

PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2023-02-21	16:48	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	<p>I am opposed to the Supportive Housing proposal. We have seen throughout our city, and throughout our province how this BC Housing Supportive model is failing drastically. There is no accountability once the buildings are approved and built. No changes are made to improve the living conditions for the residents or for the neighbourhoods affected.</p> <p>This proposal needs to be denied. This housing is not appropriate for the area. The land is zoned residential and a building of this magnitude is disproportionate and will cause more harm to the area than benefits to the residents. There are no close resources for residents to access, the busy street causes a risk to residents and drivers. The increase noise disturbance to neighbours with constant high volume of people coming/going and loitering, commercial/delivery vehicles and emergency vehicles. We see from reports the call volumes to these buildings are excessive; Fire trucks due to smoking in a public non-smoking building, hoarding issues, overdoses and lack of medical support bringing fire and ambulance resources and increased calls for police for support for a variety of reasons. CAC reports show feces and needles are common from these buildings. Health by-laws are constantly being violated and no one is improving the conditions.</p> <p>There needs to be change as others with no addictions are left struggling in society with no support. Having financial, physical, emotional, mental challenges but are left on their own to suffer because they don't want exposure to violence and substance.</p> <p>A talented, young athlete, approached by most police departments in the Lower Mainland and some in Alberta recognized from police cadets and diploma program at the Justice Institute, was struck at highway speeds by a drunk driver and left with long term neurological, cardiac and musculoskeletal injuries. Determined to be independent and trying to live off long-term disability, still having to pay for therapies up front and unable to afford rent, medications, eat, decides to move far away to afford rent, now means limited access to specialized medical treatment, not to mention family support.</p> <p>Young man raised in a home of abuse, felt the only viable option was to move out for his safety and attempts to protect his mother. Not able to afford food and rent with his minimum wage job,</p>	Darren Soneau	Victoria-Fraserview	

			<p>couch surfing, left to live in their car and cannot afford the insurance on it.</p> <p>Senior who worked their whole life and their pension does not support their basic living needs and forced to the street. Lived in shelters and supportive housing, but felt life was better on the street because of the exposures faced in these housing buildings.</p> <p>Young, educated man, out of a job since COVID living in vehicle states he is very familiar with all the vary levels of housing and will never subject himself to that.</p> <p>Are these individuals not vulnerable and at risk? These individuals' youths, adults, seniors are being ignored and being discriminated by our government because these individuals don't want more exposure to trauma or substances, that put them at greater risk.</p> <p>We are all vulnerable, given different circumstances. Everyone has a story and challenges, each requiring different support. It's actually BC Housing, non-profit societies, politicians and governments that are stereotyping and labelling individuals.</p> <p>Why can we not have some supportive building that are substance free to support those vulnerable and marginalized individuals without addictions? Would we not want to prevent further substance abuse numbers?</p> <p>Have supportive housing for young adults facing financial struggles without addictions with supports in place for learning life skills, work skills and guide to success?</p> <p>Housing for seniors struggling with poverty due to limited pension funds without addictions with age-appropriate supports and social activities in place</p> <p>Have veteran's housing with specialized supports for their complex needs. These veteran's</p>			
			<p>City Policies & Reasons for being a poor location</p> <p>City of Vancouver Land Use and Development Policies and Guidelines: High-Density Housing for Families with Children Guideline</p> <p>3 blocks away from this proposed development is Longwater Park Family Housing Complex. If you approve 1925 SE Marine Drive, you would be violating 4 Sections of the City of Vancouver Land Use and Development Policies and Guidelines: High-Density Housing for Families with Children Guideline which was recently revised July 2022.</p> <p>Section 2.1.1 Families with children should have reasonable and effective access to essential community services and recreational amenities</p> <p>Section 2.1.2 Effective access means a walking route which is both safe and secure</p> <p>Section 2.2.1 Housing for families with children should be</p>			

