

# **Comox Valley Coalition to End Homelessness**



## **BCNPHA VI RENT April 6 2017**

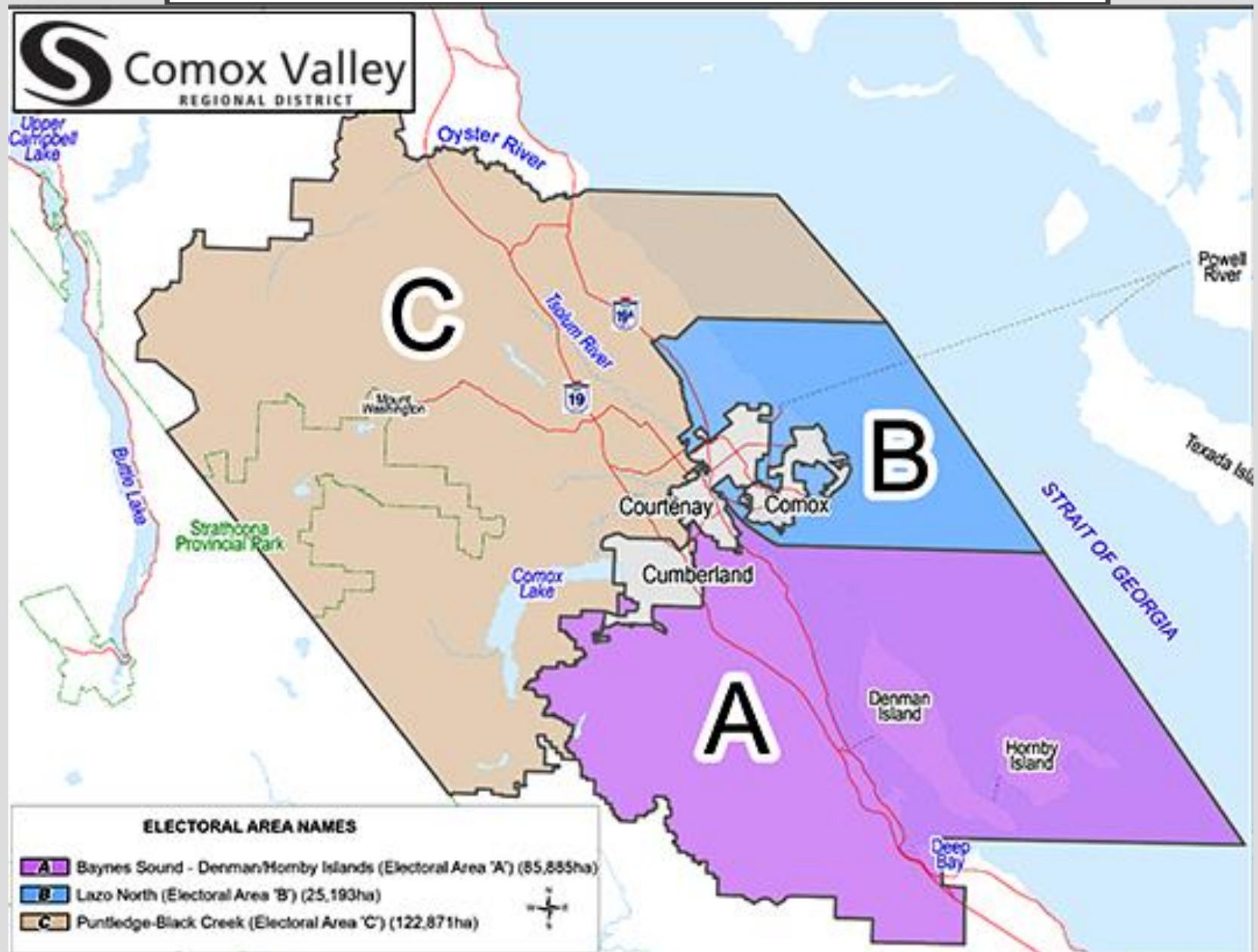
Betty Tate, Leadership Team Member  
Bunny Shannon, Leadership Team Member

