



**COMOX VALLEY
Coalition To End
HOMELESSNESS**

2023 Housing Plan

COMOX VALLEY COALITION TO END HOMELESSNESS

Who we are



The Coalition to End Homelessness is a collective of 39 member agencies that plan, coordinate, recommend, advocate for, and implement community responses to homelessness and increasing affordable housing.

How we do it



We work within a wheelhouse of housing options to address homelessness.

A wheelhouse includes a safety net (emergency shelter, short-term supportive housing), housing with supports (long-term supportive housing, subsidized rental housing), and affordable market housing (rental and homeownership).



We believe in the power of collaboration and partnerships.

A collaborative systems approach provides the most effective support strategies while securing adequate resources.



We use a preventative, client-based approach.

Supports are delivered with unconditional positive regard, emphasizing outreach, frequent contact with clients, relationship building, and individualized services. Ending homelessness requires prevention strategies to ensure more people do not become homeless.



We use our platform to educate, increase public awareness, and build community.

A coordinated public awareness program builds community understanding of homelessness.



We make funding recommendations for the Comox Valley Regional District Homelessness Supports Service Fund.

In 2015 the CVRD held a binding referendum asking if voters would pay at least \$5 on their annual property tax to support local initiatives to help address homelessness. Courtenay, Cumberland, and the three electoral areas of the CVRD voted. Comox, Hornby, and Denman Islands were not included. 53% favored creating the Homelessness Supports Service, allowing the CVRD to fund local affordable housing initiatives based on the Coalition's Housing Plan. The CVRD board approves decisions on an annual basis. Comox has found another way to support the Coalition's recommendations in the Housing Plan.

The Coalition to End Homelessness has 4 strategic directions which guide the work we do:



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

This Housing Plan includes an update on activities related to Strategic Priority #1- affordable housing built and 2023 housing and support plans. Please see our 2022 Annual Report for accomplishments related to Strategic Priorities 2-4 and the 2022 Action Plan for the Coalition's updated annual Strategic Priorities 2-4.

Current Situation

Making Housing Central ¹released local statistics from 2021 to encourage municipal candidates to take- action on housing needs. The statistics showed that an overwhelming amount of Comox Valley residents do not live in housing that is considered affordable. Specifically, 38% in Comox, 41% in Cumberland, and over 50% in Courtenay. The numbers are at least 10% higher if looking at Indigenous populations.

Over the last few years, the Coalition has collected additional information from various local sources, including the 2020 PiT count, the 2020 Regional Housing Assessment, and the 2021 CVRD Poverty Reduction Strategy Report. For more information and links to these reports, please see Appendix A. Because of pandemic restrictions, other regional assessments have not taken place. The next Point in Time count will be in March of 2023.

Housing availability and affordability in the Comox Valley is an increasing challenge; residents need housing and support from across the spectrum. Too many people share space with friends

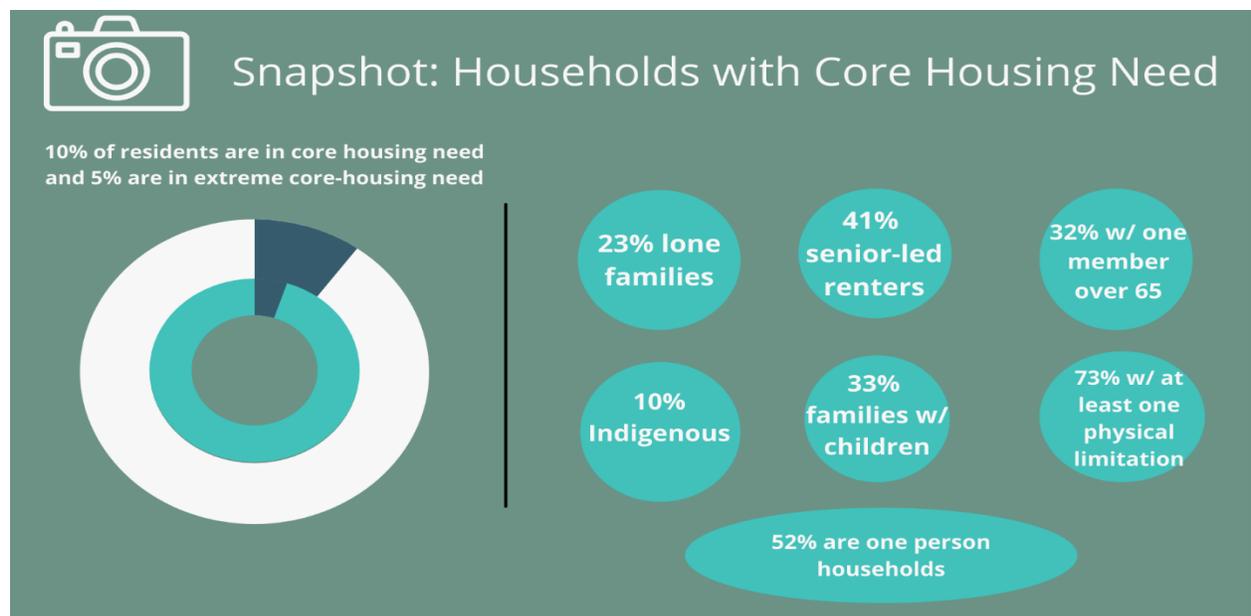
¹ Making Housing Central. [Housing Data \(makehousingcentral.ca\)](https://www.makehousingcentral.ca/); retrieved November 2022.

