



# 2022 Housing Plan



COMOX VALLEY  
Coalition To End  
HOMELESSNESS

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# COMOX VALLEY COALITION TO END HOMELESSNESS

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## Who we are:



The Coalition to End Homelessness is a collective of 36 member agencies who 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 is used to provide the most effective support strategies, while securing adequate resources.*



We use a preventative, client-based approach.

*Supports are delivered with unconditional positive regard, and emphasis will be placed on 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% were in favour of creating the Homelessness Supports Service allowing the CVRD to fund local affordable housing initiatives based on the Coalition's Housing Plan. Decisions are approved by the CVRD board 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 guides 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 2022 housing and support plans. Please see our 2021 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 HOUSING AND HOMELESSNESS

Over the last few years, the Coalition has collected information from a variety of local sources including: the 2020 PiT count, the 2020 Regional Housing Assessment and the 2021 CVRD Poverty Reduction Strategy Report. For more information and for links to these reports, please see Appendix A.

Housing availability and affordability in the Comox Valley is an increasing challenge; residents need housing and housing supports from across the spectrum. More residents are finding themselves in precarious situations, endlessly searching for a place to call home, and hoping for affordability. Too many are finding themselves sharing space with friends or family, sleeping in vehicles, or in a tent.



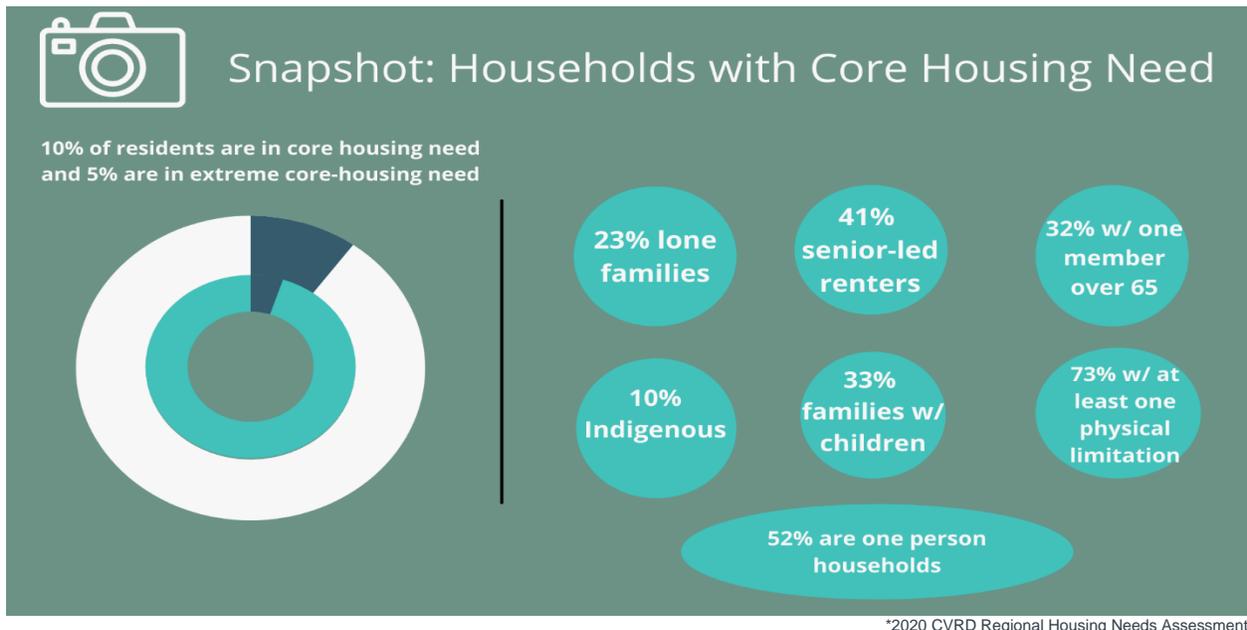
**60% of survey respondents indicated they had difficulty accessing housing and/or housing supports**

