

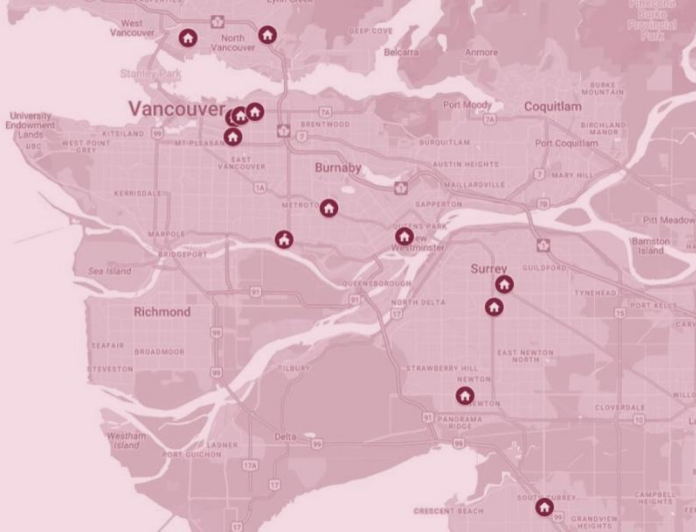


Entre Nous Femmes
HOUSING SOCIETY

Jessica Place Redevelopment and Relocation Information

JESSICA PLACE REDEVELOPMENT & RELOCATION INFORMATION

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Who We Are

Founded in 1984 by three single mothers, Entre Nous Femmes Housing Society is one of Canada's first women-led community housing organizations focused on the affordable housing needs of women and single-parent families.

We currently serve over 1200 low- and moderate-income women, children, single-parent families, seniors, and people with disabilities across 517 affordable rental homes in thirteen properties in Burnaby, New Westminister, North Vancouver, Surrey, and Vancouver.

We know there is a considerable gap in affordable housing units across Metro Vancouver and believe Entre Nous Femmes Housing Society can make a meaningful contribution. The ENFHS Strategic Plan 2023-2028 outlines the priorities of the Society for the next five years. The Plan sets the goals of maintaining and upgrading our existing portfolio, growing the portfolio equitably, and improving resident well-being. It includes the following steps to achieving these goals.



Growing Equitably

to double the number of people we serve and homes we operate by 2028.



Design with Our Community of Focus in Mind

to consider resident and caregiver needs, enhanced social interactions, and practical needs for women, gender-diverse peoples, families, and seniors.



Increase understanding of current and anticipated needs

of residents, as they relate with housing and how they impact well-being.



About the Jessica Place Redevelopment Project

We know there is a considerable gap in affordable housing units across Metro Vancouver and believe Entre Nous Femmes Housing Society can make a meaningful contribution through the redevelopment of Jessica Place. The project aims to replace the current 40 aging townhomes that have expiring subsidies with over 600 new rental homes. The 600 new rental homes will be accessible and affordable for generations to come.

The project is in the early stages and a rezoning application has not yet been submitted to the City of Surrey. As part of the redevelopment, existing residents at Jessica Place will be required to temporarily relocate as the redevelopment will include the demolition of the existing buildings. Over the next year, you might see contractors on site to conduct site investigations.

We currently have over 500 new units under development or in construction across Metro Vancouver and have recently completed one relocation process. We commit to offering support to residents who will be required to relocate during the redevelopment process and will continue to support residents upon their return to the new buildings.

What Is Resident Relocation?

Resident relocation is the process of relocating existing residents from a building that is being demolished and redeveloped or undergoing significant renovations to new accommodations.

We are committed to establishing a fair, well-being focused relocation process and have a Resident Relocation Team in place to support you. The resident relocation team is available to assist you throughout the relocation process by answering questions around redevelopment and resident relocation, assisting you with finding alternative housing, and connecting you with other resources as required.

As part of the permitting process, the City of Surrey will review and approve a Tenant Relocation Plan for Jessica Place, which will outline the relocation support available to residents. The Plan will be shared with residents once approved.