or family and sleep in vehicles and tents. More residents are finding themselves in precarious situations, endlessly searching for a place to call home and hoping for affordability.



*2021 CVRD Poverty Reduction Strategy survey results

With housing costs increasing by 28% in the last ²decade, first-time home ownership is a struggle even for two-income households; Low income and renter households have limited affordable options. Residents in core housing need affordable, adequate housing and pay 30% or more of their after-tax income on housing. Those in extreme core need pay more than 50%. Waitlists for non-market housing are full, and the high number of residents in core housing need confirms the requirement for non-market housing in the Comox Valley.



*2020 CVRD Regional Housing Needs Assessment

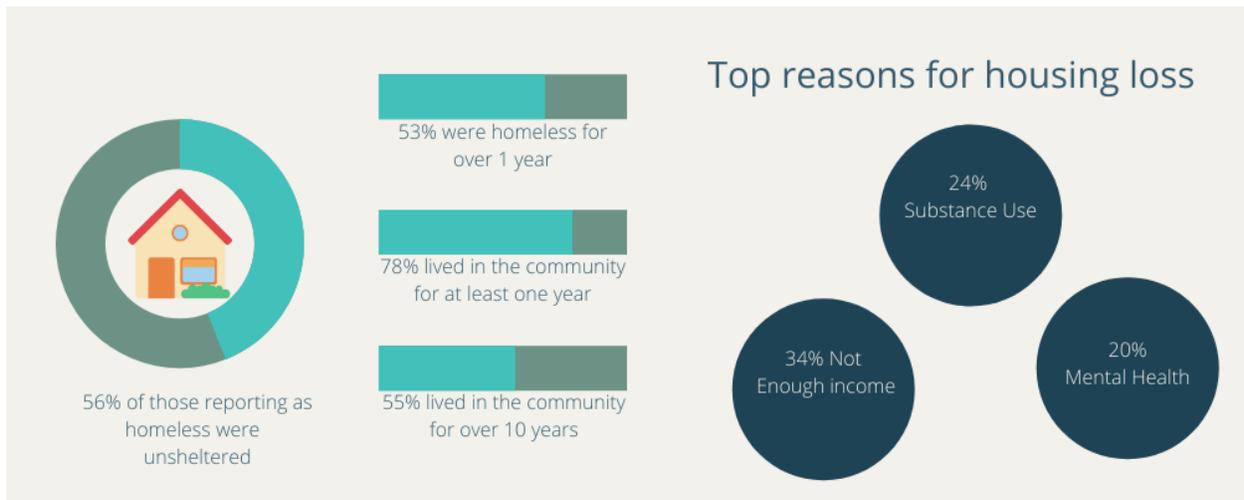
The [2020 CVRD Regional Housing Needs Assessment³](#) indicated that in March 2020, a person would have to earn \$23.03/hour to comfortably afford a one-bedroom apartment and over \$28/ hour to afford a two-bedroom. People struggle to find and maintain housing in the Comox Valley for various reasons. The living wage for the Comox Valley was recently released at

² Homeless Services Association of BC (2020), 2021 CVRD Poverty Reduction Strategy https://www.comoxvalleyrd.ca/sites/default/files/docs/Projects-Initiatives/2021-09-17_cvr_d_poverty_reduction_strategy_final_web.pdf

³ 2020 CVRD Housing Needs Assessment; referenced December 2021; [cvrd_housing_needs_report_final.pdf \(comoxvalleyrd.ca\)](#)

