

## COMOX VALLEY HOUSING AND HOUSING RELATED SERVICES INVENTORY

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<b>Shelters</b>					
<b>Name/ Sponsoring Agency</b>	<b>Program Description</b>	<b>Target Group(s)</b>	<b>Restrictions/ Limitations</b>	<b>Current Capacity</b>	<b>Contact Information</b>
Extreme Weather Shelter (Northgate Four Square Church)	Located in the Northgate Foursquare Church, the shelter was developed to assist the homeless at times of extreme weather when conditions pose a substantial threat to the life or health of homeless persons, e.g. the temperature dips below -2°C, in sleet, freezing rain and/or snow. The Shelter's operation depends on staff and volunteers.	Homeless	Hours during activation – 6pm to 9am.	30 mats Not at full capacity.	1640 Burgess St., Courtenay Tel: 250-334-2727
Lilli House (Transition Society)	Transition house that provides safe, comfortable shelter for women fleeing abuse, and for their children. Each woman prepares breakfast and lunch for herself and her children. Residents take turns preparing dinner. Lilli House provides all the food. Our staff will assist any woman who is unable to prepare her own meals. Staff are available 24 hours a day to provide information and emotional support in a safe, secure, non-judgmental, confidential environment. Residents are also provided with practical help and information to meet needs such as housing, legal information, income assistance, and services for children.	Women fleeing abuse, Women/ children at risk of homelessness	Length of stay varies from 1 day to maximum of 30 days. All services are free. Fully wheelchair accessible.	<u>11 beds in 6 BRs</u> 6 beds for women 5 beds for children  Not always at full capacity. There is occasionally a wait list, but not more than a few days. Length of stay varies from 1 day to maximum of 30 days. If access to affordable housing not possible, can stay beyond 30 days.	#202- 576 England Ave., Courtenay, V9N 2N3 Tel: (24 hours) 250-338-1227
Pidcock House (Salvation Army)	Emergency shelter	Men and women	Stay limited to 3 days, with referral. Hours - 6pm-8am. Must be sober.	17 beds	632 Pidcock Ave., Courtenay Shelter Tel: 250-334-9157
<b>TOTAL = 28 BEDS/ 30 MATS</b>					

<b>Transitional Housing</b>					
<b>Name/ Sponsoring Agency</b>	<b>Program Description</b>	<b>Target Group(s)</b>	<b>Restrictions/ Limitations</b>	<b>Current Capacity</b>	<b>Contact Information</b>
My House and Lake Trail House (CV Understanding Men Society)	Supportive transitional housing based on peer support and maintenance of an affordable stable, safe, sober, drug-free, and supportive atmosphere. Expenses are by rents and with donations from churches and others.	Male homeless and at-risk of homelessness age 19+, suffering from abuse and recovering from addictions	Must be clean and sober, able to take part in house activities and workshops. Admission approved by House Manager and counsellor.	My House - 5 units including 1 for house coordinator) Lake Trail House – 6 units including 1 for house coordinator.	Tel: 250-338-7623
My Own Apartment Residential Program (Dawn to Dawn)	Established in 2007, the Residential Program provides access to housing to homeless or 'at-risk' of homelessness individuals. The Residential Committee is responsible for the daily and long-term housing of program participants – including locating, securing and preparing housing units (e.g. furnishing and household goods), negotiating with landlords, establishing rental payments and Hydro. The committee processes referrals of potential program participants, assesses intake information, interviews prospective participants, and matches program participants for roommate pairings within units.	Homeless and at-risk of homelessness	Low-barrier housing. Participants have to reside in Comox Valley for 1 month; be willing to accept supports; and be able to pay their share of monthly rent (\$375).	14 residents in 7 non-clustered housing units.	Web: <a href="http://www.dawntodawn.org">www.dawntodawn.org</a>
The Bee's Nest Clean & Sober House	Supportive transitional housing providing a safe and caring home for chemically dependent men during their early stages of recovery. Men can stay for up to twelve months. The house is run by the tenants living in the home through peer support. In addition, the men have support through community service providers, and through 12 step programs.	Men age 19+ who have completed a residential treatment program and/or have at least two months clean and sober	Admission approved by owner/ existing residents + recommendations from reliable references. Must be able to afford rent. Must have recovery plan and employment/ volunteer work or school plan in place. Must have a sponsor.	4 units At full capacity (first time since summer of 2010), with a waitlist (1 person, wait of 1 month).	Tel: 250-871-0384 Cell: 250-218-1602 EM:info@beesnest.ca Web:beesnest.ca