\*2021 CVRD Poverty Reduction Strategy survey results

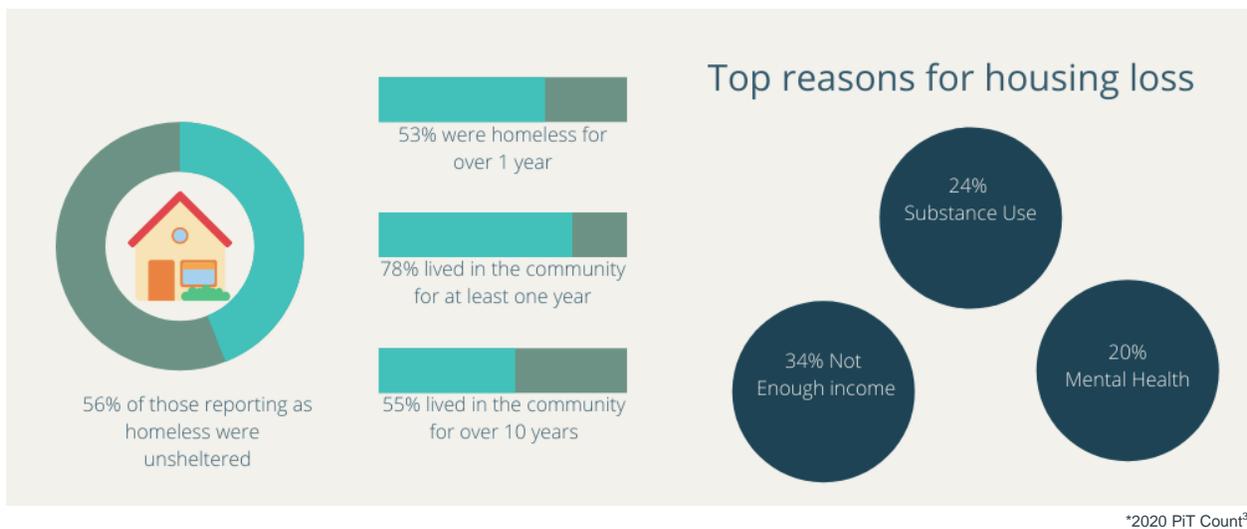
With housing costs going up by 28% in the last <sup>1</sup>decade, first-time home ownership is a struggle even for two-income households; Low income and renter households have limited affordable options. Residents in core housing do not have affordable and/or adequate housing and pay 30% or more of their after-tax income on housing. Those in extreme core need pay more than 50%. Waitlists

<sup>1</sup> 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](https://www.comoxvalleyrd.ca/sites/default/files/docs/Projects-Initiatives/2021-09-17_cvr_d_poverty_reduction_strategy_final_web.pdf)

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.



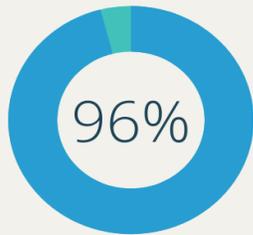
The [2020 CVRD Regional Housing Needs Assessment<sup>2</sup>](#) indicated that a person, in March of 2020, would have to earn \$23.03/hour to comfortably afford a one-bedroom apartment and over \$28/ hour to afford a two-bedroom. People are struggling to find and maintain housing in the Comox Valley for a variety of reasons.



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

<sup>2</sup> 2020 CVRD Housing Needs Assessment; referenced December 2021; [cvrd\\_housing\\_needs\\_report\\_final.pdf \(comoxvalleyvrd.ca\)](#)

<sup>3</sup> 2020 Comox Valley PIT Count; [2020 Point in Time Count | Comox Valley Coalition to End Homelessness \(cvhousing.ca\)](#)



