

Comox Valley Coalition to End Homelessness
General Coalition Meeting
Meeting Agenda
April 3rd, 2019

Attendees: Bunny Shannon (CV Social Planning Society), Patti Sture (Indigenous Women's Sharing Society), Tony Reynolds (L'arche), Lindsay Jamieson-Powell (CV Head Injury Society), Shawna Johnston (concerned citizen), Joyce Wilson (St. George's United Church), Rachel Ducommun (John Howard Society), James Taylor (Glacierview Lodge), Deb Prain (CV Transition Society), Keith Wallace (concerned citizen), Paul Sture (Indigenous Women's Sharing Society), Kristi Schwanicke (United Way), Jessica Graham (Community Living BC), Elan Brink (CV Humanists Society), Vicki Luckman (John Howard Society), Marcy Remington (concerned citizen), Keisha Korhonen-Henry (NIC Nursing Student), Heather Ney (CV Transition Society), Trish Holm (CV Transition Society), Crystal Madill (CV Family Services), Wendy Dyck (L'arche), Christine Monier (L'arche), Betty Tate (CV UNNPBC)

Facilitator: Richard Clarke (Dawn to Dawn Action on Homelessness)

Recorder: Andrea Cupelli (Coalition Coordinator)

1. CVRD HSS Fund Year 4 Increase Discussion and Consensus Decision

- a. **Dawn to Dawn** – requesting an additional \$45,000 and to change original funding proposal from \$45,000 for 8 units of supportive housing in Cumberland to \$45,000, both for the purchase of a condo (**\$90,000 total**)
 - i. The Cumberland supportive housing project depends on a land transfer from VIHA, but it is still a long way out from happening
 - ii. Purchasing the condo doesn't add stock, but it secures housing for clients in a hot housing market
 - iii. Preference to purchase a 2 bedroom condo for clients
- b. **Habitat for Humanity** – requesting an additional \$20,000 to go towards the Lake Trail build (**\$65,000 total**)
 - i. They are ahead of schedule in building the 10 homes on Lake Trail Road, thanks to CFB Comox, expecting them to be completed by Fall 2020
 - ii. Are behind in funds since they are ahead in schedule
- c. **L'arche Comox Valley** – requesting **\$6,000** for pre-construction planning costs for the construction of 12-18 unit mixed rental housing for adults with developmental disabilities and low-income or rent-geared to income housing for the public
 - i. They want to build another residence since the I Belong Centre housing has been so successful, and they will take advantage of government grant opportunities
 - ii. They currently carry a mortgage of \$500,000
- d. **Drop-In Centre**– requesting an additional \$15,000 (**\$60,000 total**)

- i. Still working on the drop-in/day centre
- ii. Connect program has been a pilot for this
- iii. The funds will go towards renovations and capital costs including; laundry, showers, storage etc for those living rough/precariously
- iv. Timeline is to open by September

e. LT recommendation

- i. The Leadership Team recommends funding the requests from D2D, Habitat, Drop-In
 - ii. Looking at the fastest way to get people housed in the next year
 - iii. Had questions about the pre-construction planning costs, as these are not specified in the EOI application
 - 1. We might need to make the application more explicit
 - iv. CVRD has typically only funded capital costs and not coordination or other soft costs
 - 1. However, they have recently shifted/evolved to include the capital costs for the drop-in centre as “Homeless Supports”
- f. Coalition discussion and decision is to submit 2 different options to the CVRD
- i. **OPTION 1:**
 - 1. 15k for CVTS, 60k for Habitat, 60k for Drop-In, 90k for D2D, and 5k for L’arche (Habitat was willing to lower their request by 5k to accommodate L’arche)
 - ii. **OPTION 2:**
 - 1. 15k for CVTS, 65k for Habitat, 60k for Drop-In, and 90k for D2D
- g. Andrea to submit both options to CVRD, and ultimately it will be up to the CVRD board to decide
- h. Coalition will need to figure out what to do if pre-planning costs don’t lead to housing being built, more discussion needed

2. The Junction Supportive Housing Update

- a. Training and Orientation for staff has happened
- b. Building is ready to go and looks awesome, and 26 residents move in Monday, April 8th and 20 more move in on the 23rd
- c. All 46 units are filled
- d. Everyone who made it through the application process had to have experienced homelessness for 2 years
- e. Not sure the exact number of how many folks are coming in from sleeping rough, but estimate 75%

3. Terms of Reference Conflict Resolution

- a. Key points
 - i. *All members involved in the Coalition have an obligation to communicate transparently, inclusively and respectfully with one another and to provide reasons for decisions or actions when necessary.*

- ii. *Members and advisories agree to, and understand that, a breach of any of the values and operating principles may result in a process of transparent and respectful conflict resolution. The conflict is to be addressed at the earliest possible opportunity, and participants in the conflict resolution process will be prepared to listen to the other parties' positions with an open mind. Discussions will focus on resolving the essence of the dispute, rather than any unrelated personal disagreements between the parties.*
- iii. *If members of the Coalition need support to resolve a conflict the Leadership Team can assist in finding a neutral third party with the goal of resolving the conflict to everyone's satisfaction.*
- b. Wanted to keep a Conflict Resolution process that wasn't prescriptive and was in the spirit of collaboration, transparency etc
- c. If neutral 3rd party conflict resolution is needed, please email Andrea at comoxvalleyhousing@gmail.com
- d. Coalition agrees to pass this as the final draft for the Terms of Reference.
 - i. Next review is January 2021, or if a concern come up, item needs to be revised, added etc.