# HISTORY

- **2008-2014:** Multiple studies by local governments identified homelessness as an issue
- **May 2015:** Coalition formed by service provider community
- **Nov 2015:** 53% of voters supported at least a \$5 per year tax to address homelessness in CVRD Referendum
- **2016:** CVRD passed Regional Homelessness Support Service and tax collected



# OUR REGION



# MISSION AND GUIDING PRINCIPLES

## Mission

To work as a collective to plan, coordinate, recommend and implement community responses to homelessness

## Guiding Principles

**Continuum of Housing Options:** A continuum of appropriate, adequate, safe and supportive housing is essential to address homelessness.

**Collaboration among service providers:** A collaborative systems approach will be used to provide the most effective support strategies, while securing adequate resources.

# GUIDING PRINCIPLES

**Client-centered delivery systems approach:** Supports will be delivered within the context of unconditional positive regard and emphasis will be placed on outreach, frequent contact with clients, relationship building and individualized services.

**Prevention: Ending homelessness requires** prevention strategies help to ensure that more people do not become homeless.

**Public Awareness and Community Building:** A coordinated public awareness program will build community understanding of homelessness.

# MEMBERS AND ADVISORS



**Members:** Representatives of community stakeholders:

- service providers
- faith groups
- health agencies
- community groups
- private sector
- Non-profit agencies

**Advisors:** Organizations and individuals such as:

- all levels of government agencies elected and non-elected
- First Nations
- Service clubs
- Chamber of Commerce
- Downtown Business Improvement Association
- RCMP

# STRUCTURE

- We are all volunteers
- We operate by Consensus
- We are **not** a non-profit society
- Six person Leadership Team
  - cross section of the member organizations
  - coordinate the activities of the Coalition
  - bring items for discussion and decision forward to the Coalition members