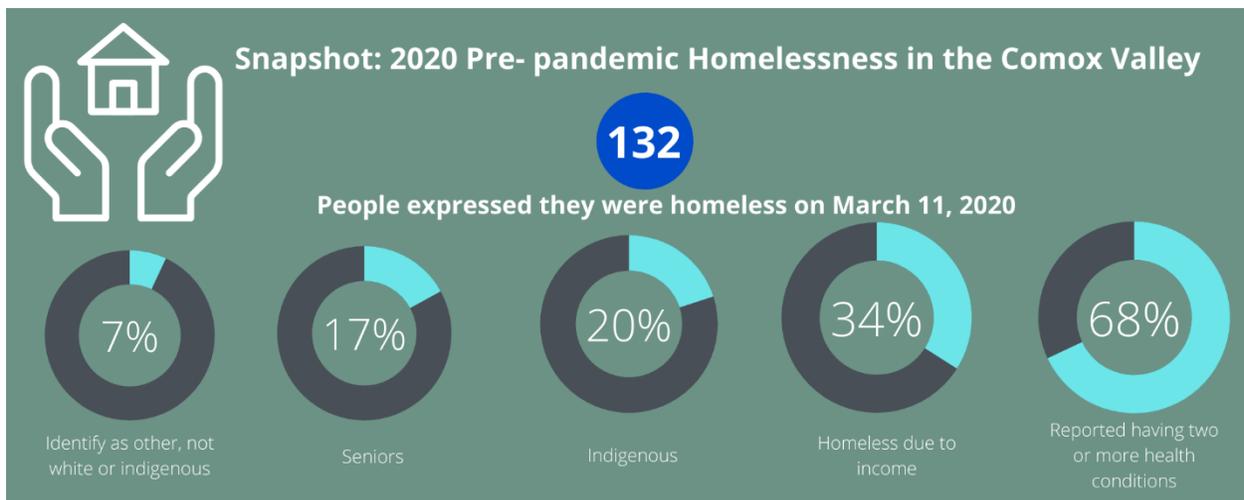
96% of those unhoused report having at least one source of income



- 45%- income assistance
- 37%- disability benefit
- 24% bottle collection
- 13% panhandling

\*2021 CVRD Poverty Reduction Strategy

The current number of people experiencing homelessness in the Comox Valley is estimated to be around 300. In 2020, right before the pandemic was officially announced, 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
# of individuals experiencing homelessness	101	117	132
# of unsheltered individuals	60	68	74
# of sheltered individuals	41	49	58
% of respondents who identified as indigenous	43%	32%	20%

% of respondents who are between the ages of 25-54	66%	65%	69%
% of respondents who are seniors (aged 55+)	17%	29%	17%

The Coalition understands that a spectrum of affordable housing options and supports are needed in the Comox Valley.

## THE HOUSING WHEELHOUSE

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



Last year 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 homeownership.

The Housing Wheelhouse from the City of Kelowna. Source: [The Housing Wheelhouse, City of Kelowna](#)<sup>4</sup> (2017)

The City of Kelowna’s Wheelhouse concept is a circular model, reflecting the reality that people’s housing needs change as they go through their lives. It is not a linear progression and no one level or type of housing is greater or more important 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.

<sup>4</sup> 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.

## 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- Casa Loma, Glacier View Lodge, The Views
- Housing for individuals with disabilities- L’Arche Comox Valley, 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 with more expected to be built in

For a full 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 nonprofit 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 built 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 3brdm 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 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 Home ownership	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
<b>TOTAL</b>	<b>287 units</b>				

