

Comox Valley Coalition to End Homelessness



Five Year Plan to End Homelessness

Updated November 4th 2015

Introduction

In 2008, the City of Courtenay Mayor's Task force identified the need to end homelessness in the Comox Valley. Since that time, a number of studies and reports have informed the community's understanding of homelessness in the valley. The reports can be found at: <http://www.comoxvalleyrd.ca/EN/main/governance/housing-homelessness/background-resources.html>. The Coalition selected salient information that is repeated in several of the reports and added new information to create an initial five-year plan to address homelessness.

Homelessness in the Comox Valley

(From 2008 Mayor's Task Force on Homelessness; 2011 CVRD Building Capacity Report and 2014 Social Housing Strategy report to Courtenay Council)

In 2008, the Mayor's Task Force on Homelessness determined that there were 250 absolutely homeless persons and 3,000 persons who were at risk of homelessness in the Comox Valley. The Coalition has decided to begin with these numbers rather than doing another homeless count at this time. There has been very little housing created since 2008 and Coalition members know from all the agencies serving people who are homeless that there are people to house in the valley. The Comox Valley Community Foundation may be doing a homeless count with their Vital Signs Report in 2016 and the Coalition will update the numbers then.

In January 2011, the CVRD Standing Committee on Housing and Homelessness set priorities regarding the populations in greatest need for having their housing needs addressed:

1. Mentally ill and addicted
2. Women fleeing abusive relationship
3. Families
4. Youth (over 15 years)
5. Seniors living alone

Similar to many communities on the Island, all target groups include a portion of First Nations' people.

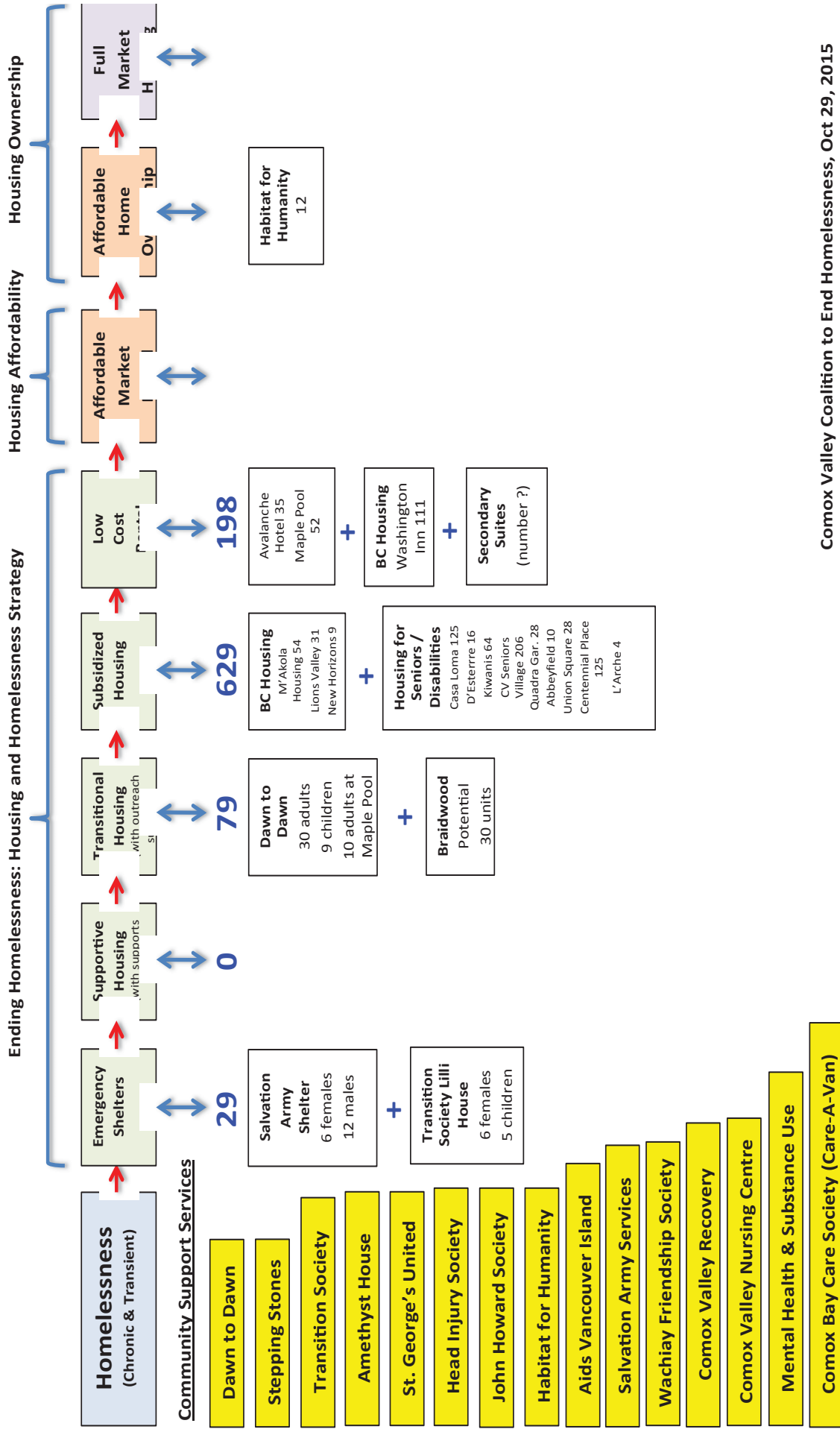
The 2011 Butler and Baznik report identified that the immediate and greatest need is for more capacity on the supportive side of the housing continuum: in particular, longer stay housing such as transitional housing, second stage housing and supportive housing is required to meet outstanding needs. Importantly, this housing needs to be affordable and services needs to be available 24/7.