2023-02-21	16:46	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	<p>protected from conflicts with adjacent land uses. Children attending the 2 local elementary schools, boys and girls club, after after-school care and bus loop would have to walk directly past 1925 SE Marine Drive, which will house individuals that may present with risky behaviours to themselves and others in order to cross one of the busiest streets in Vancouver at the lights and crosswalk. Section 2.2.3 Residents' satisfaction is dependent on lack of intrusion by strangers and control of the housing site. Parents do not want their children to play in areas easily accessible to strangers. Uncontrolled access also increases opportunities for theft and vandalism. Children have direct access and often play unsupervised on the river walk which BC Housing has acknowledged as being a benefit for the residents of 1925 SE Marine Drive to enjoy. Does this not put these "Labelled" vulnerable children and youth at risk who you are trying to protect by putting these specific policies in place? Also subjecting vulnerable youth to be influenced by the nearby substance abuse and increasing their access to substances. We have not labelled these families vulnerable; the government has. At the community Dialogue session, it was confirmed by staff, but neglected to be noted on the BC Housing website summary, that this building will house individuals with criminal history, substance abusive and mental health issues.</p> <p>Vancouver Plan p. 37 Map 2: Overlapping hazards and risk under current conditions, the Composite Hazard Score of this neighbour is moderate to high My understanding is that there will be increased costs to build such supportive housing with additional needs being met for the building because of the flood risk and flood risk with sea level rise, seismic risk and extreme heat challenges that are recognized for this area from the report. Along with the extra cost could possibly be extra time and increase disruption for neighbours in the community and commuters with extended traffic delays along one of the busiest streets in Vancouver as recognized by VFK. It also speaks of resilience of the community. According to Vancouver Plan P. 35 this area is rated as high for the neighbourhood experiencing systematic barriers, potentially causing residents to be less resilient due to a number of challenges and barriers because of how diverse the community is. Vancouver Plan p. 51, Map 3: City Blocks – Ecology This whole river front area, despite it being recognized in the report as an "Ecological corridor/ecologically sensitive zone" has eliminated all the rainforest trees and animal habitat in the River</p>	Laura Esun	Victoria-Fraserview
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				District, that originally years ago residents were told would remain the same. The City continues to eliminate trees and animal habitat in this location. The Arbor report appears to have conflicting information. The report shows 6/30 trees will remain, but in other 2 areas of the report it states all trees will be removed. According to the diagram, we are under 1:1 ratio for tree removal and tree replacement. When asked Rezoning Shape you City their response is all will be removed, but plan to plant approx. 30 trees, but proposed landscape plan is being review		
2023-02-21	16:43	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine	Oppose	<p>Lack of Transparency & Communication</p> <ol style="list-style-type: none"> 1. The integrity of the process is questionable 2. Husband and I attended both community service dialogue sessions. Min attendance (most didn't know about it when we were petitioning) every time a citizen asked a question or expressed a concern for our safety, or effects on the neighbourhood, they attempted to avoid answering, refused to acknowledge, only wanted to discuss the building plans not the concerns 3. When the summary of the session was posted on BC Housing website, nothing was mentioned about the citizens' concerns 4. When BC Housing liaison was questioned, the response was they only document positives, not negatives. Therefore, the public's concerns and questions were not recognized or documented, causing biases and flaws in process 5. 4 shy neighbours, passionate about their community began petitioning door-to-door for 2-3 days, a couple of hours each time, to learn that over 90% of the neighbourhood were unaware of the proposal, they state they didn't receive notification, some were just doors away, a few others said they didn't understand, but many citizens with no English and did not engage 6. We only received the flyer, no postcard, where I understand, we were supposed to receive both 7. 155 names collected, but we had difficulty connecting with community due to many barriers, funding, time, lack of access to strata buildings, English barriers, people not answering doors, and felt our time was better researching and trying to learn the process (which no one would share with us, BC Housing or City of Vancouver) 8. With so many unaware, I question the diligence on BC Housing's part of notifying area citizens, despite them claiming they did 9. Vancouver Plan, page 35, our neighbourhood is considered high concentration populations experiencing systematic barriers, I can only imagine how much of the community was neglected for one of many reasons 10. One petitioner learned she was the only one on her block that received notice 	Laura Esun	Victoria-Fraserview

