

**Comox Valley Coalition to End Homelessness**  
**General Coalition Meeting**  
**Meeting Agenda**  
**March 6<sup>th</sup>, 2019**

**Attendees:** John Hutchins (NIC Nursing), Keisha Korhonen-Henry (NIC Nursing), Richard Clarke (Dawn to Dawn), Pamela Willis (CV Senior Support), Deb Prain (CV Transition Society), Megan Lawrence (CV Transition Society), Trish Holm (CV Transition Society), Isha Matous-Gibbs (UVic/CV Health Network), Doug Hillian (City of Courtenay), Kristi Schwanicke (United Way), Lindsay Jamieson-Powel (CV Head Injury Society), Louise Howes (CV Head Injury Society), Lindsay McGinn (CV Health Network), Sarah Sullivan (AVI), Vicki Luckman (John Howard Society), Scott Issler (AAHA), Del Wotherspoon (citizen), Roger Kishi (Wachiay Friendship Centre), Diane Knodel (citizen), Marcy Remington (CV Resident and Tenant Association), Julia Doknjas (Wachiay Friendship Centre) Bunny Shannon (CV Social Planning Society/LUSH Valley)

**Facilitator:** Betty Tate (Leadership Team)

**Recorder:** Andrea Cupelli (Coalition Coordinator)

**1. Comox Valley Resident and Tenant Association**

- a. Marcy has been advocating for herself for housing for 5 years, people are talking to her about housing issues, and she has started the CVRAT to advocate more widely
- b. The tenant rights voice is often missing within the affordable housing conversation
- c. Meet tenant advocate Leslie Robinson to find out more about creating tenant unions. Thursday, March 7<sup>th</sup> 4-6pm at the Courtenay Library
  - i. Victoria now has a Rental Task Force
- d. Join the [CV Resident and Tenant Association FB Page](#) if you want to get involved

**2. Braidwood**

- a. Occupancy permit has been issued and starting to view units with potential tenants, doing paperwork etc
- b. \$23,000 minimum income and there is a maximum income
  - i. The issue has been raised to BC Housing and M'akola that if someone is on income assistance, they can't meet the \$23,000 minimum income
  - ii. These amounts are set by the BC Housing - Housing Income Limits based on CMHC data
  - iii. This housing was developed when there weren't operating subsidies from the provincial government (this project is 10 years in the making)
  - iv. The housing will support low-moderate income people

- v. Braidwood is affordable rental housing not supportive housing like 8<sup>th</sup> St
- vi. Wachiay is managing 6 units subletted at shelter rental rate (\$375/mo), this was already built into the business model.
- c. The rest of the units range between \$580 and \$760
- d. There are 28 studios and 6 1 bedrooms (2 of those 1bdrms are accessible)
- e. Coalition HDT to ask M'akola about the number of people who sent in applications/waitlist to help us get an idea on housing needs (before the CVRD Housing Needs Assessment in 2020)
- f. Congratulations to Wachiay Friendship Centre, M'akola, City of Courtenay, BC Housing and other partners!

### **3. CVRD HSS Fund Increase**

- a. Unanimous approval from the CVRD board to increase HSS fund by \$80,000 per year, so each year we have \$230,000 to work with
- b. The increase is based on the average \$400,000 household, who was paying \$4.56 and will now be paying \$6.76 (up \$2). This is the price of one fancy latte!
  - i. We should be letting the community know how we are able to leverage this and create affordable housing
- c. If we ask Comox to increase their contribution to match this would equal \$20,100, or a total of \$50,100
  - i. So we could potentially be looking at \$280,000 per year
- d. Connect with Daniel Arbour to talk about Hornby and Denman Island. They had originally opted out of the service, but there could be the potential to opt back in. Not sure if Director Arbour is aware of the history.
- e. Funding decisions will have to be made on the new amount
  - i. Andrea to send out another EOI application and any member agencies can apply for this funding for their housing projects
  - ii. Due date end of April so the Coalition can decide at the May meeting
  - iii. We will know by then if Comox will contribute an increase as well.