These populations and housing priorities were re-confirmed in the 2014 Social Housing Strategy Report to Courtenay Council.

Housing and Supports in the Comox Valley

The Coalition undertook a review of existing housing and supports in the Comox Valley and the results are represented in the diagram below.

Comox Valley Housing & Supports Continuum



The Five Year Plan

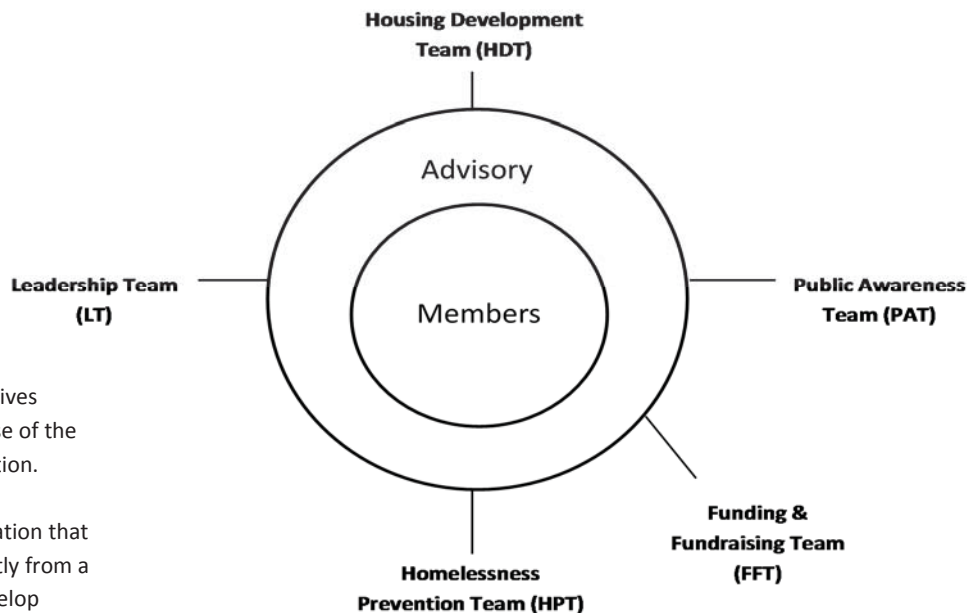
Vision *(From 2008 Mayor's Task Force on Homelessness)*

The Comox Valley will be a safe, strong healthy community for all and will seek to create a supportive environment and build opportunities to address social, physical, economic inequities for its residents.