<b>Transitional Housing (Continued)</b>					
<b>Name/ Sponsoring Agency</b>	<b>Program Description</b>	<b>Target Group(s)</b>	<b>Restrictions/ Limitations</b>	<b>Current Capacity</b>	<b>Contact Information</b>
Mt. Washington Hostel	Formerly known as the Washington Inn Studio Apartments and the Arbutus Hotel. Privately owned SRO type housing. The hostel is a mix of Mt. Washington employees and people who rent on a monthly/nightly basis.		At full capacity, no waitlist. Rental rates: 8 person dorm – \$23/night. 4 person dorm – \$25/night. Monthly rent rate: \$450	<u>12 beds</u> 8 person dorm 4 person dorm  12 single private rooms for long term stays only	275 8th St., Courtenay, V9N 1N4 Tel: 250-331-0945 Fax:250-331-0946 EM: devin@mountwashingtonhostel.ca
Washington Inn	Privately owned. Provides for short-stay housing for mental health clients and longer-term for low income people.	Co-ed; mental health (VIHA) clients and low-income.	Short-term & stepping stone. Unwritten understanding that units, if available, will be used for VIHA clients.	2 buildings; front with 66 studio units for low income people and back with 44 or 45 units of which approximately 9% for mental health clients.	1033 Ryan Rd., Courtenay, V9N 3R6 Tel: 250-338-0330
<b>TOTAL = 32 UNITS (NOT INCLUDING THE WASHINGTON INN – approximately 10 units used on occasion) +12 hostel beds</b>					

Longer-term Housing					
Name/ Sponsoring Agency	Program Description	Target Group(s)	Restrictions/ Limitations	Current Capacity	Contact Information
Habitat for Humanity	Habitat for Humanity is an independent, non-profit, faith-based housing program dedicated to the elimination of poverty by building homes in partnership with families in need. The purpose of Habitat is to provide simple, decent, affordable home ownership to those who would not qualify for or be able to afford a conventional mortgage. The local Affiliate, in this case Habitat for Humanity Vancouver Island North, partners with individuals, families, and businesses in the community to raise funds, acquire donated or discounted land and building materials as well as volunteer labour, with which to build homes. The homes are sold at fair market value to the families with an interest free mortgage. The mortgage payments go into a revolving fund to build more homes.	Families	City of Courtenay donated 1 lot and split 1 with Habitat for Humanity.	3 duplexes built in 2004, 2006, and 2007.	1755 13th St. Courtenay, V9N 7B6 Tel: 250-334-3777 Fax: 250-334-2528 EM: admin.h4h@shaw.ca Web: habitatnorthisland.com
L'Arche Comox Valley	L'Arche opened its first home in Courtenay in March 2000, with four core people and three live-in assistants. Each L'Arche community consists of a small number of households where people share in decision-making and each person contributes as they are able. Residents and assistants share life and daytime activities together in family-like settings that are integrated into local neighbourhoods.	Persons with intellectual disabilities		4 beds	1744 England Avenue Courtenay, V9N 2P6 Tel :250-334-8320 Fax :250 334-8321 EM:larchecomoxvalley@telus.net Web:larche.ca

