

Comox Valley Coalition to End Homelessness
Meeting Agenda
January 10th, 2018
12-1pm
Courtenay Public Library

Attendees: Sally Richardson (NIC student), Angela Fletcher (concerned citizen), Vicki Luckman (John Howard Society), Lindsay McGinn (United Way), Pat McKenna (Habitat for Humanity), Darren Saare (VIHA Community Health), Joyce Wilson (St. George's United Church), Heather Ney (CV Transition Society), Tim Walton (RCMP), Nancy Carlson (Salvation Army), Colleen Nelson (VIRL), Jesse Ketler (Village of Cumberland), Roger Kishi (Wachiay Friendship Centre)

Regrets: Sabina Acheson (Careavan)

Facilitators: Betty Tate (ARNBC) and Bunny Shannon (CVSPS and LUSH Valley)

Recorder: Andrea Cupelli (Coalition coordinator)

1. 5 Year Plan – Year 3 Strategy 1 Funding Information (due Jan 11 to CVRD for Jan 23rd board meeting)

a. Kensington Island Properties

- i. passed in early December - \$250,000 as of Dec 31st has been added to the Homelessness Service Supports Fund
- ii. also 30 lots over the next 10 years (can be sold or built on)

b. BC Housing

- i. Met with Malcolm McNaughton on Dec 8th to talk about modular supportive units
- ii. BC Housing will match the funds in the CVRD Homelessness Supports Service for the next 5 years

c. Year 3 Amount

- i. CVRD Regional Services Tax: 150,000
- ii. Town of Comox: 30,000
- iii. Kensington: 250,000
- iv. **TOTAL: 430,000**
- v. There is potentially another 180,000 in matching funds from BC Housing but it is not confirmed yet so we need to work with the \$430,000.
 - 1. assuming these funds don't have to be allocated at the same time as the CVRD funds, but we will find out.

2. Year 3 HSS Funding Requests (totals \$485,000)

- i. **CVTS \$160,000** for 4 more units of independent living with 24 hour staffing (supported – not supportive) transitional housing at Amethyst House

1. 2 of the units already developed with HSS funds and have been a great success
 2. Occupied by women who finish the recovery program and some from LILLI House, and single women with infants
- ii. **John Howard Society \$150,000** (renovations to 10 bedrooms for youth at Abbeyfield)
1. Renovations need to be done such as; fixing the roof, ripping out carpet and adding laminate flooring, furnishing suites with kitchen facilities, small fridge, microwave etc
 2. Ideally would like an April 1st move in date
 - a. okay with not getting the funding until August
 3. Housing for youth has been on the 5 year plan since the start with nothing built to date
 4. JHS talking with MCFD about staffing
- iii. **Wachiay/M'akola \$50,000 (towards Braidwood)**
1. The 50k would be for a second installment towards Braidwood
 2. Received \$60,000 in Year 2
 3. Braidwood – project is at final approval level with executive team at BC Housing
 4. Any day now City of Courtenay will issue building permit, BC Hydro info came in over the holidays
 5. First 40/60k is to come when the building permit comes in
 6. Supportive-like housing 34 units
 7. Care-a-van, LUSH Valley, AVI, MHSU are partners agencies who can help put on programming
 8. Final project approval at BC Housing has changed as prices have gone up, interest rates might go up, construction starting in winter/wet weather period which contributes to an 300-400k increase in funding
 9. Costs are already coming in from M'akola, permit costs, architects, engineers etc
 10. Projected occupancy in December 2018
 11. Parking variance was adjusted – 1.5 per unit – 53 but got it down to 14 spaces.
- iv. **D2D 50,000** - towards mortgage on condos to reduce rents
1. One condo has been purchased and is occupied, in the process of looking for another condo to purchase
- v. **Habitat for Humanity \$75,000** - towards 4 houses at Lake Trail development
1. permits in place
 2. 2 units to occupancy and 2 to 'lock-up'
 3. Next 4 will happen next year

4. \$250,000 to run all the services
5. Families have been chosen, they must contribute 500 hours of sweat equity, mortgage is paid back to Habitat, no down payment
6. Cost is approximately 2 million for the 10 homes
7. Construction and supplies costs have gone up about 15-20%
- vi. Coalition members feel there is a great cross section, range of projects across the continuum of housing being proposed for funding

b. Leadership Team Recommends the following for HSS funding (total of 18 units of housing):