Best Practices/Guiding Principles *(Modified From 2008 Mayor's Task Force on Homelessness)*

- **Continuum of Housing Options:** A continuum of appropriate, adequate, safe and supportive housing is essential to address homelessness. A description of the housing continuum is at <http://www.heretohelp.bc.ca/visions/housing-and-homelessness-vol4/housing-glossary>
- **Collaboration among service providers:** A collaborative systems approach will be used to provide the most effective support strategies, while securing adequate resources.
- **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.

Organizational Structure of the Comox Valley Coalition to End Homelessness



Coordinating Agency:

Organization that receives funding for the purpose of the operation of the Coalition.

Lead Agency:

Organization that receives funding directly from a funding agency to develop housing and/or deliver services

Strategic Directions

- Strategy # 1: Create Additional Housing & Necessary Supports
- Strategy # 2: Community Collaboration, Prevention and Education
- Strategy # 3: Coalition Capacity Building
- Strategy # 4: Funding and Fundraising



Action Plan

Strategy # 1: Create Additional Housing and Necessary Supports						
Year	Goal	Community Supports Services	Lead Agency	Cost	Potential Funder	Deliverable
2015-2016 (existing project in process)	Establish a Housing Development Team (HDT) to oversee the strategy		Coalition			HDT team created Oct.2015
	Renovate Emergency Shelter and improve functionality of space at Pidcock House	Salvation Army Services	Salvation Army Services	\$425,000	Provincial: BC Housing	Pidcock House with improved functionality of space
Year 1 2016 - 2017	Create 2 new units of transitional housing at Amethyst House	Comox Valley Transition Society (CVTS)	Comox Valley Transition Society (CVTS)	\$80,000.	Regional: CVRD Homelessness Tax	2 units of additional Transitional housing created
	Create 4 units of modular housing on available land at CVRC which is appropriately zoned	Comox Valley Recovery Centre (CVRC)	Comox Valley Recovery Centre (CVRC)	\$140,000	Regional: CVRD Homelessness Tax – \$70,000. Town of Comox - \$30,000. Lead Agency: CVRC – \$40,000.	4 units of additional Transitional housing created

Strategy # 1: Create Additional Housing and Necessary Supports						
Year	Goal	Community Supports Services	Lead Agency	Cost	Potential Funder	Deliverable
Year 1 2016 - 2017	Create a support service multipurpose room at Washington Inn	<ul style="list-style-type: none"> -Care-A-Van -CVTS -MHSU -Substance Withdrawal program -Aids Vancouver Island -Dawn to Dawn 	Coalition	TBD	Provincial: BC Housing for renovation costs	Multipurpose room at Washington Inn where support service agencies can provide direct services to at-risk population
Year 2 & 3 2017-2019	Create Youth Housing 4 plex	MCFD Youth worker	John Howard Society	Requires land & funding	TBD	Youth Housing 4 plex created
	Create a 5 resident single room dwelling with live-in manager (permanent housing)	Mental Health Substance Use (MHSU)	TBD	TBD	TBD	Supports provided on site
	Start construction of Braidwood Housing 30 units	<ul style="list-style-type: none"> -MHSU -Care-A-Van -AVI -Lush Valley Food Action Society 	Wachiay Friendship Centre/ M'akola Housing	TBD	TBD	TBD
	Supportive housing for women 4-6 plex	Comox Valley Transition Society	Comox Valley Transition Society	TBD	TBD	Supportive housing services provided on site