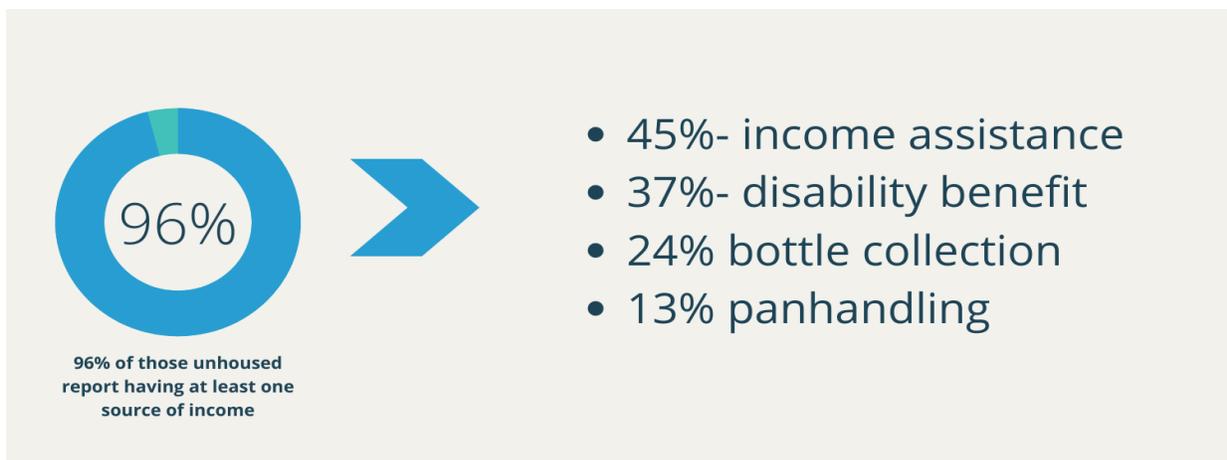
\$20.23⁴. Living wage looks at a family with two people working- one full-time and one part-time with one child in daycare and one in public school.

The recent increase in costs to maintain necessities is leaving people to struggle and to look for resources to assist in getting by. Homelessness prevention supports are unavailable quickly, and Coalition members are looking for opportunities to help. One eviction/ tenant support program implemented is the Regional Rent Bank. We also have rent and tenant resource guides and will implement Rent Smart workshops in 2023. Holding a certificate can act as a reference for someone new to renting.



*2020 PiT Count⁵

96% of those that reported homelessness also reported receiving an income.

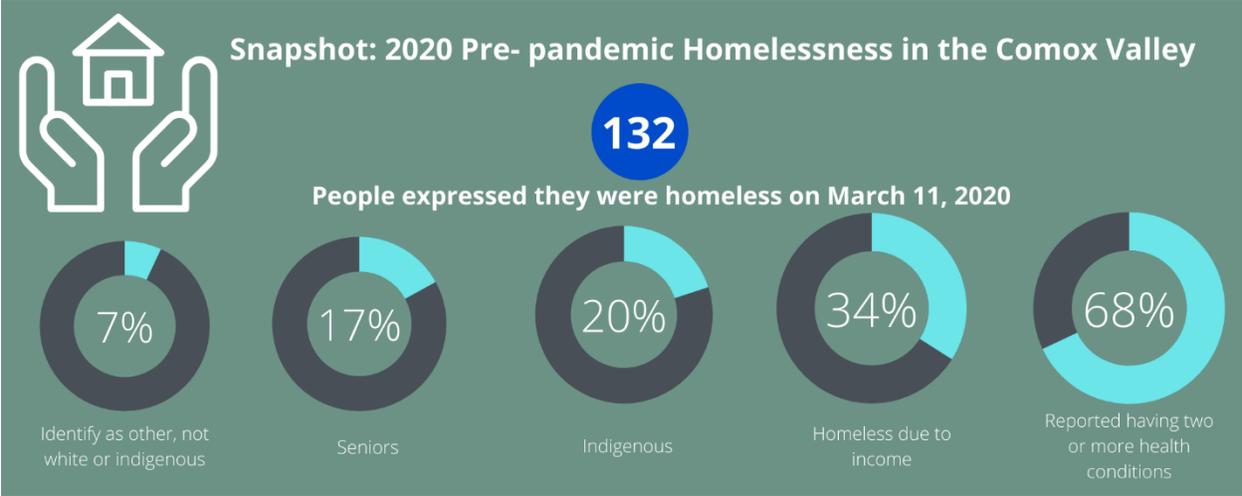


*2021 CVRD Poverty Reduction Strategy

⁴ Living wages BC. [Living Wages in BC and Canada - Living Wage for Families BC](#). Retrieved December 2022.

⁵ 2020 Comox Valley PiT Count; [2020 Point in Time Count | Comox Valley Coalition to End Homelessness \(cvhousing.ca\)](#)

The current number of people experiencing homelessness in the Comox Valley is estimated to be around 300. In 2020, right before the province announced the pandemic, 132 people in the Comox Valley reported being homeless. The Coalition recognizes that point-in-time counts are an undercount and only represent those individuals identified during a 24-hour period.



A comparative analysis of the bi-annual PiT count over time shows an increase in homelessness even with the development of additional affordable non-market housing options in the Comox Valley.