Drive

- 11. It says they reached out in person to organizations – German Canadian Care Home director said she had no idea of the proposal. I didn't connect with the other main community organizations. It was on my list for this month, but with no Design Panel Meeting, we thought we had more time. 1925 SE Marine Dr did not have this meeting. There were no dates in 2022 or 2023. It appears this step was skipped, therefore public was prevented from attending the meeting. How many more steps were skipped? AS no one would share the process with us, other than the very basic
- 12. 22 questions were submitted to BC housing:
4 answered, 3 partially answered, 2 indirectly answered, 12 no responses
- 13. Attempted to make contact with John Foresyth, Director, Regional Development from BC Housing – no responses
- 14. Attempted to make contact with Naomi Bruneme, Director, Regional Development from BC Housing – no responses
- 15. Spoke a number of times to BC Housing Liaison on phone, friendly, but very selective in answering
- 16. Difficult to collaborate with community, little time, 2 weeks' notice for deadlines, to review documents that we are not familiar with and attempt to understand while having work/family commitments, where BC Housing and city staff obviously know in advance and are familiar with the process and terminology, legalities, process, etc
- 17. No one at BC Housing or the City would share the detailed process of stages
- 18. Spoke with MLA Chow who appeared very uneducated about the situation and not able to answer any questions concretely. He said that BC provides the funding and is not responsible for anything – that would be the city. The same day spoke with 2 city councilors and they said the city is not responsible, probably the province. Who is responsible? Nobody is holding the operators or residents accountable?
- 19. 2 city councilors acknowledged ongoing issues with BC Housing not co-operating and not being transparent with the co

2023-02-21	14:23	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	I would like to express my opposition to this rezoning project. The location of this building is not ideal as the laneway is shared by several small detached homes which also back onto it. They are the main stakeholders and have genuine concerns of public safety and chaos that will result from the negative impact of the location of this supportive housing. Many of the surrounding residents in neighbourhood do not have the confidence or means to come to speak to Council, however they should be provided concrete assurances and not be brushed off and ignored. Thank you.	Malcolm Donaldson	Victoria-Fraserview	
2023-02-21	14:12	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	This type of housing attracts a criminal element into the neighbourhood such as drug dealers, crime and chaos. We've seen many reports from media as well from area residents of uptick in public safety issues with these types of large supportive housing buildings. Why must the rest of the neighbourhood pay for this? It's not fair, existing neighbourhood residents have rights too. I oppose this proposal and hope you will vote No to this rezoning application.	Janie Brown	Victoria-Fraserview	
2023-02-21	14:08	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	I oppose this type of congregate social housing proposal. Housing this many residents in one building with similar issues of mental health and addictions without onsite clinical supports from health providers with professional qualifications is a recipe for disaster. Here is an opportunity where the govt can provide recovery focused housing where residents can receive treatment to get their lives back on track, to get jobs, to reunite with family. But instead the govt is focused on addictions oriented housing where open drug use is available inside the facility without the proper clinical onsite supports to help people overcome their addictions. I ask Councillors to please vote with your conscience and do the right thing.	Emily Howelle	Victoria-Fraserview	
2023-02-21	13:56	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	I oppose this rezoning application. Please say NO for a better YES.	Ginnie Barton	Victoria-Fraserview	
2023-02-21	13:52	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	I oppose this rezoning proposal at 1925 SE Marine Dr. Last week the supportive housing at Grandview Highway was passed by Council with an amendment for more engagement with stakeholders. This amendment was disappointing as it did not specify how the engagement needs to be carried out. It is therefore an unenforceable amendment. This is confusing at best and disingenuous at worse, and does not provide any kind of assurances to stakeholders who have come forward with real concerns. If this is the best the CoV can provide to area stakeholders, then I hope Council can do better and vote this rezoning application down.	Greg Duhaime	Victoria-Fraserview	