Strategy # 1: Create Additional Housing and Necessary Supports						
Year	Goal	Community Supports Services	Lead Agency	Cost	Potential Funder	Deliverable
Year 4 & 5 2019-2021	Develop scattered housing – purchase 2 small condo units to be offered at rent geared to income	CVTS & Dawn to Dawn	CVTS & Dawn to Dawn	TBD	TBD	2 additional condo units of permanent housing created
	Micro Housing – 10 units	TBD	TBD	TBD	TBD	10 additional units of micro housing created
	Create 8 new units of permanent housing (approx. 350 sq. ft. each unit)					8 additional units of permanent housing created
	Repurpose existing building/land to new Single Resident Occupancy (SRO) with community kitchen and recreational area					Building identified repurposed additional SRO housing created
	Encourage creation of Laneway, Secondary Suites and/or Coach houses					

Strategy # 2: Community Collaboration, Prevention and Education						
Year	Goal	Lead Agency	Cost	Potential Funder	Deliverables	
2015-2016 (existing project in progress)	Create strong collaborations amongst agencies and providers through work of the Coalition	Coalition	None	None	Broad and consistent agency representation throughout the work of the 5 Year Plan	
	Engage with municipal governments regarding affordable housing policies	Coalition/ Leadership Team	None	None	LT will contribute feedback to the City of Courtenay in the revision of the Affordable Housing Policies in Fall 2015	
	Engage local builders associations <ul style="list-style-type: none"> • VI Builders • VI Construction Association • Canadian Home Builders • Comox Valley Development Association 	Coalition/ Housing Development Team			Builders' Associations contacted and committed to engagement of 5 Year Plan	
	Establish Public Awareness Team (PAT) and begin to create public awareness plan/campaign re: homelessness	Coalition/ Public Awareness Team			PAT created Oct. 2015 1 public awareness event completed Social media campaign Homelessness Awareness Week Oct. 11-Oct.18	

Strategy # 2: Community Collaboration, Prevention and Education						
Year	Goal	Lead Agency	Cost	Potential Funder	Deliverables	
	Establish Homelessness Prevention Team (HPT) and begin to develop prevention strategies (e.g. rental bank)	Coalition/ Homelessness Prevention Team			HPT created Oct. 2015	
	Develop Homeless persons engagement strategy	Coalition/ Leadership Team	None	None	Homeless persons engaged in planning survey at Community Resource Fair on Nov.5 th 2015	
	Educational Awareness Program on homelessness, poverty, compassion, active citizenship) (curriculum being developed) for students	Everybody Deserves a Smile (EDAS) & Public Awareness Team	None	None	Presentation done at Vanier & Mark Isfeld schools by Care-A-Van for homelessness curriculum for SD 71	
	Consult and plan a part time Drop-in for people who are homeless (life skills, tenant rights, social support, message services)*See Year 2- 3	Coalition/ Leadership Team/ Coalition Coordinator			Consultation and plan completed	
Year 1 2016 - 2017	Continue with public awareness plan/campaign re: homelessness	Coalition/ Public Awareness Team			1 Public awareness event	
	Continue with prevention strategies	Coalition/ Homelessness Prevention Team				

Strategy # 2: Community Collaboration, Prevention and Education						
Year	Goal	Lead Agency	Cost	Potential Funder	Deliverables	
Year 2 & 3 2017-2019	Open part time Drop-in place for people who are homeless (life skills, tenant information, social support, message services)	Lead Agency TBD			Drop-in place established and running if determined appropriate through consultation process	
	Continue with public awareness plan/campaign re: homelessness	Coalition/ Public Awareness Team			1 Public awareness event	
	Begin consultation of Homeless Information Management System (HIMS)	Coalition				
Year 4 & 5 2019-2021	Begin development of HIMS	Coalition				
	Continue with public awareness plan/campaign re: homelessness	Coalition/ Public Awareness Team			1 Public awareness event	
	Continue with prevention strategies	Coalition/ Homelessness Prevention Team				
	Implementation of HIMS	Coalition			HIMS utilized	

