

Comox Valley Coalition to End Homelessness
General Coalition Meeting
Meeting Minutes
February 6th, 2019

Attendees: Natalie Meredith (John Howard Society), Deb Prain (CV Transition Society), Trish Holm (CV Transition Society), Megan Lawrence (CV Transition Society), Rosanne Lyster (VIHA Brain Injury Program), Louise Howes (CV Head Injury Society), John Hutchins (NIC Nursing Student), Cliff Boldt (Community Health Network), Doug Hillian (City of Courtenay Council), Keisha Koshoner Henry (NIC Nursing Student), Jesse Ketler (Village of Cumberland), Sean Sullivan (Village of Cumberland), Clint Young (NIC Social Services Student), Sabina Acheson (Care-a-van), Elan Brink (CV Humanists), Colleen Nelson (VIRL), Wendy Dyck (L'arche), Crystal Madill (CV Family Services), Julia Doknjas (Wachiay Friendship Centre), Liz Tourtidis (Citizen), Linda Blake (Citizen), Kristi Schwanicke (United Way), Isha Matous-Gibbs (CV Health Network), Marcy Remington (Citizen), Paul Sture (IWSS), Patti Sture (IWSS), Joyce Wilson (St. George's), Richard Clarke (D2D), Roger Kishi (Wachiay Friendship Centre), James Taylor (Glacierview Lodge), Kris Coffey (NIC Social Work Student), Pat McKenna (Habitat for Humanity/Town of Comox)

Facilitator: Sarah Sullivan

Recorder: Andrea Cupelli (Coalition Coordinator)

- 1. Welcome to new member The Views at St. Joseph!**
- 2. CVRD Year 4 Recommendations Update**
 - a. Year 4 recommendations passed unanimously
 - i. \$15000 for CVTS (30k from Town of Comox and contingent on BC Housing funds)
 - ii. \$45000 for D2D (contingent on BC Housing funds)
 - iii. \$45000 for Habitat
 - iv. \$45000 for drop-in
 - v. If BC Housing doesn't come through with funding, then the Coalition will go back to the drawing board with the \$90,000
 - b. Director Grieve made a recommendation that CVRD staff report on the feasibility of increasing the service amount by 1 cent per household
- 3. Supportive Housing Update - Natalie Meredith - John Howard Society**
 - a. March 31st completion deadline and is on schedule so far with building currently up!
 - b. Coordinated access and assessment training currently happening. Outreach workers being trained on the VAT (Vulnerability Assessment Tool) and will begin identifying clients who fit the criteria
 - i. Applications are through BC Housing, but are separate from their Housing Registry application
 - ii. Criteria coming from the community, not directly from BC Housing

1. ex) unable to retain housing for 6 months, have lived in the Comox Valley for the last year, mental health, substance use etc – different points for different criteria
 2. Reminder that this housing is for those who need supports, not just those who are needing affordable housing
 3. Roger (Wachiay), Heather (Transition Society), Sarah (AVI), Brent (Salvation Army), Arlene (ICMT), Richard (D2D), Sabina (Care-a-van) on assessment team
- c. Rent will be shelter rate (\$375/mo) for a bachelor suits, with a bed, small fridge, cook stove, laundry onsite, and a cold breakfast and hot dinner served daily
 - d. 2 staff on site during the day, and one staff overnight, plus staff for the kitchen, maintenance etc
 - i. Job Fair happening Feb 7th at the Job Shop for John Howard to find housing staff
 - e. Supportive housing will be a program that participants sign an agreement on, so this housing does not fall under the residential tenancy act
 - i. Residents expected to participate in programming to help move their lives forward
 - ii. Residents asked to contribute to a safe, positive environment onsite and within the neighbourhood
 - iii. Housing will be operating on a harm reduction model
 - iv. No timeline for length of stay, but long term goal would be to move people to independent living
 - f. Still some neighbourhood concern, John Howard Society has been validating concerns, and want to create a healthy neighbourhood and will be starting the Community Advisory group soon

4. Terms of Reference Recommendations

- a. Code of Conduct
 - i. Code of Conduct is essentially imbedded in the ToR in the Values and Operating principles ‘inclusive, transparent, committing to, endorsing and collaborating’ etc
 - ii. If someone doesn’t abide by this – what can the Coalition do?
 1. Andrea to research Code of Conduct examples from other Coalitions and bring forth to next meeting
- b. Frequency of ToR updates
 - i. Recommended we update every other year, so next update would be in 2021, but suggestions/changes to ToR can still be made at any time
- c. Other changes from last month have been approved.