- i. CVTS (160,000 as requested)
- ii. JHS (150,000 as requested)
- iii. Habitat for Humanity (75,000 as requested)
- iv. D2D (45,000 - reduction of 5,000 from request)
- v. TOTAL: 430,000**

- c. Wachiay/M'akola not be funded at this time but be moved to year 4 as they currently have \$50,000 funding from last year that they have not accessed yet because of delays.
- d. If we get the BC Housing Matching funds this would leave us with:
 - i. 180,000 (2018 BC Housing Allocation)
 - ii. 180,000 (2019 BC Housing Allocation)
 - iii. 180,000 (2019 CVRD allocation)
 - iv. 540,000 to distribute in year 4 (2019)
- e. Might re-consider Wachiay once we find out about BC Housing matching funds if building has started and money is required.
 - i. Assuming BC Housing funds can be distributed other later in year but we don't know any of that yet.

3. Coalition DISCUSSION of Year 3 HSS Funding Recommendations:

- a. Reminder that only members can vote.
- b. Requirements from CVRD: 5 Year Plan update, what is being built, who is the lead agency, any other community supports, cost, amount needed, performance measures.
 - i. CVRD makes report, is presented to the board, questions will be asked, then they make recommendations, and then the recommendation goes to board in March
 - ii. When decisions have been made, contracts happen between the agency and the CVRD, it is an extensive process. CVRD withholds 20% until occupancy has happened, and reports on outcomes have been completed
 - iii. Process is similar with the Town of Comox for their \$30,000 – agency is selected, presentation happens and council decides
 - iv. Not sure what process will be with BC Housing funds, but likely something similar

- v. Coalition needs a more substantial proposal process
 - 1. Business case listing the issue, challenges, need for funds, budget, what they've done, other sources of funding etc
 - 2. Come up with a scoring rubric and post the EOI forms on our website
- vi. Accountability and responsibility of decisions is still on the CVRD – they are relying on Coalition to inform decisions
- c. Coalition Decision Wachiay:**
 - i. Braidwood represents 34 units, biggest project out there right now
 - ii. This has gone into the planning report to BC Housing
 - iii. Propose to leave the \$50,000 in Wachiay and CV Transition could take less – its possible for them to build some units to lock up and wait for other funding
 - iv. Habitat is also willing to reduce if necessary
 - v. With BC Housing money we will hopefully be able get more funding
- d. Coalition Proposal: New Recommendation for Year 3**
 - i. Reduce CVTS to \$105k**
 - ii. Dawn to Dawn \$50k**
 - iii. John Howard Society \$150k,**
 - iv. Wachiay \$50k**
 - v. Habitat \$75k**
 - vi. TOTAL \$430k**
 - vii. Consensus decision achieved. 12/12 participating agency members voted yes for the new proposal.**

4. Supportive Modular Housing Update

- a. Met with BC Housing
- b. Delegation to City of Courtenay happened, urgent request for land, motion was made to bring a shortlist of available lands
 - i. Heather to talk to Mayor and CAO
- c. Mayor has tried to make a connection to BC Housing – re: Washington Inn land
- d. 682 units across the province have an actual MOU
- e. Scott Fraser meeting tomorrow to discuss the urgency
- f. Behind the scenes work happening at the City – council seems supportive, hopefully will have a decision by the end of the month
- g. There may be more funding opportunities coming up in the future, looking for multiple pieces of land
- h. Specific resolution from council is needed to proceed

5. Affordable Housing Workshop Update

- a. December 8th
- b. Capital Regional District has a land bank – should we consider this

- i. Land is held and ready to be used when projects come up.
 - c. Andrea to send out notes and Powerpoints from the Workshop
- 6. HPS Funding Update**
 - a. Not successful in our application of our next round, for Connect program
- 7. Point in Time Count Update**
 - a. March 7th, 2018
 - b. Agencies needed to participate
 - c. Volunteers needed
- 8. Reminder: Poverty Reduction Meeting – Jan 24 in Campbell River**
 - a. Meeting with Mable Elmore Parliamentary Secretary for Poverty Reduction and Social Development
- 9. Team Updates/Other Updates**
 - a. Coldest Night of The Year – Feb 24th
 - i. Starting at St. Georges
 - ii. Looking for Team Captains
 - iii. FMI cnoy.org or contact Alisa Cooper at CVTS
 - iv. Funds split between CVTS and D2D
 - v. Coalition Team – Andrea to create a team and will send link to join/donate
 - vi. \$75,000 goal

Next Meeting: Wednesday, February 7th 12-1pm at the Courtenay Library