<b>Longer-term Housing</b>					
<b>Name/ Sponsoring Agency</b>	<b>Program Description</b>	<b>Target Group(s)</b>	<b>Restrictions/ Limitations</b>	<b>Current Capacity</b>	<b>Contact Information</b>
Lions Valley View Estates (Courtenay Low Income Housing Society)	Non-profit housing. Managed by Courtenay Low Income Housing Society, which is comprised of representatives from Comox Valley Lions Clubs. BC Housing provides rental subsidy.	Low income families	Income tested – use BC Housing need point scale. Occupancy goes by need.	<u>32 town house units</u> 1- 4BR 20-3 BR 11-2 BR  Has long wait list.- approx. 100 + families, some of who have been on waitlist for 5 years.	21-1547 Dingwall Rd., Courtenay, V9N 3S8 Tel:250-334-3340
M'Akola Housing	Non-profit housing  Rural and native Housing The intent of the program is to provide families with safe, affordable housing. Security of tenure is an important aspect of this program. House sizes vary from two bedrooms to five bedrooms and are single-family dwellings. This housing serves families in the greatest need, thus serving both Aboriginal and Non-Aboriginal families, the majority being Aboriginal.	Priority given to low-income First Nations  Priority given to low-income First Nations	Tenure options included lease to purchase and rental. Rents are based on Ministry shelter less utility allowances, or 30% of gross household income, less heating and hot water allowances.	42 Town House units Several vacancies.  19 single family detached units (14 in Courtenay, 5 in Cumberland )	2060 Laketrail Rd., Courtenay, V9N 9E8 Tel: 250-703-0357 Fax: 250-703-9530
Mount Washington Hostel	See above under Transitional Housing.				
Washington Inn	See above under Transitional Housing.				
<b>TOTAL = 96 UNITS + 4 BEDS (NOT INCLUDING THE WASHINGTON INN – about 90 units and the Mount Washington Inn – 12 single rooms for longer stays)</b>					

<b>Seniors/ Persons with Disabilities Housing</b>					
<b>Name/ Sponsoring Agency</b>	<b>Program Description</b>	<b>Target Group(s)</b>	<b>Restrictions/ Limitations</b>	<b>Current Capacity</b>	<b>Contact Information</b>
Casa Loma Seniors Village	Located on a property adjacent to the Comox Valley Seniors Village, provides 125 Independent/Assisted Living Suites.	Seniors age 55+	35 rent subsidized units: residents pay 70% of their after-tax income for the full package of services. Residents under age 65 receiving income assistance pay a pre-determined set rate.	125 units	4646 Headquarters Rd., Courtenay, V9N 7J3 Tel:250-331-1183 Fax: 250-331-4100 (250)-331-4100 EM: lhryko@retirementconcepts.com Web:.retirementconcepts.com
Centennial Place (Cumberland Senior Citizens Housing Society)	Independent living, non-profit facility	Seniors over age 55	Some subsidized rents.	15 units At full capacity.	2594 Penrith Ave., Cumberland Tel: 250-336-8288
Comox Valley Seniors Village	Opened in 2009, it provides a complete campus of care with Independent/ Assisted Living and Residential Care facilities.	Seniors age 55+	60 rent subsidized assisted living units.	60 independent/ assisted living units 146 residential care units	4640 Headquarters Rd ., Courtenay V9N 7J3 Tel: 250-897-1033
D'Esterre Housing (D'Esterre Senior Citizens Housing Society)	Non-profit housing	Low income seniors/ adults with disabilities	Waitlist based on income and need. No pets.	16 units At full capacity.	1584 Balmoral Ave., Comox, V9M 2N2 Tel: 250-339-5011
Glacier View Lodge (Affiliated with VIHA)	A complex care facility which provides progressive residential care and various associated community services, primarily for seniors.	Seniors; covenant on title which does not identify age restriction.	Rent Supplements available for complex care. Access to programs arranged by VIHA Home and Community Care.	102 complex care beds	2450 Back Rd., Courtenay, V9N 8B5 Tel: 250-338-1451 Web: glacierviewlodge.ca

