implement a local data system to track trends and the changing needs of individuals experiencing homelessness. **(Short-term: 1–3 years)**

A local data system will supplement the point-in-time data provided by the Metro Vancouver Homeless Count with more detailed statistics regarding homelessness in Richmond. This tool will enable the development of more effective programs and projects that meet the needs of Richmond residents experiencing homelessness.

2. Provide training regarding homelessness service provision to City and community partner staff working in City facilities. **(Short-term: 1–3 years)**

People experiencing homelessness are increasingly seeking programming and support at City facilities. Training of staff at City facilities, including libraries, community centres, parks as well as Community Bylaws, Fire Rescue and RCMP staff will support enhanced service provision for Richmond residents experiencing homelessness. This training should include education about homelessness and poverty, skills to interact with persons experiencing homelessness (including persons experiencing mental health and addictions challenges), and an understanding of self-care for frontline workers.

3. Raise awareness and educate the community of the factors contributing to homelessness and the benefits of affordable housing and supportive services. **(Short-term: 1–3 years, PRIORITY)**

A communications strategy, including public awareness events regarding housing and homelessness will provide an opportunity for residents to learn about and discuss housing affordability and homelessness issues in the community and help to destigmatize experiences of homelessness. In addition, awareness training will assist in educating the community on the benefits of supporting vulnerable residents. Awareness activities would benefit from the perspectives of people with lived experience to ensure that their voices are included in community dialogue and to provide local context to experiences of homelessness. Continuing to research best and emerging practices related to public education will help ensure that communication is effective and adaptive to any cultural shifts.

4. Advocate to senior governments regarding the changing needs of homelessness in Richmond and the need for additional funding. **(Ongoing, PRIORITY)**

Richmond requires additional funding to support program and project development for residents who are experiencing homelessness. The City will continue to advocate to senior levels of government to request funding and resources to meet the housing and homelessness services need of Richmond residents and to build awareness of the homelessness needs in Richmond.

5. Report out annually on the progress of the *Homelessness Strategy 2019–2029*. **(Ongoing)**

Presenting annual update reports to City Council will ensure that the City and community partners are accountable to implementing the Strategy's actions and will provide a transparent and public record of ongoing progress made. Annual reporting will also provide opportunities to refine the Strategy as appropriate to respond to the changing homelessness needs in the community.



## 6. MONITORING AND EVALUATION

The performance measures and targets defined below are intended to guide the ongoing monitoring and evaluation of the *Richmond Homelessness Strategy 2019–2029*. The measures will be used to monitor the effectiveness of the Strategy as-a-whole, as well as the impact of specific projects and programs. Additional measures may be developed as determined by City staff and the Leadership Table.

**Table 1: City of Richmond Homelessness Strategy 2019–2029 Monitoring and Evaluation Framework**

Strategic Direction	Performance Measure	Target
Prevent pathways into homelessness	Percentage of individuals receiving support from homeless prevention programs who are still housed three months after program intervention.	90% of all program clients by 2029.
Support residents who are experiencing homelessness	Number of individuals turned away from emergency shelters due to insufficient capacity.  Percentage of shelter clients who are referred to appropriate housing options within 30 days.	Zero individuals turned away annually by 2029.  100% of shelter clients are referred to housing options within 30 days by 2029.
Provide pathways out of homelessness	Number of individuals who are experiencing chronic homelessness (individuals without permanent shelter for one year or longer) in Richmond.  Number of long-term supportive housing units created for individuals experiencing homelessness.	Zero individuals experiencing chronic homelessness by 2029.  50 long-term units by 2025.
Foster collaboration and capacity-building among community partners	Number of Leadership Table members satisfied with the Table (to be collected through annual membership surveys).	Average membership rating 4 out of 5 on an annual basis.
Communicate, research and monitor the needs of Richmond residents experiencing homelessness	Percentage of front line workers in City facilities and services who have participated in homelessness awareness training.	85% by 2025.

## 7. NEXT STEPS

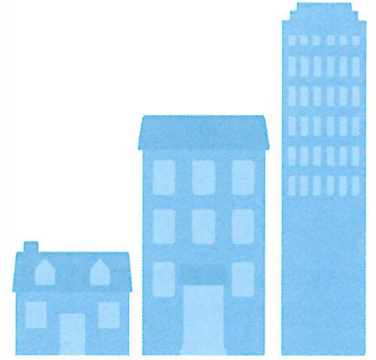
Moving forward, the City will work with community stakeholders to undertake the recommended actions outlined within the *Homelessness Strategy 2019–2029*. An immediate priority is creating the Leadership Table to build support amongst local stakeholders to guide the implementation of the Strategy. Other short-term actions include promoting the Strategy and its actions to the provincial and federal governments, Metro Vancouver, and other key stakeholders. On an ongoing basis, the City will monitor the progress and performance of the *Homelessness Strategy 2019–2029*.

## 8. CONCLUSION

There are many factors that may lead someone to experience homelessness. These can include lack of adequate income, access to affordable housing options and medical services, experiences of discrimination, traumatic events and personal crisis, physical health problems, disability or mental health concerns.

The City of Richmond is committed to playing a proactive leadership role to facilitate solutions to homelessness in partnership with a wide range of community stakeholders. The *Homelessness Strategy 2019–2029* will be the guiding document to further the goal of making experiences of homelessness in Richmond rare, brief and non-recurring. The *Homelessness Strategy 2019–2029* identifies partnerships with senior governments and the private and non-profit sector to accomplish the recommended actions set out in its Implementation Plan. Dedicated resources, including City staff time and financial contributions will also be required to meet the needs of Richmond residents experiencing homelessness and to implement the *Homelessness Strategy 2019–2029*.

With involvement from all sectors—public, non-profit, and the private sector—all Richmond residents experiencing homelessness can receive the supports and housing options necessary to achieve stability in their lives.









## City of Richmond

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