2023-02-20	12:53	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	<p>We oppose this development as a social housing building unless it was designated for seniors only.</p> <p>This location is not convenient for anyone who only is able to use public transportation as there are no stores anywhere near here. Your report said it was a 15 minute walk to the Superstore. Really? It is 2 and a half kilometres! Also it mentions all the homeless in the area of which there are virtually none.</p> <p>We are also concerned with parking. Which is already at a premium on Beatrice street and island avenue.</p> <p>We are also concerned with noise and crime.</p> <p>There needs to be more lighting in our lanes as well .</p> <p>Thank you for your time.</p> <p>Carole and Bill Jarvis</p>	Bill Jarvis	Victoria-Fraserview	
				<p>I am writing to voice my concerns and opposition for the new 72 unit social housing proposed for homeless, mental health afflicted, and drug addicted people to be located at 1925 SE Marine Drive in Vancouver.</p> <p>From the information provided to the neighborhood and website, this facility is meant to house adults, seniors, and people with disabilities (including mental health and addictions). However, the proposed location does not make sense since there are no grocery stores, pharmacies, general household goods stores, or even a park within reasonably close walking distance and is furthermore challenged by the steep hill and heavy traffic on Marine Drive for the proposed location. If seniors and people with disabilities are suggested to live there, the steep hill going north/south is not easy to travel and will be a safety concern especially if there is any snow or ice. Please see attached photo of Beatrice Street which is the proposed cross street for this site and clearly shows the steep property slope described. In order for any clients who may be physically challenged, this site does not suit them given the limited land space to build upon and the required maximum slopes that the walkways are allowed for people with disabilities.</p> <p>Additionally, walking to get to bus stops via crossing SE Marine Drive with 6 lanes of traffic is dangerous for capable pedestrians let alone seniors and people with disabilities (mental health and addictions). There is no bus stop on the south side of SE Marine Drive for people to access buses that travel north or west unless the person crosses at the intersection of SE Marine Drive and Victoria Drive.</p> <p>Once again I must emphasize, how is this site supposed to be friendly for seniors and people with disabilities? I am not opposed</p>			

2023-02-20	10:40	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	<p>to the City and Province wanting to provide supportive housing, but this site is awkward and makes no logistical sense.</p> <p>As a member of this community and also a professional involved with City projects that support these types of initiatives, I know there have been a number of hotels that have recently been converted or are being converted to social housing. Why is the City of Vancouver wanting to spend so much additional money to develop and build a new facility from scratch? The conversion of hotels that the City can purchase seems to be a much more economical and quicker solution to implement than going through development permitting, building permitting and then construction especially given the current climate with construction costs and the availability of building supplies and equipment. The additional money required to develop the site, provide improved roadways and new sidewalks that do not already exist will be excessive compared to a site that is already developed.</p> <p>Lastly as a homeowner in the Fraserview area, I and am concerned for my family's safety as well as valuation of my property with this type of new social housing supporting homeless people being built close by to where I live. What guarantees will the City provide to current homeowners that they will be able to manage issues related to drugs, petty theft, vandalism, and sense of community safety with the introduction of 72 units for homeless and mentally ill in the Fraserview area? As noted previously, the clients will be forced to go further into our neighborhood since there are no stores or public spaces within close proximity to the proposed site. And then with current police budget shortfalls, this community currently does not get a lot of police patrolling and I do not expect that there will be additional police patrolling assigned to this neighborhood should this facility be constructed to manage the situation.</p> <p>As such, I will not believe that the City will provide additional police patrolling of the Fraserview neighborhood and be able to maintain the sense of community safety that I have come to know and expect for the residents of this community. Clients who will be living in the n</p>	Sam Louie	Victoria-Fraserview	Appendix A
2023-02-19	20:12	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	Please see attached file explaining my opposition to the proposed social housing project at 1925 SW Marine Dr.	Cody April	Victoria-Fraserview	Appendix B
2023-02-19	17:49	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	Oppose	Please see the attached document that explains my OPPOSITION to the proposal.	Janis Dionne	Victoria-Fraserview	Appendix C