<b>Seniors/ Persons with Disabilities Housing (Continued)</b>					
<b>Name/ Sponsoring Agency</b>	<b>Program Description</b>	<b>Target Group(s)</b>	<b>Restrictions/ Limitations</b>	<b>Current Capacity</b>	<b>Contact Information</b>
Hornby Island Elder Housing Village (Hornby Island Elder Housing Society)	The Society, established in 1992 to provide and manage secure, safe and affordable housing for low and moderate income seniors on a 5-acre site. Has built and is managing twelve low-cost rental units that allow aging in place and limited mobility.	Seniors age 55+	Relies on donations and volunteers to keep rents as low as possible.  Vacancies may be filled on need rather than time on waitlist.	<u>12 units</u> 4 units – 2 bachelor and 2 –1BR added in 2008)  At full capacity, with waitlist (6 people) but number and time can vary.	5775 Central Road, Hornby Island , V0R 1Z0 Tel: 250-335-1048
Kiwanis Village	Non-profit housing	Low-income, seniors age 55+	6-10 units turnover each year. Waitlist varies. Interviews conducted to determine residency. No smoking. 4 units are wheelchair accessible. Kiwanis units rent from \$250-\$350. BCH units adjusted to income. Mostly 1BR units – 375-600 sq.ft. Free laundry. Social hall for resident use.	64 units  20 funded by BCH / 44 by Kiwanis Club	635 Pidcock Ave., Courtenay Tel: 250-338-8651
Quadra Gardens (D'Esterre Senior Citizens Housing Society)	Non-profit housing	Low income seniors/ adults with disabilities	Waitlist based on income and need. 3 disabled units. No pets.	28 units  At full capacity.	1742 Beaufort Ave., Comox, V9M 1R7 Tel: 250-339-5011



<b>Seniors/ Persons with Disabilities Housing (Continued)</b>					
<b>Name/ Sponsoring Agency</b>	<b>Program Description</b>	<b>Target Group(s)</b>	<b>Restrictions/ Limitations</b>	<b>Current Capacity</b>	<b>Contact Information</b>
St. John the Divine Abbeyfield House	A supportive residential home with unfurnished studio suites. Each suite has access onto a quiet patio, a bathroom and a shower (except for wheelchair accessible units). Living, dining, and laundry areas are shared as common rooms. A guest suite is available for visiting family or friends. A resident staff member is available overnight in case of emergency needs. Support comes from community and volunteers.	Men/women age 55+	Residents must be physically and mentally independent with a reasonable level of health, and show compatibility with other residents.  The cost of residence is \$1575/ month, includes rent, 3 meals/day, most utilities.  Provincial assistance (e.g. SAFER) may be used to cover part of the rent.	10 suites clustered around a living room, activity centre and dining room.  Services are at full capacity with a 4 person waitlist.  Most people become residents in their 80's and most on waitlist are in their early 80's.	994 8th St. Courtenay Tel: 250-338-6311 Web: Abbeyfieldcomoxvalley.ca
Union Square (Cumberland Senior Citizens Housing Society)	Independent living, non-profit facility	Low-income, seniors/ adults with disabilities	Rents @\$350/month.	28 units (3 disabled) At full capacity.	2636 Dunsmuir Ave., Cumberland, V0R1S0 Tel: 250-336-8288
<b>TOTAL = 358 UNITS (NOT ALL SUBSIDIZED) + 248 COMPLEX CARE BEDS</b>					