### **4. Reaching Home Designated Community Application**

- a. At the last Coalition meeting we decided to apply to become a Designated Community meaning we would receive at least a 3 year contract with the Federal government for funding to go towards homeless supports and services.
  - i. Part of the application calls for identifying one or more 'Community Entities'
  - ii. A CE basically acts as the fiscal host/responsible for reporting/admin etc
  - iii. The CE works with a Community Advisory Board which is essentially the same concept of what the Coalition already does. The CAB makes decisions on where the funding needs to go
- b. LT reached out to a few different community organizations to see who might be willing to become the CE. They had to write a Letter of Intent for the application
- c. The two organizations that responded were;
  - i. Comox Valley Regional District**

1. Coalition already has positive working relationship through the HSS Fund Service
2. CVRD already has relationship/'knows the players' in the community and is locally based
3. CVRD will be conducting the upcoming Housing Needs Assessment
4. CVRD may be acting as fiscal host for child care plan, and already acts as such for the CV Health Network – proven track record in the community
5. Coalition would be the Community Advisory Board
- ii. United Way of Central and Northern Vancouver Island**
  1. UW is already the CE for the Nanaimo and Duncan so have experience.
    - a. Holding funding for Duncan has worked well
  2. Arm's length from the Comox Valley
  3. Concern about whether they have divided loyalties between Nanaimo/Duncan and Comox Valley
  4. Part of the CE funding would be to have a dedicated UW Coordinator in the community
  5. BC Housing has worked with and has established relationship with UW
  6. Coalition would be the advisory board
- d. Coalition needs to select one of these organizations as Community Entity
  - i. LT recommendation is CVRD
- e. **Consensus Decision**
  - i. **Coalition will nominate CVRD as Community Entity**
  - ii. We thank the UW for their Letter of Intent and interest, and we will continue to build our great relationship

## 5. Consensus Decision Making Model

- a. Concern was brought up about not having a clear consensus decision making model
- b. CV Health Network uses a model and has a consensus decision making poster
  - i. We can use it, tweak it to our liking, print it and put it up at every Coalition meeting
- c. Choices include;
  - i. Wholehearted agreement
  - ii. Agree with minor concern
  - iii. Don't like it but I will support it
  - iv. More discussion needed
  - v. Serious disagreement

## 6. Terms of Reference Code of Conduct/Conflict Resolution

- a. Challenging to find examples of nonprofit Coalitions who have Codes of Conduct, most were from business coalitions and societies and didn't feel congruent with the open and transparent way the Coalition operates
- b. We need to reframe things as Conflict Resolution.

- i. If a person is being a problem, then LT can talk to them and the agency. Perhaps there is another person who can represent the agency
- c. Andrea to have an example ready for April meeting
- d. Coalition's strength has been in how open and willing to have transparent conversations and collaborate among so many different organizations
- e. Can we look to examples from the school board or UW ToR from Duncan and Nanaimo? Or will these be more code of conduct?

## **7. Homelessness Response Team Update**

- a. Next HRT meeting Friday, March 8th 9-10am
- b. Andrea met with Cpl Tori Cliffe about communication flow between team and RCMP
  - i. Tori will join us at our March 15<sup>th</sup> meeting
- c. Working on a HRT Homeless Encampment Protocol and Terms of Reference
- d. Comox Ave Cottages
  - i. Will be potentially conducting a tenant survey there to find out needs of residents, so Coalition can advocate for them
- e. Resource Guide vs Street Survival Guide
  - i. Looking at whether a concentrated guide specifically for those who are homeless would be useful
- f. Andrea to be meeting with City of Courtenay staff to find a liaison and talk about communications protocol with bylaw, Parks and Rec etc

