

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

Attendees: Natalie Meredith (John Howard Society), Bunny Shannon (CVSPS and CVCHN), Jane Larson (interested citizen), Crystal Madill (CV Family Services), Joyce Wilson (St. George's United Church), Bronwyn Martin (Office of MLA Ronna-Rae Leonard), Pat McKenna (Habitat for Humanity), Joan Carson (Abbeyfield House), Julia Doknjas (Wachiy Friendship Centre), Kevin Elsasser (Salvation Army), Will Cole-Hamilton (Downtown Business Improvement Association), Kate Fish (CV Adult Learning Centre), Angela Fletcher (CV Social Planning Society), Colin Funk (Immigrant Welcome Centre), Maurita Prato (LUSH Valley), Gladys Osawamick (CV Transition Society), Deb Rain (CV Transition Society), Grant Shilling (Dawn to Dawn), Betty Tate (CVARNBC), Elizabeth Day (Abbeyfield), Kathy Duperron (Cumberland Homelessness & Affordable Housing Committee), Ed Patterson (Addicts & Allies), Marcy Remington (interested citizen)

Facilitators: Betty Tate and Sarah Sullivan
Recorder: Andrea Cupelli

1. Leadership Team Voting in new members

- a. Thank you to Sabina Acheson and Bunny Shannon who are stepping down
- b. Vicki Luckman – John Howard Society
- c. Richard Clarke – Dawn to Dawn
- d. No other nominations or comments from the floor
- e. Consensus was reached – 10 membership agencies present, 10 in favour of having Vicki and Richard join the Leadership Team

2. Supportive housing at 988-8th St update by Natalie Meredith, Program Manager for John Howard Society

- a. Site preparation has started and a contract with BC Housing will be in place a month before the opening in the Spring
- b. The housing will be low barrier and using a harm reduction model, looking at having pets allowed
- c. Housing will incorporate mixed criteria and ratios, not everyone will be high needs/high risk
- d. Referral and waitlist process aren't in place yet, but there will be an application form, and JHS will be working with community partners to develop a resident list
- e. Natalie is doing outreach and connecting with community agencies and outreach workers to learn who is here and what the needs are
- f. JHS is looking at other supportive housing models on the Island for inspiration
- g. Natalie is gathering names for an email update list
- h. She has also been gathering names from the 8th street community and will be setting up a neighbourhood advisory group, who will develop terms of



comoxvalleyhousing@gmail.com
www.cvhousing.ca

reference, and partner with Salvation Army and CVRC to work around community needs, services, networking etc

i. Hoping to have outreach workers come to the supportive housing

j. **Q&A**

1. Will children be housed here?

- a. No, it will be 19+. Looking into safety and program development for having children visit and potentially be able to stay overnight.

2. Confusion between the JHS 'Station' (old Abbeyfield House) and the new modular housing, as well as concerns about neighbourhood safety, grounds maintenance complaints

- a. Vicki will be managing the youth housing, Wendy Richardson and Collen Ross in charge of renovations
- b. Hoping to have the youth move in mid-late October
- c. Renovations are happening, staff are in place
- d. Delay in maintenance etc was around MCFD and hiring staff. Funds for project weren't released until the guarantee of staffing was made

3. Is there anything coming down the pipeline for those not in Supportive Housing? (Coalition answered this)

- a. Braidwood – supported to low market housing – slated for Jan 2019

4. What's the next phase of housing being built? (Coalition answered this)

- a. The Coalition has a 5 Year Plan in place to identify gaps, agencies inform what projects to develop, we work to identify funding streams and advocate, work with developers etc but the Coalition doesn't build housing and is not a not-for-profit
- b. We want to create housing across the spectrum
- c. 79 unit rental building being built across the street on Braidwood
- d. There is a high need for rental housing

5. How do people get on the Wachiay/Braidwood waitlist? (Coalition answered this)

- a. No process in place yet, please contact Michael the ED of Wachiay and Roger Kishi

6. What about neighbourhood safety and safety of putting supportive housing next to a youth facility?

- a. Anytime you have an adult population there can be a risk to young children, and JHS has an obligation to make sure everyone is safe
- b. Youth housing will be contained and safe

7. Some neighbors weren't consulted or informed about the new housing or feel that they weren't heard. What about them?



- a. JHS and BC Housing held an advisory meeting and 40 neighbours attended
- b. An email list was started, and snail mail notifications were sent out for more information and to encourage people to join the neighbourhood advisory. The 1st meeting will be held at the end of Oct
- c. There will be a program around neighbourhood safety and cleanup
- d. They will hold community events/celebrations so everyone can get to know one another
- e. Ultimately, people housed make for safer communities

8. AHA is a new group in the Comox Valley reducing stigma around addiction and doing training and community cleanups. Will there be a drop-in centre for the homeless? (Coalition answered this)