<b>Residential Treatment, Supportive Recovery, Detox</b>					
<b>Name/ Sponsoring Agency</b>	<b>Program Description</b>	<b>Target Group(s)</b>	<b>Restrictions/ Limitations</b>	<b>Current Capacity</b>	<b>Contact Information</b>
Comox Valley Recovery Centre	A non-profit society providing residential treatment in modern, non-institutional condo-like units. Bedrooms are well-appointed, providing clean, comfortable sleeping quarters. Each condo unit provides accommodation for four clients, with two in each room, with a shared bathroom. The Centre provides 28, 42, and 60 day programs. There are usually 2 morning and 2 afternoon groups. Counsellors see clients 1/week, but there is an open door policy. A house doctor is available for clients on 1 morning a week. A Post Treatment Alumni Support Group meets weekly.	Adult males chemically dependent, over age 19  Accept referrals from John Howard Society for persons under age 18 when they can't be placed elsewhere.	Fully detoxed (min. 72 hrs) unless medical detox is required first. No pending warrants or court dates. Ability to participate in all aspects of program Willingness to comply with all guidelines. Funding must be in place before entry: daily rate - \$80, but may be funded/subsidized by MHSD, EA, EI, Addiction Services.	Continuous intake. 20 residential treatment beds , 4 detox beds. Usually have 16-20 clients in residence.	641 Menzies Ave., Courtenay, V9N3C3 Tel: 250- 338-7144 Fax:250-338-6242 Web: comoxvalleyrecoverycentre.com
Lilli House Mental Health & Addictions	Residential treatment; social detox (4 days) and supportive recovery ( 30 days).	Women withdrawing from alcohol and/or drug abuse	Access to detox bed is through the Substance Abuse Intervention at St Joseph Hospital and the supportive recovery beds through VIHA Mental Health & Addictions.	<u>3 beds</u> 1 detox + 2 supportive recovery	#202- 576 England Ave., Courtenay, V9N 2N3 Tel: (24 hours) 250-338-1227
Stepping Stones Recovery House for Women	Faith based, non licensed, registered supportive recovery program opened in 2008. safe, clean living with supportive recovery services. The program is for 3 months, some clients stay longer up to 6 months. Offers a wide range of Christian based and regular 12 step programs. Professional Counselling services, women's gym, Early Recovery Program through Mental Health and Addictions, etc.	Women over age 19	Property tax exempt.	6 privately funded beds Stay at the house for 3 to 6 months.  At full capacity, has a waitlist of 2-10 women. Capacity limited by occupancy regulations, but vacancies arise if someone does not complete the program and /or personal circumstances change.	4374 Marsden Road, Courtenay Phone: (250) 897-0360
<b>TOTAL = 28 RESIDENTIAL TREATMENT BEDS + 5 DETOX BEDS (NOT ALL SUBSIDIZED)</b>					

Other					
Name	Program Description	Target Group(s)	Restrictions/ Limitations	Current Capacity	Contact Information
Maple Pool Campsite	<p>Campground amenities include: pets permitted; 30 and amp service; cable hook-up, water, telephone, security, and sewer on-site; tenting area; flush toilets; showers; dump station; pull-thru sites; certified operator; seasonal campsite Rentals; WIFI or Internet Connection.</p> <p>Campground facilities include: play ground; convenience store; pay phone(s); laundry; food facilities; snack bar; fishing; and beach.</p>		<p><u>Cost</u>            \$18.00-\$25.00 per 2 persons.            Add'l \$3.00 per adult.            Add \$1.50 per child 6-12.            Open all year.            In the flood plain – subject to flooding.</p>	50 sites	<p>4685 Headquarters Road            Courtenay, V9N 9H3            Tel: 250-338-9386            Fax: (250) 338-2837            EM:            maplepool@shaw.ca            Web:            maplepoolcampsite.com</p>
<b>TOTAL = 50 SITES</b>					