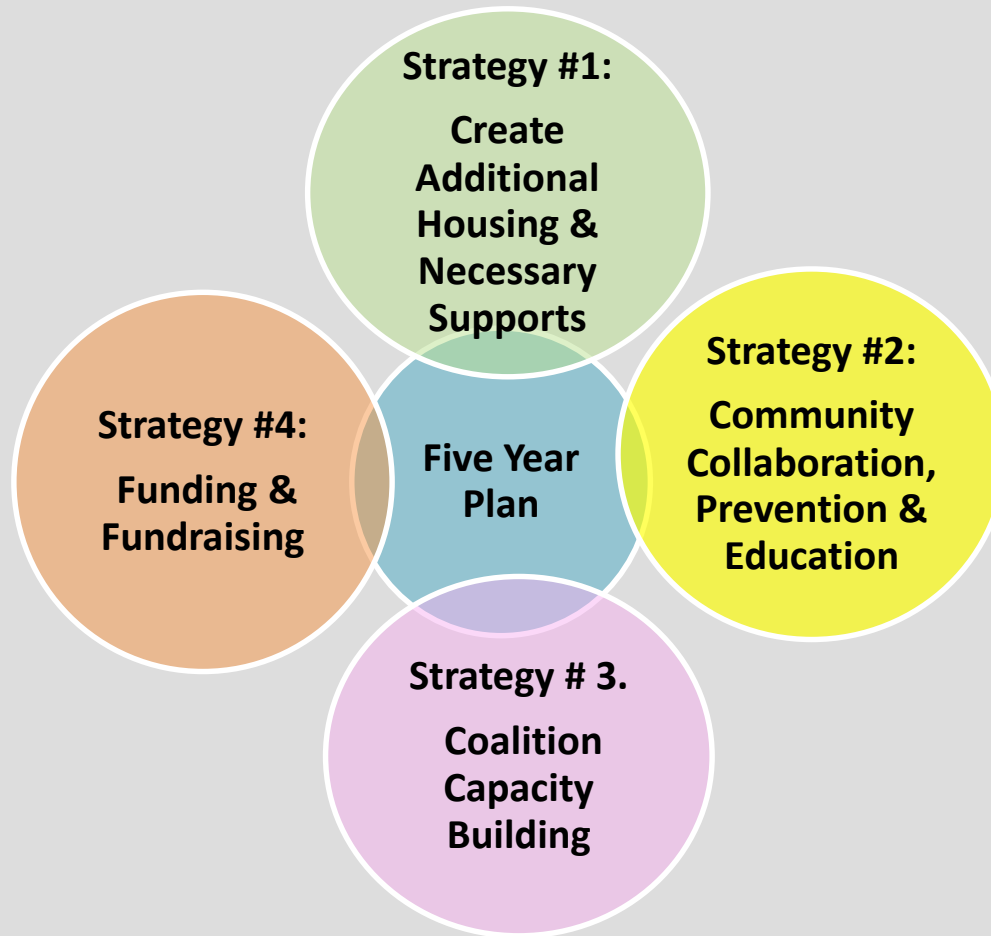
# 2015 ACTIVITIES

- Developed structure and governance
- Developed Housing Continuum
- Developed initial 5 year plan to end homelessness
- Hired part time Coordinator
- Worked with CVRD on process for allocation of funds from Regional Homelessness Support Service
- Developed website