5. CVCHN Action Team Info

- a. Coalition reviewed the Action Team letter and agreed that it can go forward as is to the Coordinating Circle of the Health Network for review

6. Reaching Home Designated Community Application

- a. Reaching Home is federal program aimed at preventing and reducing homelessness. Supports goals of the National Housing Strategy

- b. \$1 million 2019, \$1.9 million 2020, \$3 million in 2021 (shared and allocated between the 4-6 new communities)
- c. Step 1: Call for Concepts - one concept per community. The community can also propose a list of organizations that can potentially undertake the role of the Community Entity. At the end of this step, successful communities will be invited to apply to the second step.
 - i. Due Mar 8.
 - ii. Need letter of interest from proposed community entity or if we nominate ourselves then 2 letters of support from other agencies
 - iii. one application per community – can be submitted by municipality or community organization
 - iv. need to provide evidence of homelessness, what contributes to it (PiT Count data)
- d. Step 2: Shortlisted communities from Step 1 will be invited to submit a full proposal
- e. Coalition agreed to submit an application and Andrea will approach municipalities and let them know (or recommend that the Comox Valley as a whole submits one) and ask for letters of support
- f. Is there a possibility to be designated community for North Island and share funds with Campbell River? Andrea to ask Federal govt rep about this as it is based on census regions

7. Braidwood Rental Application Info

- a. Almost ready. Waiting on Telus and BC Hydro and replacement of some mechanical equipment that was destroyed in a fire
- b. Wachiay is managing 6 units at shelter rate
- c. Braidwood has no funding for supports or subsidies, and never has – rates are based on capital funding, and are still on the low end of market – comparable to Washington Apartments, studios at 580/mo 1bdrm 750
- d. 28 studios, 6 1 bedrooms (2 of the 1 bdrms are accessible)
 - i. 22 bachelors and 6 1 bedrooms are available
- e. Can refer people to Wachiay or any other agencies working on housing for the application
- f. Applications go through M'akola, who are using VAT as part of the selection process, with potential tenant interviews
- g. Min annual income is \$23,000 based on Housing Income Limits set by BC Housing

8. Meeting with developers update

- a. Leadership Team met with members of the new Developers Association
 - i. was a great opportunity to educate them on affordable housing and what the Coalition has been working on
 - ii. We have similar challenges with municipal planners/zoning etc
 - iii. We will have another meeting with a specific agenda, broader meeting participants and preliminary research on pros/cons of a housing authority

- b. We will focus shift of our Housing Development Team to relationship building with developers and planners with focus on affordable (30% of income or less) housing

9. Kensington Properties (now called Union Bay Estates)

- a. Union Bay Estates to donate up to 30 single family serviced lots for affordable housing and the first six (or cash equivalent) are due at first phase of development with remaining 24 due by 2027
- b. Coalition wants to be ready to go with a plan as developer indicated first phase may start in the Fall 2019
- c. Habitat for Humanity was listed in the original agreement
- d. Once we have the specifics from CVRD, the Coalition will send out the EOI form to apply for the either the lots of cash equivalent
- e. In the meantime, please brainstorm ideas and concepts and feel free to send them along to Andrea

10. Drop-in Centre Update

- a. Coalition has connected with real estate agents, and have seen some potential spaces
- b. Currently in need of funding for the lease – applied for a Civil Forfeiture Grant for \$75,000 and will hear back after March 31st about this
- c. Andrea looking for other grant opportunities (Vancouver Foundation etc)
- d. The goal would be to open a space by the Fall of 2019

11. Coordinated Response to Homelessness Update

- a. First meeting of the Homelessness Response Team to happen on Feb 8th to brainstorm needs, gaps, challenges and how we want to operate going forward
- b. Will be making connections with local RCMP, bylaw etc

12. Mariner Apartment Update

- a. Fundraiser Thursday, Feb 7th at Native Sons Hall 6pm
- b. Trust fund set up at Coastal Community Credit Union for donations as well
- c. Town of Comox sent letter to owner to re-house those people at the same rate in another building
- d. Coordinated emergency response – not sure on where to send people to go in the Comox Valley
- e. Education on residents on the importance of having tenant insurance
- f. Not sure if all those residents have been able to find housing
- g. The flood is also affecting units above, mold etc

13. Co-op Housing Update

- a. A name reserved, and next step is to do some research and apply for funding opportunities

14. Other Updates

- a. Internal Coalition Evaluation Team – still need 1-2 more people to join
- b. Coldest Night of the Year Feb 23!! cnoy.org and search Comox Valley
- c. Too Good To Be Threw is looking for storage space to house donations

- d. AVI front doors smashed/front of house messed up as fire department had to ensure that part of the building was safe, but is all good now, and didn't lose any time for being open for services
- e. Habitat for Humanity
 - i. building 4 homes if not 6 at Lake Trail in 2019
- f. IWSS
 - i. Unbroken Chain - harm reduction group will be meeting to honor missing and murdered Indigenous women – and will be at the march on Feb 14th

Next Meeting: Wednesday March 6th, 2019 12-1pm at the Courtenay Library