<b>Housing Related Services – Referral, Retention</b>			
<b>Name</b>	<b>Program Description</b>	<b>Restrictions/ Capacity</b>	<b>Contact Information</b>
Comox Valley Family Services Association	<p>Founded in 1974, CVFSA is a dedicated group of staff and volunteers, committed to promoting family health and well being by addressing lacks in service. Programs focus on identifying and strengthening existing family support systems and assisting families in using these resources, as well as community resources.</p> <p><u>North Island Family Self-Sufficiency (FSS) Program</u>  The North Island Family Self-Sufficiency pilot project (NIFSS) was designed for families of modest means. It was an innovative private-public partnership that targeted families who live in subsidized or low-end market housing. Participants were unemployed or underemployed, with a focus on those who want to increase their earning potential. The program supported participants to move towards full employment, at the same time, having the opportunity to build a savings account and plan for their future. Amongst the key program objectives was moving participants from low-income to market housing.</p> <p>The project was delivered in partnership with Campbell River Family Services. A 3-year demonstration project, it wrapped up in October 2010. An Advisory Committee representative of each community guided the process. Their knowledge of these communities is vital to its success.</p>	<p>Hours:  Monday-Thursday: 9:00am-4:30 pm  Friday: 9:00am-1:00 pm.</p>	<p>1415 Cliffe Avenue,  Courtenay, V9N 2K6  Tel: 250-338-7575  Fax: 250-338-2343</p>
Comox Valley Nursing Centre (VIHA)	<p>A service within VIHA's Primary Health Care and Chronic Disease Management portfolio, the Centre provides care in: chronic disease management; health promotion; provision of health information; and community development and community empowerment. To help clients cope with health issues, the centre hosts and/or facilitates supports groups and offers a variety of workshops and educational sessions. The Centre supports a peer counsellor who supports a number of homeless men.</p>	<p>Monday-Friday: 9am- 5pm  Closed: 12 noon-1pm</p> <p>Shelter was found for 11 men in a 6 week period in October/ November 2007.</p>	<p>615 Tenth St.,  Courtenay, V9N 1R2  Tel: 250-331-8502  Fax: 250-331-8503  Web:  <a href="http://www.viha.ca/comox_valley_nursing_centre">www.viha.ca/comox_valley_nursing_centre</a></p>

<b>Housing Related Services – Referral, Retention (Continued)</b>			
<b>Name</b>	<b>Program Description</b>	<b>Restrictions/ Capacity</b>	<b>Contact Information</b>
Comox Valley Transition Society	<p>Founded in 1987, offers supportive programs for women and children, that provide safety, security and promote personal well-being and the prevention of violence, through the provision of a safe shelter, counselling, education, and advocacy.</p> <p><u>Lilli House</u> residents are provided with practical help and information to meet needs such as housing, legal information, income assistance, and services for children. The <u>Women's Drop-In</u> provides a hot lunch, free toiletries, with street nursing and homeless outreach services available.</p>	<p>Office hours : 8:30am - 12 noon and 1pm - 4:30pm, Monday to Thursday.</p> <p><u>Drop-In Hours</u> Tuesdays - 11:30am - 2pm.</p>	<p>#202 - 576 England Ave., Courtenay, V9N 2N3 Tel: 250-897-0511 EM: cvts@shaw.ca Web: www.cvts.ca</p>
Salvation Army Community & Family Services	<p><u>Community Care Network</u>: Emergency assistance with food, shelter, clothing, essential furniture, or other goods for people who have unexpected expenses.</p>	<p>Call to make an appointment. Hours: 9:30am-12 noon and 12:30-4:00pm.</p> <p>Drop in hours: Monday - Thursday: 9:30-10am &amp; 1-1:30pm.</p>	<p>#10 2966 Kilpatrick Ave. Courtenay, V9N 8P1 Tel: 250-338-5133 Fax:250-334-2314</p>
Wachiay Friendship Centre	<p><u>Aboriginal Homelessness Support Program</u>: Provides intervention services (e.g. counselling and support services). Also provides prevention information and services to youth and community members.</p> <p><u>Homeless Outreach Program</u>: Offers support to stabilize (health, addictions, mental health, family issues), find housing, rental subsidies support and referrals to appropriate agencies. Funded by BC Housing.</p> <p><u>Aboriginal Homelessness – Elder Support</u>: Provides support to Elders – home visits, transportation to WFC activities and programs, home making support.</p> <p><u>Advocacy Program</u>: Addresses clients' needs and helps them to successfully use the different systems such as filling our government forms (PWD) Workers Comp., tenant disputes, various appeals and Tribunals that pertain to clients' rights.</p>	<p>Open: Monday-Thursday 9am-4:30pm; Friday 9am-4pm. Services unavailable during lunch break, 12-1pm.</p> <p>2008/09 fiscal year: homeless prevention/ intervention project - base client list of 300 homeless outreach program - 181</p> <p>Aboriginal homeless/ at-risk of homelessness - individuals, families, Elders</p> <p>Families and individuals who are homeless, at risk, or who are homeless due to crisis or have no control over their living situations.</p>	<p>Box 3204 1625B McPhee Ave., Courtenay, V9N 5N4 Tel: 250-338-7793 Web: www.wachiay.org</p>