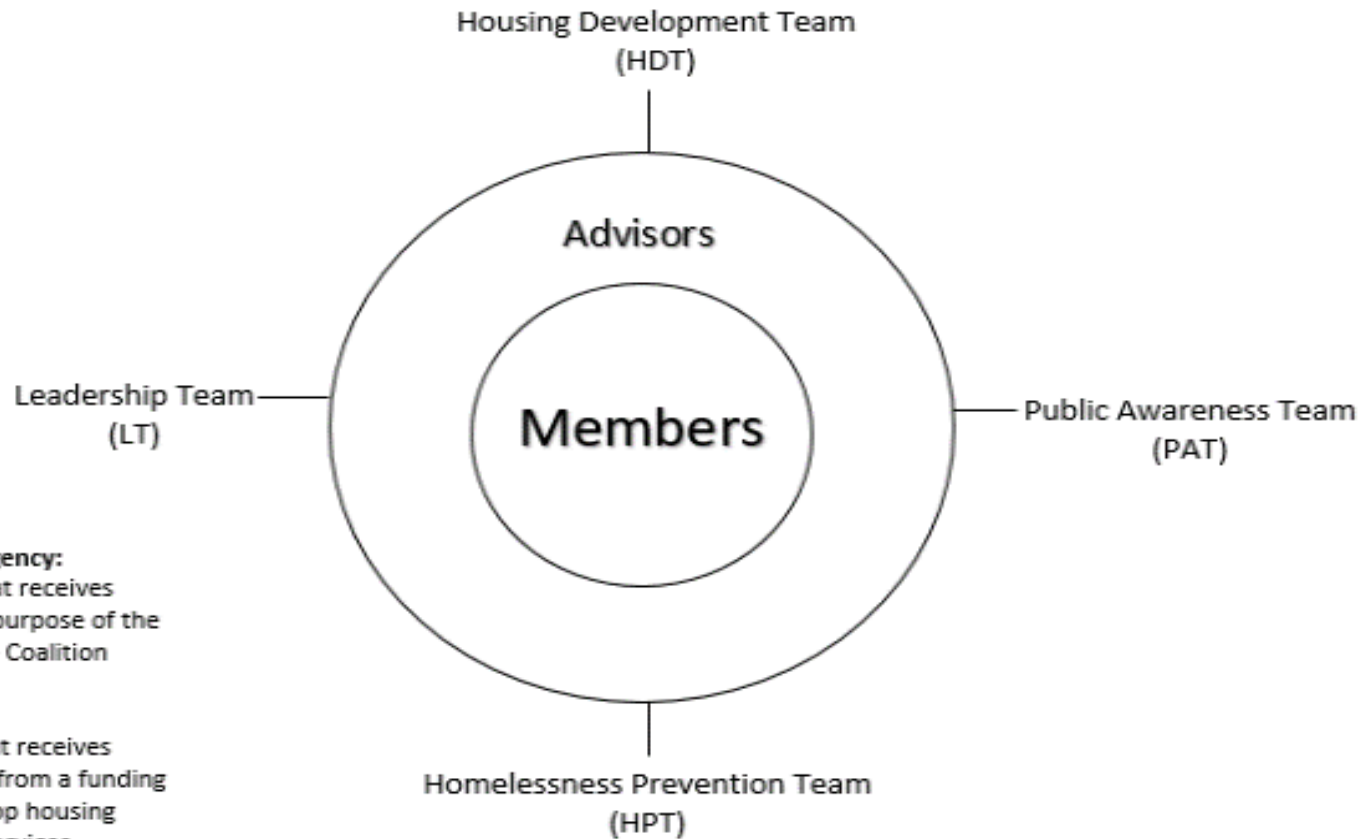


# STRATEGIC DIRECTIONS



# ORGANIZATIONAL STRUCTURE

## Organizational Structure of the Comox Valley Coalition to End Homelessness



# COMOX VALLEY HOUSING CONTINUUM

## Comox Valley Housing & Supports Continuum

Ending Homelessness: Housing and Homelessness Strategy

Housing Affordability

Housing Ownership

**Homelessness**  
(Chronic & Transient)

**Emergency Shelters**

**Supportive Housing**  
(with supports on site)

**Transitional Housing**  
(with outreach supports)

**Subsidized Housing**

**Low Cost Rental**

**Affordable Market Rental**

**Affordable Home Ownership**

**Full Market Housing**

Community Support Services

**32**

**0**

**33**

**704**

**198**

**12**

Dawn to Dawn

Stepping Stones

Transition Society

Amethyst House

St. George's United

Head Injury Society

John Howard Society

Habitat for Humanity

AIDS Vancouver Island

Salvation Army Services

Wachiy Friendship Society

Comox Valley Recovery Centre

Comox Valley Nursing Centre

Mental Health & Substance Use

Comox Bay Care Society (Care-A-Van)

Salvation Army Shelter  
6 female  
12 male

+  
Salvation Army Shelter  
2017  
Construction  
8 units

+  
Transition Society Lilli House  
9 female  
5 children

Dawn to Dawn  
31 units

+  
Transition Society Amethyst House  
2 units

+  
Dawn to Dawn  
Potential  
1 unit

+  
Salvation Army Shelter  
2017  
Construction  
6 units

BC Housing  
Makola Housing 54  
Lions Valley 31  
New Horizons 9

+  
Housing for Seniors / Disabilities  
Casa Loma 125  
BC Lions D'Este 18 + (6 potential)  
Kiwanis 64  
CV Seniors Village 206  
Quadra Gar. 28  
Abbeyfield 10  
Union Square 28  
Centennial Place 125  
L'Arche 4

+  
Transition Society  
4 units

+  
Braidwood  
2017  
Construction  
34 units

+  
Dawn to Dawn  
Potential  
8 units

Avalanche Hotel 35  
Maple Pool 52

+  
BC Housing Washington Inn 111

+  
Secondary Suites

+  
Tiny Homes  
Maple Pool  
Potential  
2 units

Habitat for Humanity  
12 units

+  
Habitat for Humanity  
Potential  
4 units

Comox Valley Coalition to End Homelessness, January 2017

## 2016 ACTIVITIES

- Prevention, Public Awareness and Advocacy
- Point in Time Count with United Way CNVI
- Drop-in and Connect Program at Courtenay Library
- Build Housing with Necessary Support
- Update 5 year Plan
- Monitor Outcomes



# PREVENTION, PUBLIC AWARENESS AND ADVOCACY

- Coordinating efforts and addressing gaps in homelessness prevention programming
- Media articles, presentations, social media campaigns, educational materials
- Advocating for National Housing Strategy
- Advocated for housing funding with federal, provincial and local politicians
- Supported applications for BC Housing Funding
- Supported agency/community fundraising