Resident Engagement

Where possible, residents are encouraged to participate in the design of community spaces (e.g., community gardens, sitting areas, colour selection) and interior finishes of the new building. Surveys might be used to gather resident feedback before, during, and after the redevelopment process.



Jessica Place Resident Relocation Support

Alternate Accommodation Assistance

Individualized Relocation Plans

- We will meet with each household to develop an individualized relocation plan based on your needs and preferences.
- Should you request assistance to identify alternative housing, we will make every effort to find a relocation option at rents no higher than 30% of your gross household income or at your current rental subsidy program.

Relocation Options

- To the best of our ability, we will work with you to find alternate housing within ENFHS subsidized properties where applicable.
- Should accommodation within ENFHS properties not be available or suitable for you, we will assist in finding alternate housing in a different non-profit subsidized building.

Timeline and Notices

- The relocation timeline is subject to project funding and the City of Surrey's permitting process. We anticipate that the relocation process will take place gradually over the next two years.
- Our priority is to assist you in finding suitable housing before a notice to end tenancy is required. Once all required permits have been received, a Four-Month Notice to End Tenancy may be issued if you have not yet relocated. If this is the case, you will still be eligible for support and compensation outlined in the Tenant Relocation Plan approved by the City of Surrey.
- You are encouraged to connect with the Relocation Team early in the process to receive assistance.

Moving and Financial Support

- In addition to assistance with finding alternate housing, we will provide moving and financial support to residents.
- We will offer this package to all social housing households who lived at Jessica Place when the project was announced in January 2025, regardless of whether residents relocate on their own or with our assistance.

Packing Supplies and Moving Expenses

- We will provide packing supplies (boxes, tape, and packing paper) to residents free of charge.
- Moving support will be provided through a flat rate of \$750 - \$1,000 (depending on unit size). The Relocation Team can also connect you with insured moving companies as needed.
- If you need further assistance with packing and moving, please get in touch with the Relocation Team for support.

Financial Compensation

- Residents will receive financial support in line with the ENFHS Resident Relocation Policy and procedures.
- Financial compensation will be provided in the amount of \$1,500 per household, or one-month rent, whichever is greater.

Returning to the New Building

- You will be offered the Right of First Refusal to the new units, allowing you to return to the building once construction is complete.
- To qualify for Rent-Geared-To-Income (RGI) or market units in the new building, you will need to meet ENFHS eligibility and income testing requirements.

What Will the New Building Look Like?

We are looking to redevelop Jessica Place into over 600 units of affordable rental housing.

The project will include multiple phases, and it will require the demolition of all the existing buildings.

We will post information about the new buildings on our website once they are available.

Relocation Timeline

To reiterate, the relocation timeline depends on project funding and the City of Surrey's permitting process and has not been confirmed at this time. We anticipate that the relocation process will take place gradually over the next two years. We will keep you updated about the project timeline throughout the relocation process.

Given how early we are in the redevelopment process, you are not required to relocate at this time. However, if you wish to relocate, the Relocation Team can help you with the relocation process, and you will be eligible for compensation. We encourage you to connect with the Relocation Team as early as possible to discuss your relocation needs and create a relocation roadmap.

We Will Keep You Informed

We look forward to working with you, and we appreciate your understanding and cooperation throughout the relocation process. It is our hope that through ongoing communication, monitoring progress, and resident meetings, everyone will be informed about each phase of this project. We acknowledge there will be disruptions and inconveniences during the

relocation process. We will work with you to reduce these impacts as much as possible.

The Relocation Team will be available on site to answer any general questions about the relocation process for the next several weeks. The office hours schedule will be posted in the building and updated as needed.



Contact

For questions regarding your relocation process, please contact Francesca Leonzio, Director of Community Engagement, at relocation@enfhs.ca or leave a message at (604) 451-4412 ext. 9 for the Resident Relocation Team.

If you have any questions about this redevelopment project, please contact Nadine Bell, Development Coordinator, at projects@enfhs.ca or leave a message at (604) 451-4412.



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