2023-02-16	10:38	PH 1 - 6. CD-1 Rezoning: 1925 Southeast Marine Drive	<p>Oppose</p> <p>We, Al & Fanny Lau, are annoyed that our initial e-mail comments were not posted with the public hearing agenda link. We also do not see any from any of our neighbors neither. Unless, they are being posted selectively. However, this intent of this hearing is supposed to be transparent and unbiased.</p> <p>My wife, daughter and I are residents who reside directly across or in close proximity to this proposed development for over 27 years. We oppose to this proposed rezoning based on a number of key factors and concerns.</p> <p>We are also annoyed that the pre-scheduled meeting for February 14 was cancelled.</p> <p>CD-1 Rezoning: 1925 Southeast Marine Drive: HOUSING MODEL / TYPE SHOULD BE CHANGED: -The housing model should be changed to be for only seniors. -This location does not have any services or amenities nearby which are necessary to be in place to provide care for those living in a supportive housing model. Such as counseling, medical care, rehabilitation for those experiencing mental health and, or substance abuse issues. -Focus should not just be on providing not just shelter for people but also providing care and treatment for those needing it.</p> <p>TRAFFIC HAZARDS ALONG MARINE DR: -Traffic along this area of Marine drive is very heavy and typically travels at a high rate of speed. Especially traffic going East bound, the Marine dr. curves to the West of Beatrice reducing visibility of this section of road, making it very dangerous for people who may try to cross Marine dr. mid-block, especially if the are under the influence of some substances.</p> <p>HEIGHT, SETBACKS & MASSING OF PROPOSED BUILDING: -Regardless of the type of housing model may be approved in this location I feel that the size and massing of the proposed building is out of scale with the adjacent neighborhood. -The application is asking for a relaxation of the max. building height of 25m (82ft). This is equivalent to an 8-story building, not 6 story which is what the rezoning is asking for. A minimum of (x1) floor level should be removed from the building. -Additionally, the floor-to-floor heights in the residential floors should be reduced from (3.35m (11ft) to 3m (10') (even with modular constructions this would allow for 8ft clear ceiling heights in the studio units.</p>	Al Lau		
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-The Main floor ceiling height should be reduced from 4.27m (14ft) to 3.35m (11ft).
-These measures would bring the total height of the building down to around 19.9m (65ft) which is more in line with a typical 6 story building.
-Proposed set back from S/W corner of the building to the property line is only 675mm (26.5inches). This seems to be extremely close to the property line given the height of the building.
-The set back from the N/E corner of the building to the East property line is 4.22m, so the West setback should be increase accordingly.
-Lastly the East and West ends of the building should be stepped back on the upper floors to help reduce the impact of the building height on the adjacent single-family homes.

PARKING ISSUES:

-Resident parking would definitely become a problem and also of an excessive traffic noise issue.

CLEAR CUTTING OF THE EXISTING TREES:

-It is very disappointing that every single mature tree on the property is proposed to be cut down for this development. It takes years to grow a 50-foot-tall tree. This further takes away from the character of the neighborhood and creates a source of an erosion of the immediate ecosystem.

We sincerely hope the concerns of the existing residences of this neighborhood are considered when this rezoning application is reviewed.

Thank You for your upmost concerns.

Al & Fanny Lau

s.22(1) Personal and Confidential

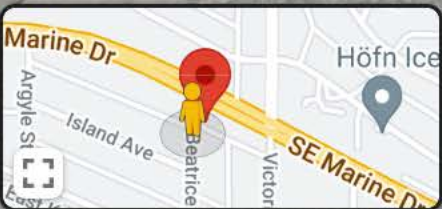
8323 Beatrice St

Vancouver, British Columbia

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Jun 2022

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City of Vancouver Councillors,

I am writing to express my opposition to the proposed Supportive Housing project at 1925 SW Marine Drive. While I understand the need to provide housing for those who are homeless or struggling with mental health issues, I have serious concerns about the potential negative impact this project could have on our community.

First and foremost, it is no secret that drug use and addiction often go hand in hand with homelessness and mental health issues, and I worry that the presence of a Supportive Housing project in our neighborhood will only serve to exacerbate this problem. The fact that staff will be trained to administer Naloxone only supports that drug use is expected at the facility.

In addition, I am deeply concerned about the safety of our children and other vulnerable members of our community. Already adjacent to the proposed site are community nursing homes (such as the German Canadian Care Home), subsidized housing for seniors and low income families,(including single parents). People struggling with mental health issues can be unpredictable, and I worry that the introduction of this population into our neighborhood could lead to potentially dangerous situations.

I, also must take issue with the statement that amenities are close by. Even as a car owner I would not consider our Supermarkets, Medical Clinics and Pharmacies convenient.