# COMOX VALLEY PIT COUNT

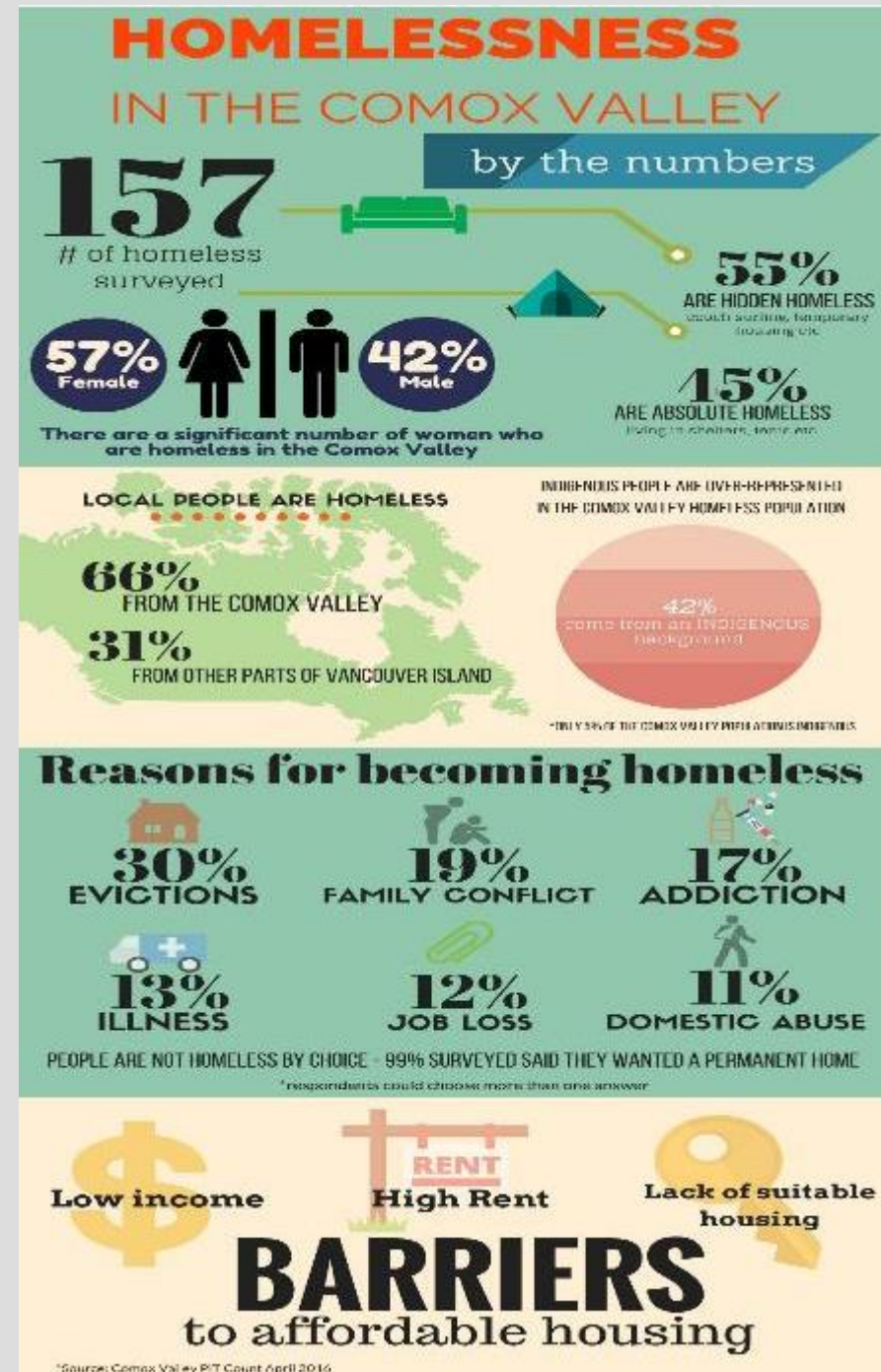


- Collected surveys during 24 hour period on April 12th, 2016 and at agencies throughout week of April 13-19<sup>th</sup>, 2016
- Snapshot of the *minimum* number of people who are homeless in CV
- Captured both absolute and hidden homelessness
- Provided valuable information for updating of five-year plan
- Helps all levels of government and community agencies plan and provide supports to address homelessness