## **8. Drop-In Centre Update**

- a. Still looking for a space preferable close to downtown or accessible to downtown
  - i. Needs to be big enough space to have storage, laundry, showers, kitchen etc
  - ii. Old Red Cross building would have been ideal, but it was leased
- b. HPS Rural & Remote funding will be rolled another year and will help support the Connect program as well as living supports (bus tickets, rent top ups etc)
- c. \$45,000 of CVRD HSS Fund will go towards the renos of the drop-in once we have acquired a space
- d. On Mar 18<sup>th</sup> Doug is proposong a resolution that City of Courtenay staff explore a drop-in centre space that we could have operational by the fall
- e. Coalition would need to do extensive community consultation and have it in a place that won't interfere with businesses

## **9. Comox Ave Cottages Update**

- a. Care-a-van has a new route there on Wednesday nights
- b. HRT is potentially conducting a needs survey
- c. Most people who live there have mental, physical, addiction issues and they support and look out for each other. A true community/network.
- d. Landlord is being very strict about rents now, sending eviction notices, not fixing anything etc
- e. There was an open house a few weeks ago with the developer and architect to gather input from the residents.

- i. 1-2 year out from any development happening, but not knowing about housing is very stressful for the current residents
- f. Leadership Team is setting up a meeting with Town of Comox to discuss

#### **10. Supportive Housing Update**

- a. Reps from Wachiay, Transition Society, Salvation Army, Dawn to Dawn, MHSU, AVI are meeting every Friday until the building opens to look at the Vulnerability Assessments and housing applications and decide who will live there.
  - i. Looking at demonstrated need, experience of homelessness, attachment to community etc
  - ii. No decisions made at this point, more applications and VATs are coming in, and the team is categorizing
  - iii. Received around 80 applications so far
- b. Outreach workers are super busy doing the VATs and finding people to fill out applications. Thanks to them for all their very hard work!
- c. You can refer people to the outreach workers trained in the VAT from these organizations.

#### **11. Seniors Housing Update**

- a. Glacierview Lodge has 40 acres of land, and it is expensive to develop
  - i. They are working on a master plan focusing on affordable seniors housing and then multi-generational housing, co-op housing, second stage housing for women, daycares etc
- b. Coalition and CV Health Network met with Providence Health to advocate for the need for housing

#### **12. Housing Research Workshop Opportunity**

- a. Cape Breton Regional Municipality conducted a study of the rental housing market, in conjunction with local homelessness counts.
  - i. Their research was recently acknowledged by the CMHC and won an award for excellence
- b. Members of the local team have received funding to deliver 'how to' workshops for free in four communities across the country incl Comox Valley.
- c. The workshop will be free, and held sometime in April/May and will cover topics such as;
  - i. How to collect the data you want, survey/questionnaire development, confidentiality and ethics, data collection process, data analysis and reporting, putting the results to work etc
- d. Andrea will send an invite once workshop date is confirmed

#### **13. Public Awareness Team Update**

- a. Working on a springtime Social Media Campaign
  - i. Will include a podcast, and a new video
  - ii. Keisha and John might be in contact to find people with lived experience to be interviewed on the podcast
- b. Communications Strategy
  - i. working with UW and Campbell River Coalition to create a strategy

#### **14. Housing Development Team Update**

- a. Arranging a meeting with funders (BC Housing, CMHC), developers and municipal planners
- b. Working on a mini-housing needs assessment based on housing applications and housing wait-lists

#### **15. Co-op Housing Update**

- a. The working group reached out MLA Leonard and have arranged a connection with from the Ministry of Housing
- b. They will be seeing guidance on seed funding before incorporation etc and other procedural questions

#### **16. Other Updates**

- a. Cumberland Community Housing Society
  - i. Music Trivia/Record/CD Swap – Mar 9<sup>th</sup> 7:30pm
- b. What's the story about alcohol?" Harold Johnson talk tonight at NIC 7pm
- c. BC Housing would like to conference call in to our meetings if possible
- d. Thanks for everyone's support of Coldest Night Of The Year –we blew by the 75k target!!

**Next Meeting: Wednesday April 3<sup>rd</sup>, 2019 12-1pm at the Courtenay Library**