<b>Housing Societies/Advocacy Groups</b>		
<b>Name</b>	<b>Description</b>	<b>Contact Information</b>
<b>Comox Valley</b>		
Ad Hoc Emergency Resource Organization (AHERO)	<p>A committee of community agencies, groups and churches who meet monthly to update each other on new or changed services, to discuss significant gaps in service, and to collectively address the needs of our clients to the best of our ability. Part of AHERO's role is to educate its participants and the public about emergency services, as well as to advocate for continuing community development.</p> <p>AHERO's aim is to identify the need for emergency services, encourage their development, and help coordinate their delivery.</p>	Tel: 250-338-5133
Comox Valley Affordable Housing Society	Volunteer run organization whose purpose is: to acquire and/or build and manage affordable rental housing for and initiate the development of affordable market housing.	668 Hornet Way, Comox, V9M-0A2 Tel: 250-339-2132 Web: comoxvalleyaffordablehousing.ca
Comox Valley Social Planning Society	<p>Purpose is to: gather information about human services and raising awareness by identifying gaps and overlaps; provide links between service providers and consumers; facilitate community education regarding existing services and citizen participation in new service development; act in an advisory/advocacy capacity by responding to community or individual requests; and identify possible strategies and actions to meet desired targets.</p> <p>Has hosted a number of community workshops, meetings and projects. Notable publications include several QOL reports – most recently in 2009. Has charitable status.</p>	489 Old Island Hwy Courtenay, V9N 3P5 Tel: 250-335-2003 Web: cvsocialplanning.ca
Courtenay Low Income Housing Society	Operates Lions Valley View Estates non-profit housing.	21-1547 Dingwall Rd., Courtenay, V9N 3S8 Tel: (250) 334-3340
Cumberland Senior Citizens Housing Society	Operates Centennial Place and Union Square non-profit seniors housing in Cumberland.	Suite 16-2594 Penrith Ave., Cumberland, V0R 1S0 Tel: 250-336-8288
D'Esterre Senior Citizens Housing Society	Purpose: to operate and maintain two low income senior citizens buildings in Comox, one of the buildings is subsidised by BCHousing the other is self supporting.	101-1742 Beaufort Ave Comox, V9M-1R7 Tel: 250-339-0358