# COMOX VALLEY PIT COUNT FINDINGS

- Complete report and Executive Summary can be found at [www.cvhousing.ca](http://www.cvhousing.ca)



# VITAL SIGNS REPORT ON HOUSING 2016

## Rental Vacancy Rate

Campbell River

**2.8%**

Comox Valley

**0.5%**

Nanaimo

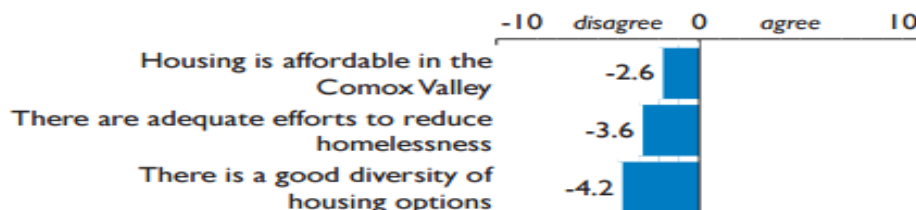
**2.2%**

Victoria

**0.7%**

## COMMUNITY VOICES *Your thoughts on Housing*

**"Multiple avenues of support will be necessary to solving the housing problem" – [Electoral Area A resident]**



## top priorities

1. More affordable housing units
2. Increased efforts to reduce homelessness in the Comox Valley
3. Increased number of secondary suites

COMOX VALLEY'S VITAL SIGNS 15

## Emergency Shelter Statistics<sup>126</sup>

In 2015, the emergency shelter served 489 male clients and 215 female clients, for a total of 5,471 bed nights, but had 890 turnaways (Table 70).

Table 70: Shelter statistics for emergency shelter, 2015

Client type	Totals
Clients Male	489
Clients Female	215
Beds Booked	5,471
Turned away	890





## WHAT PEOPLE TOLD US .....

- *“I became homeless with a child and was forced to place my child for adoption.” Female, 45*
- *“I have difficulties making ends meet. There is just not enough full time work.” Male, 48.*
- *“The place I’m living in now has poor maintenance. It’s unsafe and dirty.” – Female, 66.*
- *“There’s a lack of jobs and I can’t afford to keep paying \$1000 in rent right now” Male, 29*
- *“The hospitalization of my partner in Victoria caused me to lose my house.” Female, 45.*

# DROP-IN AT COURTENAY LIBRARY

Collaborated with UW and Homelessness Partnership Strategy (Federal) to start Wednesday and Sunday afternoon Drop-in and Connect Program at Courtenay library

- Began November 2016 – 20 -30 people attending each day
- Many existing service agencies provide programs (e.g digital literacy; finding housing)
- Social activities
- Being evaluated as pilot project for 2017 development of Drop-In Centre in 5 year plan



# BUILD HOUSING WITH NECESSARY SUPPORTS

## 2 Projects occupied in Jan 2017

- Two units of Transitional Housing at Amethyst House (CV Transition Society)

*Funded through CVRD Homelessness Supports Regional Service*

- Four 2 bedroom units of affordable housing (CV Transition Society)

*Funded through CVRD Homelessness Supports Regional Service, Town of Comox and BC Housing*

## 1 Project started construction Jan 2017

- 14 units (8 new shelter beds and 6 transitional units) Salvation Army Pidcock House