24-hour period	2016	2018	2020
# Experiencing homelessness	101	117	132
# Of unsheltered individuals	60	68	74
# Of sheltered individuals	41	49	58
% Of respondents Identified as indigenous	43%	32%	20%
% Of respondents Between the ages of 25-54	66%	65%	69%
% Of respondents Seniors (aged 55+)	17%	29%	17%

The Coalition looks forward to another Point in Time count in March 2023 to assess the current number, but it is estimated that there are 300 unhoused and precariously housed people in the Comox Valley.

THE HOUSING WHEELHOUSE

A housing wheelhouse is a tool to collectively envision and build a housing system that includes all forms of housing rather than focusing solely on homeownership.

In 2020, the Coalition introduced and adopted Kelowna’s housing wheelhouse. The wheelhouse represents the range of housing types available in a community — from emergency shelters to affordable homeownership.



The Housing Wheelhouse from the City of Kelowna. Source: [The Housing Wheelhouse, City of Kelowna](#)⁶ (2017)

The City of Kelowna’s Wheelhouse concept is a circular model, reflecting the reality that people’s housing needs change throughout their lives. It is not a linear progression, and no one level or type of housing is more significant than another.

By de-emphasizing homeownership in favour of a more diverse and evolving approach, the Wheelhouse allows a more efficient, effective, and just way to address people’s changing housing needs.

⁶ CMHC; Housing Wheelhouse; [The Wheelhouse: A New Way of Looking at Housing Needs \(cmhc-schl.gc.ca\)](#)

THE COMOX VALLEY HOUSING WHEELHOUSE

The Comox Valley Housing Wheelhouse represents our current affordable housing stock.

Emergency Shelters/ Extreme Weather 2022

- Connect
- Salvation Army- Pidcock House
- Community Cares
- Lilli House

Safety Net- Short-term supportive housing/ transitional housing includes:

- The Travelodge
- Salvation Army- Pidcock House
- Transition Society- Amethyst House
- John Howard Society- The Station
- Comox Valley Recovery Centre
- VIHA -Mental Health and Substance Use- Ryan Hill Apartments

Housing with Supports- Long-term supportive housing includes:

- John Howard Society- The Junction

Housing with Supports- Subsidized rental housing includes:

- BC Housing- Washington Apartments
- Senior's housing-i.e., Casa Loma, Glacier View Lodge, The Views, Ocean Front Village
- Housing for individuals with disabilities- e.g., L'arche Comox Valleys, I Belong suites.
- Dawn To Dawn- scattered model- apartments and homes

Affordable Market Housing includes:

- **Habitat for Humanity (home ownership model)**
- **Affordable rental units** (tenants not paying more than 30% of income on rent) by private developers

For an inventory of housing types and operators, please see Appendix B.



AFFORDABLE HOUSING BUILT/SECURED 2016-PRESENT

Year	Units	Housing Type	Lead Agency	Financial Supporters	Notes
2016	2 units	Transitional Housing	Amethyst House	Comox Valley Transition Society BC Housing CVRD	2 units for women in recovery
2016	4 units	Subsidized Housing	Comox Valley Transition Society	Comox Valley Transition Society BC Housing CVRD Town of Comox	Four 2-bedroom units. Rent geared to income
2017	2 units	Subsidized Housing	Dawn to Dawn	Dawn to Dawn CVRD Town of Comox	2 condos secured for low-barrier non-profit housing.
2017	13 units	Supportive Housing	Mental Health & Substance Use	MHSU BC Housing VIHA	13 units at Ryan Hill Apartments for those participating in the MSHU program.
2017	6 units	Transitional Housing	Salvation Army	Salvation Army BC Housing	6 transitional units at Pidcock House
2018	34 units	Subsidized Housing	Wachiay Friendship Centre	M'akola Housing BC Housing CVRD City of Courtenay	34 units of affordable mixed housing (rent geared to income)
2018	46 units	Supportive Housing	John Howard Society	John Howard Society BC Housing City of Courtenay	46 units of housing with 24/7 onsite support staff
2018	11 units	Transitional Housing	John Howard Society	John Howard Society City of Courtenay BC Housing CVRD	11 units for youth with supports
2018	5 units	Transitional Housing	Amethyst House	CV Transition Society CVRD	5 units for women in recovery
2018	4 units	Affordable Home Ownership	Habitat for Humanity	Habitat for Humanity CVRD Town of Comox City of Courtenay	4 homes for families (2 occupied in 2018)
2019	1 unit	Subsidized Housing	Dawn to Dawn	Dawn to Dawn CVRD	1 3bdm condo secured for low-barrier non-profit housing
2019	8 units	Subsidized Housing	Comox Valley Transition Society	Comox Valley Transition Society BC Housing CVRD	Eight 2-bedroom units. Rent geared to income
2019	4 units	Affordable Home Ownership	Habitat for Humanity	Habitat for Humanity CVRD Town of Comox	4 homes for families (4 occupied in 2019)
2020	2 units	Affordable Home Ownership	Habitat for Humanity	Habitat for Humanity CVRD Town of Comox	2 homes for families (occupied in 2020)
2020	1 unit	Subsidized Housing	Dawn to Dawn	Dawn to Dawn CVRD	1 2-bedroom condo secured for low-barrier non-profit housing
2020	3 units	Subsidized Housing	Dawn to Dawn	Dawn to Dawn Comox Rotary	3 container homes were built and occupied
2021	1 unit	Subsidized Housing	Dawn to Dawn	Dawn to Dawn CVRD	1 family home in Comox occupied