- a. No, not at the Supportive Housing site
- b. Reminder that the Connect drop-in program runs at the Courtenay library Wednesdays and Sundays 1:30-3:30pm
 - i. refreshments, activities, trainings, a chance to relax and talk to people
- c. A permanent Drop-In Centre is on the Coalition's 5YP

9. Is there funding to build extra shelters in our community? (Coalition answered this)

- a. Shelters are not meeting the demand
- b. Recognize that emergency shelters are a band-aid
- c. We receive Emergency Weather Protocol funding from November – March
 - i. Coalition is writing a letter imploring Provincial Government for something similar due to air quality in the summer from the wildfires

3. BC Housing EOIs

- a. Supportive Housing Round 2 EOI due Oct 30th
 - i. Dawn to Dawn is drafting a proposal for the Cumberland land owned by VIHA
- b. Second Stage Housing EOI
 - i. CV Transition Society put in an EOI they are in review
- c. Indigenous Housing Fund due Oct 5th
- d. Community Housing Fund due Sept 17th
 - i. Lower cost housing with specific rations of shelter rate housing, rent geared to income and general affordable rates
 - ii. No operating funding, and 100k per unit available
 - iii. Glacierview Lodge was looking into it
 - 1. Andrea to reach out to Glacierview
- e. Let Andrea know if your agency is submitting an EOI.



- i. We can help you partner up with someone if applicable
- ii. Helps Coalition to speak with one voice and not seem competitive when we know who is applying for what
- f. Good to have partnerships with developers and make them aware of these opportunities
- g. The #1 requirement for these BC Housing opportunities is to already be shovel ready with land!

4. Affordable Housing Benefits Everyone Campaign Update

- a. Phase 1 starts Sept 17th. Will have large posters up asking people to provide feedback on the type of housing they currently live in. Posters will be up at Courtenay Library and Comox Rec and we are looking for a suitable space in Cumberland still
- b. Phase 2 Oct 17th and 18th is community drop in open houses with facilitated discussions around housing, hearing housing stories based on our community demographic, and engaging and visioning what affordable housing could look like in the Comox Valley
- c. Background info is already up on our website
<http://www.cvhousing.ca/affordable-housing-benefits-everyone-project/>
- d. A report will be created and reported back to BC Housing, local municipal governments etc

5. Co-op housing

- a. There is interest in starting Co-op Housing and it is much needed in our community/North Island
- b. We can re-energize the Housing Development Team around this project
 - i. If you are interested, please email Andrea
- c. BC Federation of Co-op Housing
 - i. Fairly significant process, need to set up a society, find funding
- d. Model would likely be owned by society and people buy a share and receive subsidized market rent. When you leave you get your share back (\$3000-\$5000 per share)
 - i. This is different than a co-housing model which can be quite expensive

6. EOI process for Year 4 CVRD HSS Funding

- a. We now have a formalized EOI Application that member agencies of the Coalition must fill out if they want to be considered for the CVRD HSS funding
- b. Coalition make recommendations on a consensus basis, presents it to the CVRD board who approves and then afterwards the contract is between the CVRD and the approved agency
- c. \$150,000 available from the CVRD and \$30,000 from Town of Comox for Year 4 funding
- d. Andrea will send out the EOI application this week, applications are due October 31st and Coalition will make recommendations by end of December.
- e. Funding must be used to build housing, cannot be used for programs etc



7. Municipal Election Update

- a. Public Awareness Team created a Municipal Briefing Note for all the candidates on housing and homelessness in the CV
 - i. Focused on what municipalities can do
- b. Will be in touch with the candidates after the 14th to set up 3 meetings Courtenay, Comox, Cumberland the week of September 24th
- c. Andrea to send out the Briefing Note this week
- d. Upcoming election events
 - i. Courtenay Oct 16th – All Candidates Meeting at Sid Williams
 - ii. Mayoral events Courtenay Sept 26, Cumberland Oct 3, Comox Sept 24
 - iii. Email Betty to attend a pizza party to get to know some of the Courtenay candidates

8. Terms of Reference and 5YP Updating

- a. We will be updating ToR at next meeting
- b. Check them out on our website and bring forth any recommendations to Andrea
- c. 5YP needs to be updated so we need to know about all current and future housing projects

9. Coalition Internal Evaluation

- a. We are heading into our 4th year and we will be evaluating the Coalition!
- b. Working on an evaluation process this Fall with the hopes to have it ready by January
- c. If you have ideas, questions, feedback let Andrea know. She will be starting a working group team up

10. Other Updates

- a. Sept 19th - Sustainability Forum <https://www.eventbrite.ca/e/comox-valley-sustainability-forum-2-tickets-48651223118?aff=ebdssbdestsearch>
- b. October 10-17 Coalition's Homelessness Awareness Week
- c. Oct 17th - AHERO Resource Fair
- d. Reframe Housing Competition <https://reframecompetition.com/>

Next Meeting: Wednesday, October 3rd 12-1pm Courtenay Library