*Funded through BC Housing*

## 1 Project to start construction in spring 2017

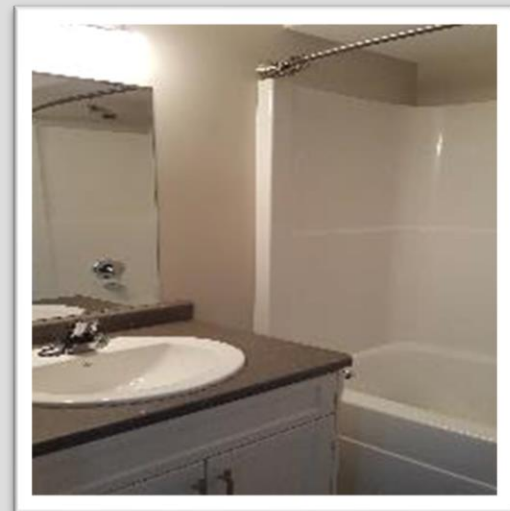
- 34 units at Braidwood site coordinated by Wachiay Friendship Centre and M'akola Housing

*Funded through BC Housing and City of Courtenay*

CVTS 4 Plex



Amethyst House



# UPDATED FIVE YEAR PLAN 2017

## Year Two: 2017 - Strategy #1

STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	GOAL	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
	Start construction of Braidwood Housing (34 units)	Wachiay Friendship Centre/M'akola Housing	MHSU Care-A-Van Aids VI Lush Valley Food Action Society	\$5,900,000	BC Housing (Provincial Funding): \$3,000,000  City of Courtenay (Municipal Funding): TBD  CVRD: \$60,000	Design phase completed  BC Housing funding secured November 2016  Construction begins in early 2017
	Purchase 2 small low-cost condo units	Dawn to Dawn	Dawn to Dawn	\$120,000	CVRD: \$90,000  Town of Comox: \$30,000	2 additional low-cost condo units of permanent housing created
	Create Youth Housing (4 plex)	John Howard Society	MCFD Youth Support Worker	Requires land & funding	City of Courtenay/BC Housing PIAH	Locate suitable building to purchase & renovate single living units and a common area  June 2017: Make application to PIAH to support affordable housing units for youth
	Start construction of 8 emergency shelter units & 6 transitional units at Pidcock House	Salvation Army Services		\$425,000	BC Housing (Provincial Funding)	

## LESSONS LEARNED

- Collaboration takes time, effort and sometimes hard conversations
- Relationships with all levels of government, First Nations, community agencies, developers and community members is essential
- A systems approach and system-wide coordination and collaboration is worth the effort
- Municipal by-laws, building codes etc. can be barriers and require collaboration
- Changes in community can have unintended consequences – e.g. construction of new hospital; increased enrolment at College
- It is possible to MAKE CHANGE!

## COMOX VALLEY REGIONAL DISTRICT – HOMELESSNESS SUPPORTS SERVICE

### **Comox Valley RD Homelessness Supports Service today:**

- Tax requisition is 0.0152% per year per \$1,000 of assessed value
- Typical house worth \$400,000 in the Comox Valley this equals \$6.08 per household (average)
- Generates \$165,000 per year to fund priorities
- Coalition presents 5 Year plan to the board each year as part of the board's budgeting cycle to fund two agencies to a maximum of \$165,000 total (i.e. \$90,000 and \$60,000 in 2017)
- Can accept public donations with tax receipt issued
- CVRD can top up the budget with funds contributed as community amenities through rezoning, and can carry funds over to fund long-termed projects

# THANK YOU!

Questions?

See the complete 5 Year Plan at:

[www.cvhousing.ca](http://www.cvhousing.ca)

Visit our Facebook page:

<https://www.facebook.com/cvcoaliitontoendhomelessness>

Contact the Coalition:

[comoxvalleyhousing@gmail.com](mailto:comoxvalleyhousing@gmail.com)

CVRD Homelessness Supports Service

<http://www.comoxvalleyrd.ca/EN/main/departments/homelessness-supports-service.html>