4. Homelessness Response Team Update

- a. Have been working on a communications protocol between Andrea, HRT, RCMP, Bylaw, Library, DCBIA and Lewis Centre
- b. Working on a Terms of Reference, and Outreach protocol document
- c. Comox Ave Cottages Survey
 - i. Keisha has been working on the final draft of the survey and will start talking to tenants this week
 - ii. Results will be shared with Town of Comox and the developer
 - iii. Can use this survey template for other neighbourhood needs assessments that pop up due to demoviction etc
- d. Brainstorming on a Peer Support model
 - i. Will likely have peer involvement with the creation of a 'Street Survival Guide'
- e. Good Neighbours Summer Event
 - i. Thinking about a BBQ or some sort of an event downtown

5. Drop-In Centre Update

- a. No word on Civil Forfeiture Grant yet – we applied for \$75,000
 - i. If we don't hear back soon we can ask for the MLA office to advocate for us

6. Town of Comox Update

- a. Public Hearing for Secondary Suites and Coach Houses happening this evening
 - i. Trying to get faster at the approval process
 - ii. Coalition sent a letter of support for the proposed changes
- b. They will be making a motion to accept the affordable housing plan written by staff, also recently approved the woodstove bylaw, and are applying for heritage housing registry
- c. LT trying will be meeting with staff regarding land availability, results from Comox Cottages surveys and other opportunities

- d. We will give a delegation/written request to council about increasing their annual contribution in lieu of HSS Funds

7. Public Awareness Team Update

- a. Communications Strategy Meeting
 - i. Coalition is collaborating with CV Health Network, Early Years Collaborative, Campbell River Coalition etc to create Internal Communications Frameworks as well as a Messaging Toolkit
 - ii. Looking at common messages, and working collaboratively since much of the material will be similar
 - iii. Want to share messages from each of these organizations and speak together to break stigma
- b. Updating Coalition brochure, and waiting to hear back from the CVRD on some proposed changes, and information on whether people can donate directly to the HSS Fund
- c. We have an Instagram account now! @cvcoalitiontoendhomelessness
- d. Hashtag Brainstorm
 - i. Coalition needs a few cool hashtags
 - ii. If anyone has ideas on some, please send to Andrea
- e. Spring Social Media Campaign – April 14th
 - i. Will be posting a re-worked video, podcasts and more. Stay tuned!
- f. Cell phone drive
 - i. Would like to start a donation campaign for unlocked, smart phones to be used for homeless and at-risk people
 - ii. ReStore has offered to be a drop-off centre!
 - iii. Stay tuned!

8. Housing Development Team Update

- a. Housing Research Workshop April 25th 9:30am-12:30pm
 - i. learn how to build a survey from start to finish
 - ii. Email invitation coming out this week
- b. CVEDS x Coalition Employee/Middle Income Earner Forum – May 23rd
 - i. Breakfast session 7-9:30am at Crown Isle
 - ii. Panel presenters from BC Housing, CMHC, Whistler Housing Authority and Cityscapes to talk about their programs available to build housing for ‘middle income earners’ (50-100k) and to showcase examples of employee housing
- c. Cumberland Housing Workshop Update
 - i. Toolkit workshop put on by Whistler Centre for Sustainability
 - ii. Lots of support and brainstorming happening for the Cumberland Community Housing Society
 - iii. Questions about the CVRD HSS Fund and allocating a percentage of that directly to Village of Cumberland for either housing or to start a housing reserve fund, or even seed money for CCHS
 - 1. If approved council will write a letter to CVRD
- d. Town of Comox Public Hearing re: Secondary Suites – April 3rd 6:30pm

9. Co-op Housing Update

- a. Starting to figure out the many details of starting an organization
- b. May be able to attend the BC Coop Housing Federation event

- c. Have talked to the province about needing support from Ministry of Housing
- d. BC Association of Co-ops is doing a tour of co-ops, networking opportunities in the Comox Valley
- e. Will be doing lots of networking and relationship building

10. Other Updates

- a. VIRL has a new branch manager Greg Guilas
 - i. He has served similar clientele in Toronto, and will be participating in the Coalition as Colleen did
 - ii. Please feel free to reach out over the next few weeks
- b. There's a group of people who are not being served by any organizations or housing providers/falling through the gap.
 - i. Estimates it's about 500 people
 - ii. Some of them are starting a Tenants Action Group
- c. The Station's new coordinator is Rachel
 - i. She has great ideas around coordinating and working with youth
 - ii. Currently 4 residents and 5th moving in
 - iii. They are at maximum as they look at staffing needs/budget
 - iv. Waitlist is being taken
- d. Habitat is looking at the property at 1375 Piercy with potential to densify
 - i. Requirements; for families are that they have to be within the Housing Income Limits \$24,500 - \$50,000 and not qualify for income assistance

Next Meeting: Wednesday, May 1, 2019 12-1pm at the Courtenay Library