2021	4 units	Affordable Homeownership	Habitat for Humanity	Habitat for Humanity	Four-plex for families completed and occupied
2021	52 units	Subsidized Housing	Comox Valley Affordable Living Society	BC Housing	52 units for seniors and people with disabilities
2021	40 units	Subsidized Housing	Wachiay Friendship Centre	M'akola Housing BC Housing CVRD	40 suite and one-bedroom units (with common recreation area) for Elders and seniors
2021	40 units	Transitional Housing	Comox Valley Transition Society	BC Housing Woman's Transition's House	Second Stage housing for woman and their children for up to 3 years
2022	12 units	Affordable Home Ownership	Habitat for Humanity	CVRD Town of Comox Habitat for Humanity	3 Townhomes- 12 units of 2-3 bedrooms to include two adaptable units
2022	22 units	Subsidized Housing	Comox Valley Transition Society/ Dawn to Dawn	Island Health BC Housing	22 2-4-bedroom units for single-parent led families
TOTAL	321 units				

What We Accomplished in 2022



Strategy #1:

Create Additional Housing & Supports



2022- Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Wachiay's Affordable Housing project- 40 studio and 1-bedroom units for Elders and low-income seniors with cultural programming	-Indigenous -Elders	Wachiay Friendship Centre	Wachiay Friendship Centre KFN M'akola Housing	\$15,000,000	CMHC Seed Funding \$98,000 (Federal funding) CVRD 70,000 CVRD 115,000 (Regional funding) FMC	Rezoned and development approved. At the building permit stage Ground to break in 2023 Occupancy late 2024 20% shelter rate, 50% rent geared to income, 30% below market rent
	Build a 12- unit, 3-townhome development for families 1375 Piercy Ave	-Families	Habitat for Humanity	Habitat for Humanity North Vancouver Island	\$5,000,000 in construction costs	Town of Comox – \$30,000 CHMC	Development proceeded despite rising costs To be completed in 2023 Building 2 units to be adaptable to current and future accessibility needs
	K'waxdzi'das- 22 units of affordable housing for single-parent-led families in Cumberland	-Families -Accessible -Subsidized rent	Comox Valley Transition Society Dawn To Dawn	Village of Cumberland VIHA BC Housing	\$10,800,000	CVRD- \$45,000 \$100,000 (Regional Funding) BC Housing (Provincial funding) CHMC	Housing will consist of 25% of units at Income Assistance Rates, 25% Rent Geared to Income, and 50% at below market rates. Units contain 2-4 bedrooms Now supported by the Village of Cumberland

2022 - Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS							Land agreements with Island Health Awareness created through cultural activities
	Started creating awareness for Gukwas Sa Wagalus - Rainbow House		Dawn to Dawn	Transition Society KFN	TBD	Fundraising CVRD Community Support	Process of securing funding Looking for a location/building Connected with KFN and started cultural programming to support the service Strong partnerships Making a housing “home” model to share with other communities
	Maintain rentals throughout the community	-Families -Equity-seeking groups	Dawn to Dawn	Dawn to Dawn KFN		Community (Local Funding) BC Housing (Provincial Funding)	Maintain the current stock

2022 - Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Cypress Gardens- 52 units of affordable housing for seniors and people with accessibility needs	-Seniors -Studio suites	Comox Valley Affordable Housing Society	Comox Valley Affordable Housing Society	\$9,000,000	BC Housing	Construction began. The frame is up, and the windows are in. Expected occupancy- late 2023/ early 2024
	Student Housing Plan	-Students -Youth -Families -Accessible	North Island College		TBD	TBD	217 units for students and families To include accessible suites Contract on BCBid
	Continued operating supportive housing at the Travelodge for those experiencing homelessness	-Homeless -Indigenous -Seniors -Youth	Comox Valley Transition Society	BC Housing Coalition to End Homelessness City of Courtenay		BC Housing (Provincial Funding)	In response to the pandemic and the visible increase in homelessness, rooms increased to 64 units with wrap-around support services and security. Continued the peer outreach morning cleaning crew to support the community and for job creation Advocating for the continuation of the service/purchase of the building