<b>Housing Societies/Advocacy Groups (Continued)</b>		
<b>Name</b>	<b>Description</b>	<b>Contact Information</b>
<b>Denman and Hornby Islands</b>		
Community Housing Task Force (The Islands Trust)	<p>In June 2009, Trust Council authorized the Local Planning Committee to establish a Community Housing Task Force and to develop recommendations to Trust Council regarding community housing, particularly on how local trust committees, Bowen Island Municipality and Trust Council can encourage and remove barriers to affordable housing. The Council supports local trust committees by developing information on planning options.</p> <p>The products arising from task force's work are: Seniors Housing Strategy (2010); Seniors Housing Reference Materials Review (2009); Islands Trust Community Housing Tool Kit; and Seniors Housing Analysis Report.</p> <p>Local trust committees, through their land use planning authority, can only provide opportunities for housing initiatives. The actual creation of housing must be carried out by partnerships involving interested residents and property owners, non-government organizations and government agencies.</p>	
Denman Community Land Trust Association	<p>Formed in May of 2008 to create long-term affordable housing for residents of Denman Island who are most at risk. By so doing, hope to retain low-income residents. DCLTA has charitable status - can now issue tax-creditable receipts for donations, including for the value of land, residential densities and, of course, cash. Member of the BCNPHA.</p> <p>In January 2010, CMHC approved the Trust's \$10,000 funding application. In February 2010, DCLTA applied for \$3,000 from the Regional District's Grant-in-Aid to hire a technician to sift through island mapping resources and land use designations/bylaws to create a data base for future affordability projects and funding applications.</p> <p>Has established a "Density Bank" that enables the transfer of residential densities (potential dwellings) to create affordable housing. In addition to directly acquiring land, DCLTA may acquire extinguished densities from land designated Conservation or unused densities from parcels with more than one permitted density for use on leased, donated or purchased land. Legal agreements are pivotal to these processes.</p> <p>Pursuing a Nominal Rent Tenure for a portion of the McFarlane Road Crown land where density transfer opportunities via the Official Community Plan could make the creation of 2-4 affordable houses a reality. This requires support from the provincial government. Major funding for affordable housing initiatives relies on a complex formula of matching federal and provincial funds.</p>	<p>3900 Lacon Road, Denman Island, VOR 1T0  Tel: 250 335-2691  Web:denmanaffordablehousing.org</p>
Denman Island Seniors Housing Society (DISHS)	Volunteer organization working to develop seniors housing.	

<b>Housing Societies/Advocacy Groups (Continued)</b>		
<b>Name</b>	<b>Description</b>	<b>Contact Information</b>
<b>Denman and Hornby Islands</b>		
Hornby Island Elder Housing Society – “The Village”	The Society was established in 1992 to provide secure, safe and affordable housing for low- and moderate-income Hornby seniors. Has built and manages 12 low-cost rental units available to low and moderate income seniors.	5775 Central Road, Hornby Island, V0R 1Z0 Tel: 250-335-1048
Hornby Island Residents and Ratepayers Association (HIRRA)	Owns some land and leases some Crown land and is starting to consider developing a camping facility for displaced residents and summer workers (many of whom camp on Crown land or live in unpermitted trailers).	
HICEEC (Hornby Island Community Economic Enhancement Corporation)	Has taken a leadership role in building community capacity to address housing by: <ul style="list-style-type: none"> <li>▪ organizing a regional conference on Housing Solutions for Small Communities;</li> <li>▪ organizing a regional workshop on Community Land Trusts;</li> <li>▪ compiling a report on secondary housing units;</li> <li>▪ facilitating a regular Community Forum on Housing;</li> <li>▪ commissioning a Housing Needs Assessment of Hornby and Denman Islands;</li> <li>▪ providing administrative support to our new community land trust;</li> <li>▪ Assisting in the formation of a housing association</li> </ul>	
Hornby Outer Island Housing Society (HOIHS)	Newly-formed, the Society has had preliminary discussions with BC Housing with respect to a possible free Crown grant on vacant Crown land for low cost rental housing. Dispositions of Crown land won't be considered until treaty issues are resolved.	
Islanders Secure Land Association (ISLA)	<p>Non-profit society founded in 2005 as a community land trust that can accept donations of land (developed, undeveloped, agricultural). In 2010, acquired an 18.5 acre parcel of land on Central Road donated by the Weiss family for affordable housing. Six acres are appropriate for building sites, with much of the remainder to be held in conservation. The water and septic capacity indicate the land can accommodate the equivalent of approximately 20, 2-bedroom units in a mix of sizes and occupancy.</p> <p>Applicants have to be island residents of modest means whose annual income is below a certain level, while also being sufficient to support the financing of their home. It is unlikely that ISLA will initially be in a position to provide rental housing. Needs funds for: conducting a site assessment of the Central Road property; infrastructure development; surveying, property insurance; rezoning application.</p>	Box 75, Hornby Island, V0R 1Z0 Tel: 250-335-2844 EM: housing@islacommunitylandtrust.org Web: islacommunitylandtrust.org