

**Comox Valley Coalition to End Homelessness**  
**General Coalition Meeting**  
**Meeting Agenda**  
**November 7<sup>th</sup>, 2018**

**Attendees:** Heather Ney, Hugh McKinnon, James Taylor, Jan Hesseling, Ed Paterson, Deb Prain, Roger Kishi, Angela Fletcher, Julia Doknjas, Vicki Luckman, Lindsay McGinn, Sarah Sullivan, Wendy, Grant Shilling, Jesse Kettler, Gladys, Patty Sture, Joyce Wilson, Paul Sture, Galen Rigter, Colleen Nelson

**Facilitator:** Heather Ney

**Recorder:** Angela Fletcher

**Start: 12:02**

**1. Welcome!** Affordable Housing Vancouver Island Society – Vice President Jan Hesseling and James Taylor- Chair of Glacier View Lodge Board of Directors.  
**Regrets-** Our Coalition coordinator, Andrea Cupelli, is away in Toronto for learning opportunities. Betty Tate is also away.

**2. CVRD**

a. Andrea met with Amanda and Robin from the CVRD at the Comox Affordable housing drop- in

**b. Leftover Year 3 and Reserve Funds**

i. CVRD does not want us to use reserve funds – they are to be used for emergencies only

ii. Leftover funds (we think there is \$45,000 leftover, but the CVRD Finance team is looking into it)

1. We are able to use these funds- identified on 5- year plan

**c. Other CVRD Updates**

i. Coalition will be presenting Year 4 funding recommendations and updated 5 Year plan highlights to the board in January in addition to presenting on the work we've accomplished over the year.

ii. CVRD is going to be conducting a Housing Needs Assessment in 2019. The CVRD would like to know how the Coalition can help. The Coalition will be actively assisting as expected.

iii. The Coalition has asked for help with access and information on to grants we may not be aware of. Amanda and Robin will keep an eye open and inform the Coalition on any prospects.

**3. New Municipal Council**

**a. Invitation to become part of the Coalition**

i. Currently formalizing the invitation.

- ii. The invitation will be apprised of Coalition information: what has been done and our expectations for support.

#### **4. Land opportunities**

##### **a. Old Fire Hall land**

- i. Prefer not to provide the land to Habitat for Humanity; however, it to be used to be used for affordable housing options. The preference is to enter a partnership with non-profit or with BC Housing. Seniors housing is priority.
- ii. Heather says the enthusiasm for a project is terrific. The size of the lot is not huge – approximately enough room for a 4 unit-townhouse style building.

##### **b. Other Comox Land**

- i. Lots of opportunity in Comox by the airport- land was going to be given to First Nations but they do not want it.
- ii. Need to let Comox know what we want. What are we looking for? We need to make specific suggestions and possibly bargain.
- iii. Hugh- was this information from a conversation with Comox staff? Heather, yes. Hugh suggests meeting with all 3 mayors to reinforce what is required. He believes it is promising that the information was given by Comox staff.
- iv. The Federal government has a surplus of federal lands- it is possible have access to this land for housing purposes.
- v. Jan- where to get clear info? Suggested- website.

#### **5. Permanent Drop-In Centre Update**

- a. CVRD says we can use HSS Funds to renovate a drop-in. *“doesn't see any concerns with using funding for renovation of a permanent drop-in. That goal is highlighted in the 5- year plan and seems wholly consistent with the intent of homelessness “supports”.”*
- b. The Bridge Nightclub is structurally sound and just needs to be cleaned up, but we might only be able to use it for a year
- c. The drop- in center committee is looking for more volunteer support. The team currently meets Mondays at 5:00. They have chosen the name R.I.S.E.
- d. Still lots to figure out...
  - i. Who would be operating it?
  - ii. Where would we get funds for operating staff, supplies, furniture etc?
- e. Coalition looking into Vancouver Foundation funding
- f. Andrea to set up a meeting in the next 2 weeks for those who indicated they were interested in being on a team to work on the next steps for a permanent drop-in.

- i. If anyone else is interested, please email Andrea to get on the team list
- ii.

## **6. BC Housing**

- a. There is a call for second stage housing. We are not on the list at this time. Heather stated we just need to be persistent and that she is not discouraged yet. They are looking into an additional 2 fourplexes. Looking to work on a deal for financial coverage.

## **7. Co-op housing Update/Next Steps**

- a. Jane Larson and Sarah Sullivan have met a few times.
- b. First steps are to legally get set up as a co-op society.
- c. Need a minimum of 3 people to sign the initial round of paperwork and get things started/registered with the province, and then the BC Association of Co-op Housing (then they can access more resources) like funding options.
  - i. If anyone is interested please contact Sarah Sullivan, or email Andrea for details.
- d. The biggest barriers are funding and land.