Strategy #3: Coalition Capacity Building					
Year	Goal	Lead Agency	Cost	Potential Funder	Deliverables
2015-2016 (existing project in progress)	Complete work on Five-Year Plan to end homelessness	Coalition/Leadership Team			-Initial draft plan done Aug. 2015 -Plan Reviewed Oct. 2015 -Plan updated as needed and completed by June 2016
	Develop Consensus guidelines	Coalition/Leadership Team			Consensus decision-making model adopted by Coalition July 2015
	Decide on a Coordinating agency	CV Transition Society			Coordinating agency in place July 2015
	Clarify and formalize with Coalition members that agencies will inform the Coalition of new projects regarding homelessness as early as possible in the planning process	Coalition			Started in Sept. 2015 and ongoing
Year 1 2016 - 2017	Develop a proposal to hire a part-time Coordinator and provide administrative funds for work of Coalition	Leadership Team	19,000.	Federal: Homelessness prevention program	Proposal completed and funding obtained by Wachiy Friendship Centre Sept. 2015 Part-time Coordinator hired Oct. 2015
	Monitor implementation of Five-year plan	Coalition			

Strategy #3: Coalition Capacity Building						
Year	Goal	Lead Agency	Cost	Potential Funder	Deliverables	
Year 2 & 3 2017-2019	Update Five-Year Plan for 2017-2018	Coalition/Leadership Team				
	Monitor implementation of Five-year plan	Coalition/Leadership Team				
	Update Five-Year Plan for 2018-2019	Coalition/Leadership Team				
	Monitor implementation of Five-year plan	Coalition/Leadership Team				
	Update Five-Year Plan for 2019-2020	Coalition/Leadership Team			Coalition sustainable and celebrate success	
Year 4 & 5 2019-2021	Evaluate Coalitions Efforts	Coalition/Leadership Team				
	Monitor implementation of Five-year plan	Coalition/Leadership Team				
	Update Five-Year Plan for 2020-2021	Coalition/Leadership Team				
	Evaluate progress after 5 years	Coalition/Leadership Team				

Strategy #4: Funding and Fundraising for Priority Needs						
Year	Action	Lead Agency	Cost	Potential Funder	Deliverables	
2015-2016 (existing project in progress)	Establish a Funding & Fundraising Team (FFT)	Coalition				
	Develop relationships with local, provincial and federal government funders including BC Housing	Coalition/Leadership Team			-Point person of LT to CVRD Aug.2015 -Point person of LT to City of Courtenay Aug.2015 -Point person of LT to Town of Comox Aug.2015 -Point person of LT to BC Housing Aug.2015	
	Contact City of Courtenay, Town of Comox about homelessness funds they have and how to access them	Coalition/Housing Development Team				
	Apply to BC Housing for Rent Subsidies in November 2015 for HPP (Homelessness Prevention Program)	Coalition/ Homelessness Prevention Team			Housing subsidies received	Provincial: BC Housing

Strategy #4: Funding and Fundraising for Priority Needs						
Year	Action	Lead Agency	Cost	Potential Funder	Deliverables	
	Apply to a variety of potential funders to hire a part-time Coordinator and provide administrative funds for work of Coalition after June 2016	Leadership Team/Funding and Fundraising Team	\$30,000/year		Ongoing funding for Coordinator position received Sept. 2016	
Year 1 2016 - 2017	Work with local governments for grants to offset development costs and land donations	Coalition/ Housing Development Team and funding & Fundraising Team			Request to assess DCC and land availability for specific homelessness initiatives.	
	Create a list of potential donors/benefactors and contact them	Coalition/ Housing Development Team and Funding & Fundraising Team				
	Fundraise for additional rent subsidies	Coalition/ Homelessness Prevention Team				
Year 2 & 3 2017-2019						
Year 4 & 5 2019-2021						