2022- Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Continued to operate Shower Program	-Homeless Precariously Housed	Comox Valley Transition Society	Coalition to End Homelessness City of Courtenay		Comox Valley Community Foundation (Local Funding) UMBC- Strengthening Communities' grant City of Courtenay (In-kind Municipal Funding)	The shower program continues to operate at the Lewis Centre Peers now support the program Open: Monday – Friday, 10 am -1 pm.
	Develop a Regional Rent Bank for the Comox Valley	-Families -Seniors -Indigenous -Eviction Support	Comox Valley Affordable Housing Society	First Credit Union Coalition to End Homelessness Senior Support Society (fiscal host)		Seed Funding- Province of BC Comox Valley Community Foundation- \$6000 First Credit Union	Started a rent bank locally to provide crisis support To assist finding residents in finding appropriate resources Built community partnerships
	Housing assessment and plan for Hornby	-Adults -Families -Seniors	Hornby Island Housing Association	Coalition		Comox Valley Community Foundation	-Established a housing cooperative -Hired facilitator and completed assessment -Over 20 people on the waitlist for housing on Hornby

2022- Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Created extra warming centre space- Emergency weather	-Homeless -Indigenous -Seniors	Community Cares Peer Outreach CVRD- CVEP Comox Valley Transition Society	CVRD Salvation Army City of Courtenay Coalition to End Homelessness		EMBC	Places for everyone to be Decrease in bylaw and RCMP needs No injuries and deaths due to weather
	Created extra shelter space for winter 2022	-Homeless -Indigenous -Seniors -Youth over 18	Nicole Morrison Consulting and Outreach Services The Coalition to End Homelessness Community Cares Peer Outreach Saint John the Divine Comox Valley Transition Society	CVRD Coalition City of Courtenay CVTS Other communities		BC Housing	Connect held 10 shelter mats – have approval for 33 beds once renovations are complete Community Cares and Saint John the Divine partnered to open a 30-bed Emergency Weather shelter (EWA)
	Offer housing-related feedback for budgets	-Seniors -Youth -Families -Homeless	Provincial and Federal Government	Coalition to End Homelessness			Encourage non-market housing stock.

2022 - Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Participate as a partner in the CVRD Poverty Reduction Strategy	-Seniors -Indigenous -Youth -Families -Homeless	CVRD	CVRD Coalition Community Health Network Social Planning		UBCM	Contributed to committee meetings
	Developed a team of people with living experiences of homelessness		Coalition to End Homelessness	Community Cares Peer Outreach Library Ministry of Social Development Provincial-Mobile Response Team	Honoraria		Hold weekly meetings Develop relationships Determine gaps/needs Support needs Determine possible action items/ bring ideas forward Empower peers to advocate for the changes that they would like to see
	Plan to develop 6-7 units for people with diverse abilities	-Adults - Independent with supports	L'arche	TBD	\$3,500,000	Fundraising TBD	Planned fundraising campaign

2022- Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Build capacity in smaller organizations					Fundraising Community Partnerships Community Foundation	Encouraged partnerships between grassroots organizations to bring awareness to services and to build on community and grant support. Supported organizations to receive funding to continue supporting the unhoused. Assisted groups in fundraising.
	Continued to operate Shower Program	-Homeless Precariously Housed	Comox Valley Transition Society	Coalition to End Homelessness City of Courtenay		UBCM- Strengthening communities' grant City of Courtenay (In-kind Municipal Funding)	The shower program continues to operate at the Lewis Centre Peers now support the program Open: Monday – Friday, 10 am -1 pm.
	Looking into training a Rent Smart facilitator	-Eviction Support	Transition Society Senior Support Society	The Coalition to End Homelessness MHSU Ministry		Community Foundation United Way	To educate people on how to rent, tenant rights, budgeting, picking a roommate, etc. Train to offer in-person facilitation of the course