Lastly, as City of Vancouver Firefighter I have seen firsthand the effects of the different social housing projects have had across all the neighborhoods in our city. I have seen the increase in overdoses, assaults, and vandalism myself. I have witnessed the rapid deteriorations of the quality of living conditions in the individual units themselves that have led to an increase in fire specific responses. I have no doubt there are reports that support this that are available for your viewing through the city. I am certain there will be an increase in Police, Fire, and Ambulance responses to the area without any plans to address this increase.

In conclusion, I urge you to reconsider the proposed Supportive Housing project at 1925 SW Marine Drive. While I understand the need to provide housing for those in need, I believe that this project will have serious negative consequences for our community. I implore you to take the concerns of your citizens seriously and work to find a more appropriate location for this project.

Dear Vancouver City Council

RE: CD-1 Rezoning: 1925 Southeast Marine Drive

I am submitting my comments in strong **OPPOSITION** to the proposal for social housing units at 1925 Southeast Marine Drive. My main concerns are in regard to lack of adequate support services and commercial services in close proximity to the proposed dwelling as well as the adverse effects on children of the community by exposing them to mental health and substance use issues.

1. There are a lack of support services within walking distance of the proposed facility. This proposal puts the dwelling in the heart of a quiet residential area without commercial properties which is why most of the families enjoy the secluded area. The documents outlining the supports for the property residents describe a local “health or support worker” which by the definition seems to be a social worker. As a physician, I know that occupants of these facilities usually come with mental and physical health issues that require support by physicians, psychologists, psychiatrists, pharmacists and others.
 - a. The nearest medical clinic is not a few blocks away as in many other Vancouver neighbourhoods but is 3 kilometers away
 - b. The nearest pharmacy is not a few blocks away as in many other Vancouver neighbourhoods but is 2-3 kilometers away
 - c. The nearest grocery store is not a few blocks away as in many other Vancouver neighbourhoods but is 2-4 kilometers away

As indicated in the document plans, the residents are not anticipated to have their own vehicles and therefore would take bikes (not easy for groceries) and buses (also have to limit amount of groceries they can carry) which mean more frequent trips and no easy access to last minute shopping or pick up of items such a prescriptions without a vehicle. This secluded residential community is the wrong location to support the needs of residents of social housing units.

2. My husband works at City of Vancouver as a firefighter and his own experience is that there are disproportionately more calls for police/ambulance/fire to these types of social housing units.
 - a. I did not see in any of the plans to increase City funding for police/ambulance/fire within the community if the housing unit is built. Will we have to wait until there are repeated disasters before we would get increased support for the public safety of the current community members?
3. The quiet residential area proposed for this social housing is one of the few remaining areas within Vancouver where the community children are able to play carefree outside without the threat of being exposed to mental health issues and substance use. These issues are not visible on the street within our community but will be if the proposed unit is approved – as indicated within the proposed documents themselves. There is plenty of literature that outlines the negative mental and physical health consequences of children being exposed to adverse childhood events.¹
 - a. “The DSM-5 defines a traumatic stressor as a direct, witnessed, or indirect exposure to actual or threatened death, serious injury, or violence” and likely includes living in an unsafe neighbourhood.²
 - b. It does not make sense to prioritize the needs of substance abusing adults over a safe and trauma-free childhood for the children currently living in the community. Is it not our job as adults to protect the health and well-being of our children?

I hope that you are able to consider my point of view as a community member and that the decision to proceed with the proposal is not already made with the hearing being merely a check mark that the process was followed. The transparency by BC Housing has been less than optimal along the way so we fear that our voices this late in the process are going to continue to go unheard. Please DO NOT put this proposed social housing unit into a secluded residential neighbourhood and change the way in which our children are forced to live, looking suspiciously over their shoulders at the adults going by, rather than playing carefree as they do now in this community.

1. Petruccelli K, Davis J, Berman T. Adverse childhood experiences and associated health outcomes: A systematic review and meta-analysis. *Child Abuse and Neglect* 2019;104:127
2. Weems CF, Russell JD, Herringa RJ, Carrion VG. Translating the Neuroscience of Adverse Childhood Experiences to Inform Policy and Foster Population Level Resilience. *Am Psychol.* 2021; 76(2): 188–202.