## **8. Coalition Year 4 Funds – Criteria discussion**

- a. Deadline has passed for Year 4 funding EOI. Four applications were received: Dawn to Dawn, L'arche, Comox Valley Transition Society and Habitat for Humanity.
- b. Funds will be available in August of 2019.
- c. We will be sending out information before our December meeting, when we will by decide by consensus, who we will make Year 4 funding recommendations for and for how much.
- d. More inquiries and applications have been received asking for retroactive funding to support mortgages for units already built and occupied.
- e. Initially, the guidelines established the funds would be used for new housing opportunities. Need to have a discussion on whether funds can be accessed for retroactive funding to reduce mortgages, or should the funding only be for new initiatives.
- f. Heather requested any initial feedback. Jessie Kettler replied that the projects had to impact affordable housing and that perhaps that it can open-up to more opportunity in the future.

## **9. Affordable Housing Benefits Everyone Drop-In Updates**

- a. The drop-ins were successful for both the Coalition and the Community Health Network.
- b. A report has been written with the information received and will be distributed to the Coalition, and published on our website/shared on social media

- c. The Whistler Centre for Sustainability was happy with our community collaboration. They have another opportunity to put on a training workshop with specific tools and ideas for municipal planners, local government and housing people.
  - i. This would be directed towards municipalities with less than 20 000 people. Comox has been suggested.
  - ii. Roger Kishi stated he would like to put Cumberland out there as an option. Heather suggested that he contact them as it seems to be on a first come, first serve basis but is municipality driven. Andrea can help with connections.
- d. Hugh McKinnon suggested that we keep actively involving the community as we cannot assume that everyone has the same knowledge base. For example, in the taxation service. We need to keep the community informed about what has been done; Community engagement is necessary.

## **10.PAT**

- a. Homelessness Awareness Week was a big success again and we had lots to share in October between the municipal election, community engagement drop-ins and Homelessness Awareness Week
- b. Are looking at booking delegations to new municipal councils to update and educate on the Coalition and what we've been up to
  - i. Andrea sending invites to municipal councils to Coalition meetings to act as advisory members

## **11.Other Updates**

- a. **Campers at Supportive Housing site**
  - i. Grant Shilling expressed feeling alone in the growing concern of people camping on the supportive housing land as he has been approached to report back on circumstances. Grant feels that he is there as street support but is not responsible for addressing the issue solely. People are camping on the site causing garbage and fire safety concerns. Moreover, if these people are asked to leave, where do they go? Grant suggested we needed an approach.
  - ii. In response, Roger Kishi expressed that also had communications regarding this and has stated that BC Housing has reached out to John Howard and other organizations. Julia and Roger met with Natalie. Roger stated that it cannot be a scattered approach. He reiterated Grant's statement that there needs to be a temporary solution. If the people cannot camp there, where can they go?
  - iii. Depending on the day there will be anywhere from 8-12 people camping at the site whom may or may not become a resident of the supportive housing. Roger has made suggestions to BC

- Housing. For example, modular housing can temporarily be put behind the Washington Inn. He is not receiving much feedback.
- iv. Grant mentioned further risks leaving people at the site including: woman and sanitation. "It needs to be a coordinated effort."
  - v. Roger suggested that sending outreach workers will not change things as these people still need somewhere to go.
  - vi. Vicki Luckman was wondering why BC Housing would reach out to them as they do not have a contract with them.
  - vii. Grant asked if the Coalition could do something; Push the suggestions and set up meeting with the city and B.C. Housing.
  - viii. Sarah commented that we need a concrete plan. Any temporary solution will draw in people from all camps. Temporary structures need services.
  - ix. Heather has talked to the city about garage pick-up.
  - x. Grant reiterated we need a coordinated effort. Heather asked if we had a consensus to do so? All in agreement. Heather will contact Heidi today to request a meeting between the Coalition, city and BC Housing.

**b. Policing**

- i. Grant is feeling frustrated with the tone and tenure of certain RCMP officers and does not feel that they have his back. He would like a meeting with front line workers and the RCMP to try to establish a more workable relationship. Hush commented that it is good timing for such a meeting as there is a new Mayor and Sergeant
- ii. Heather is in support of this and will initiate the process.

**c. EWP**

- i. Brent- EWR- NOW EWP- not activated at this time.
- ii. Have an additional 15-20 mats in addition to the 18 current beds.
- iii. The average number of people staying per night- 12-15. 18 maximum.
- iv. Heidi contacted Brent to ask if the people camping in the supportive housing land would be able to access the beds. Yes, was Brent's reply.
- v. The website is [comoxvalleyewp.com](http://comoxvalleyewp.com).

**d. Library drop-in Program**

- i. Andrea has applied to the Community Foundation for funding to continue the library program.

**e. Lush Valley**

- i. There is more opportunity for fresh food programs as well as skill development. If anyone would like more information, please go to [lushvalley.org](http://lushvalley.org) and get in touch.
  
- f. Community Health Network**  
Accepting applications for coordinating circle members. Applications are due by November 15, 2018. Lindsay has paper applications if required or the applications are online. The team is hoping to recruit a variety of experiences. The idea is to keep it small initially and build from there.
  
- g. Glacier View has 37 acres and is researching for a multi-generational campus.
  
- h. Jan mentioned Qualicum had made some progressive steps forward and the former Mayor was building 62 tiny homes. Further, a local business was taking steps by buying a building for his employees to live.

**End: 1:04pm**

**Next Meeting: Wednesday, December 5<sup>th</sup>, 2018 12-1pm at the Courtenay Public Library**