Housing and supports Planned for 2023

Strategy #1: Create Additional Housing & Supports



2023 - Strategy #1- Housing and Supports Planned

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	K'waxdzi'das- 22 units of affordable housing for single-parent-led families in Cumberland	-Families -Youth -Indigenous	Comox Valley Transition Society	Dawn to Dawn Village of Cumberland VIHA BC Housing	\$8,700,000	CVRD- \$70,000 Town of Comox- \$30,000 \$145,000- CVRD BC Housing – (Provincial Funding) CMHC - (Federal Funding)	Housing will consist of 25% of units at Income Assistance Rates, 25% Rent Geared to Income, and 50% at below market rates. A mix of 2,3- and 4-bedroom units for families Indigenous elements/ culture Begin construction 2023
	Wachiay's Affordable Housing Development- 40 units of studio and one-bedroom suites for Elders and low-income seniors	-Indigenous -Elders -Studio suites	Wachiay Friendship Centre M'akola Housing	Wachiay Friendship Centre M'akola Housing	\$15,000,000	CVRD \$75,000 (Regional funding) BC Housing - (Provincial funding) CHMC FMC	Housing will consist of 20% of units at shelter rates, 50% Rent Geared to Income, and 30% at below market rates. Construction is to begin in 2023. Occupancy late 2024
	Cypress Gardens 52 units for seniors and people with disabilities	-Seniors -Studio suites	Comox Valley Affordable Housing Society	Comox Valley Affordable Housing Society	\$8,000,000	Town of Comox \$10,000 BC Housing CHMC	Housing proposed to consist of 25% of units at Income Assistance Rates, 25% Rent Geared to Income, and 50% at below market rates. Development to be completed in 2023. Occupancy 2023/ 2024

2023 - Strategy #1- Housing and Supports Planned

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Build 12 townhomes for families- 1375 Piercy	-Families -Indigenous -Accessible	Habitat for Humanity	Habitat for Humanity North Island	\$3,400,000	CVRD \$30,000 Town of Comox \$40,000 (Municipal Funding) CVRD \$10,000 (Regional Funding) Co-investment Fund	Finish build Make 2 units adaptable Occupancy expected 2023/2024
	Gukwas Sa Wagalus - Rainbow House Plan and fundraise for the development or purchase of a 4-5 room home for 2SLGBTQIA+ youth	-Youth -2SLGBTQIA+ community	Dawn to Dawn	Dawn to Dawn	TBD	CVRD \$75,000 (Regional funding) First Credit Union \$5000 Community	Purchase a home to house 2SLGBTQIA+ youth at risk of homelessness Combine culture with housing Continue Cultural programming
	The Anchorage	-Independent living with some support for adults with diverse abilities	L'arche		Est. \$3,500,000	Fundraising TBD	Fundraising campaign planned Work with the City on zoning and development permits 7, one-bedroom units Break ground Spring 2024

2023 - Strategy #1- Housing and Supports Planned

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Darry's Place- Open 40 units of second-stage housing for women-led families	-Families -Youth -Indigenous	Comox Valley Transition Society	Comox Valley Transition Society	TBD	BC Housing Women's Transition House	For woman-led families experiencing violence Mixed 2, 3, and 4 bedrooms Occupancy March 2023
	Work with BC Housing to continue to provide short-term supportive housing services at the Travelodge	-Homeless -Indigenous -Seniors -Youth	Comox Valley Transition Society Wachiay Friendship Centre	Coalition to End Homelessness Division of Family Practice		BC Housing (ongoing) (Provincial Funding)	Continue 64 units with wrap-around support services, security, medical care, and meals Work with the City and BC housing to maintain the Travelodge program or to move people into a long-term housing
	North Island College Student Housing Common	-Students -families -youth -accessible	North Island College		TBD	TBD	Two 4-story buildings with 217 beds Indoor and common outdoor areas Family Building: 20 suites with 60 beds total, including one two-bedroom accessible suite Single Student Building: 24 quad apartments 41 studio apartments, including three short-term suites 8 accessible suites 12 nano studios

2023- Strategy #1: Housing and Supports Planned

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Continue operations of Connect	-Homeless	Comox Valley Transition Society	Coalition City of Courtenay CVRD	\$800,000	UBCM- Strengthening Communities Grant Vancouver Foundation BC Housing	Continue to work with City and BC Housing to expand the shelter to hold 33 beds all nights of the year. Continue offering outreach services Continue day program Start a community advisory
	Continue Shower program	Homeless/ Precariously Housed	Comox Valley Transition Society	Coalition to End Homelessness City of Courtenay		Funded through Connect UBCM	Look to extend the service of the shower program Maintain the shower program at the Lewis Centre
	Co-op team – start development plan	-Seniors -Families -Youth -Indigenous -Equity Seeking groups	Comox Valley and Cumberland Co-op Housing	City of Courtenay	TBD	TBD	Work with the City of Courtenay to identify land opportunities Identify a project team Project team to start assessing funding opportunities
	Continue to work with the People with living experience teams						Work on the Village and Turtle Pods Work on advocacy projects- Find sources for job creation

2023 - Strategy #1- Housing and Supports Planned

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	Continue emergency weather services	-Homeless	Community Cares Peer Outreach Coalition	Street Outreach CVRD City of Courtenay RCMP	TBD	EMRC BC Housing	Maintain relationships Locate additional opportunities for space Keep building knowledge of best practices Continue working with people with living experiences to determine the needs
	Explore opportunities to develop affordable housing on SD71 land and Church land	-Homeless -Seniors -Youth -Indigenous -Equity Seeking groups -Studio suites	Coalition	SD71			Meet with SD71 representatives, non-profit housing providers, and municipal and provincial representatives to discuss and plan for opportunities to build affordable housing
	Develop a plan to build a modular/ temporary Village/ community	-Homeless -Studio suites	Coalition	Coalition People with lived experiences	TBD	\$350,000 BC Housing Vancouver Foundation	Plan with People with Living Experiences Partnerships with agencies Look for funding
	Start Rent Smart courses	-Eviction Support	Transition Society Senior Support Society	The Coalition to End Homelessness MHSU Ministry		Community Foundation United Way	To educate people on how to rent, tenant rights, budgeting, picking a roommate, etc. Offer in-person facilitation of the course

Questions about our Plan?

Don't hesitate to get in touch with us!



Comox Valley Coalition to End Homelessness

Email: comoxvalleyhousing@gmail.com

Website: www.cvhousing.ca Find us on Facebook! www.facebook.com/cvcoalitiontoendhomelessness

Appendix A-

Strategies and reports

2021- CVRD Poverty Reduction Strategy

https://www.comoxvalleyrd.ca/sites/default/files/docs/Projects-Initiatives/2021-09-17_cvr_d_poverty_reduction_strategy_final_web.pdf

Background/Current Situation

The social and economic challenges related to poverty are complex. Applying a Systems Change lens to poverty reduction can help to clarify the root causes of poverty and enable a focus on the actions that are required to eliminate rather than alleviate poverty. This Strategy applies systems change lens to poverty reduction in the following ways:

- Identifying the many parts of the social and economic systems that underlie poverty.
- Understanding the many ways that social and economic systems impact people.
- Identifying the connections among the systems and their parts; and
- Finding leverage points for change.

Building on the findings of the Regional Housing Needs Assessment (2020) and the Comox Valley

Childcare Action Plan (2019), as well as the experiences and insights of community partners, the project team, which included Coalition representation, identified seven focus areas derived from Together BC, British Columbia’s Poverty Reduction Strategy, being:

- Families, children, and youth
- Housing
- Social Supports
- Livable Incomes
- Food Security
- Affordable, accessible transportation
- Social Inclusion

The Strategy identifies Game Changers by moving from the broad focus areas above to the big ideas or actions that will profoundly impact poverty reduction. A Game Changer is “a poverty focus area...that not only aims to deliver on its own specific goals or outcomes, but also elicits an array of other significant, positive outcomes that cascade both within and outside of its area of emphasis, and consequently profoundly impacts the course, character, or extent of poverty experienced by human beings, both individually and collectively.” (Holmgren, M., 2017.

Tamarack

Institute).

Comox Valley Regional District 2020 Housing Needs Assessment

[Comox Valley Regional Housing Needs Assessment | Comox Valley Regional District \(comoxvalleyrd.ca\)](https://www.comoxvalleyrd.ca/comox-valley-regional-housing-needs-assessment)

In 2020, the CVRD, the Village of Cumberland, the Town of Comox, and the City of Courtenay partnered under the Regional Growth Strategy to undertake the regional housing needs assessment. The findings will help to meet Goal #1 of the Regional Growth Strategy: Ensure a diversity of affordable housing options to meet evolving regional demographics and needs.

Appendix B

Non-Market Housing- 2022

EMERGENCY SHELTERS

Salvation Army Pidcock Shelter:	30 units
CV Transition Society LILLI House:	14 units
Connect	10 units
Community Cares (at Saint John the Divine)	30 units (EWR)

SHORT-TERM SUPPORTIVE/TRANSITIONAL HOUSING

CV Transition Society Amethyst House:	7 units
Salvation Army- Pidcock Shelter transitional units:	6 units
Stepping Stones Recovery House:	8 units
John Howard Society - The Station:	11 units
Comox Valley Recovery Centre:	11 units
Mental Health & Substance Use Ryan Hill Apartments:	13 units
Travelodge	64 units

LONG-TERM SUPPORTIVE HOUSING

John Howard Society - The Junction:	46 units
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SUBSIDIZED RENTAL HOUSING

M'akola Housing	54 units
Dawn to Dawn Action on Homelessness Society	34 units
Lions Valley	32 units
New Horizons	9 units
Casa Loma	125 units
Kiwanis	64 units
Seniors Village	206 units
Quadra Gardens	28 units
Union Square	28 units
Centennial Place	125 units
L'arche Comox Valley	6 units
Braidwood	6 units
CV Transition Society	12 units
Washington Apartments	102 units
Ocean Side Village	120 units

AFFORDABLE MARKET

Avalanche Hotel	35 units
Maple Pool Campground	52 units
Braidwood	28 units
Habitat for Humanity	24 homes
North Island College	217 units