# What We Accomplished in 2021

Strategy #1:  
Create Additional Housing & Supports

## 2021- Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS</b>	<b>22 units of affordable housing for single parent-led families in Cumberland</b>	-Families -Accessible -Subsidized rent - Connected	Comox Valley Transition Society  Dawn To Dawn	Village of Cumberland Island Health BC Housing	TBD	<b>CVRD- \$100 000</b> (Regional Funding)  BC Housing (Provincial funding)	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  Currently in conversation regarding land titles
	<b>40 studio and 1-bedroom units with some supports for Elders</b>	-Indigenous -Elders	Wachiay Friendship Centre	Wachiay Friendship Centre	\$6,975,000	CMHC Seed Funding \$98,000 (Federal funding)  <b>CVRD 70, 000</b> (Regional funding)	Sent in letters of support and participated in the Public Hearing  Approved by the City November 2021  Construction to begin 2022
	<b>Purchase one home for a family</b>	Families	Dawn to Dawn		\$480, 000	Town of Comox \$40,000 (Municipal funding)	Prevented family from being evicted into homelessness
	<b>Maintain rentals through-out the community through the pandemic</b>	-Families -Equity-seeking groups	Dawn to Dawn	Dawn to Dawn		Community (Local Funding) BC Housing (Provincial Funding)	Maintain the current stock
	<b>Create a total of 10 homes for Habitat for Humanity</b>	-Families	Habitat for Humanity	Habitat for Humanity North Vancouver Island	\$2,100,000	BC Housing - \$150,000 (Provincial Housing) Community Funds (Local Funding)	Completed Four-plex  Opening Ceremony of Sanderson Place- Aug. 2021

## 2021 - Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS</b>	<b>Plan for a 12- unit, 3 townhome development for families 1375 Piercy Ave</b>	-Families	Habitat for Humanity	Habitat for Humanity North Vancouver Island	TBD	CVRD - \$30 000 (Regional Funding)	Obtained building permits
	<b>Continue operation of Warming Centre (Connect)</b>	-Homeless/ Precariou sly housed -Indigenous -Seniors -Youth	Coalition to End Homelessness (Coordination)  Comox Valley Transition Society (Fiscal Host and operator)	City of Courtenay CVRD Division of Family Practice Dawn to Dawn Wachiay AVI Indigenous Women's Sharing Society Ministry of Social Development and Poverty Reduction	\$278,000	CVRD - \$60,000 for renovation costs (Regional Funding)  \$12,600 City of Courtenay for lease and utilities (Municipal Funding)  UBCM- TBD Strengthening Communities Grant (Provincial Funding)  \$100 000 Reaching Home Grant	Site secured until November 2022.  Renovations for further expansion are being assessed  Operational and behavioural protocol established  Some night-staff hired, programs built and operational.  COVID-19 symptom screening and education, washroom, cell phone charging, access to wi-fi, coffee, hygiene supplies, warm clothing, and outdoor gear are available.

## 2021 - Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS</b>	<b>Establish Pandemic Response Motel Rooms for those experiencing homelessness</b>	-Homeless -Indigenous -Seniors -Youth	Comox Valley Transition Society	BC Housing Coalition to End Homelessness		BC Housing (Provincial Funding)  CVRD – \$23,179 (Local Funding)  Comox Valley Community Foundation – \$22,000 (Local Funding)  Comox Valley Community Health Network – \$20,000 (Local Funding)	In response to pandemic, rooms increased from 42 to 50 units with wrap around support services and security.  2 additional rooms area available for Covid isolation.  Outreach van was maintained and used to drive occupants to appointments, and to deliver meals.
	<b>Darry's Place- 40 units of second stage housing for women led families who have experienced violence</b>	-Families	Comox Valley Transition Society		TBD	BC Housing (Provincial funding)	Second Stage Housing for Women and their children, for up to three years  Development was approved Construction to begin 2022

## 2021- Strategy #1: What We Accomplished

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS</b>	<b>Redevelop D’Esterre Gardens from 16 to 52 units of affordable housing for seniors</b>	-Seniors -Studio suites	Comox Valley Affordable Housing Society	Comox Valley Affordable Housing Society	TBD	BC Housing	Plans developed and the application submitted to BC Housing was approved.  Site planned for demolition. Workers on-site.
	<b>Develop and operate Shower Program</b>	-Homeless -Precariously Housed	Comox Valley Transition Society	Coalition to End Homelessness City of Courtenay		Comox Valley Community Foundation (Local Funding)  HPS City of Courtenay (Municipal Funding)	Shower program was developed and continues to operate.  Program was extended and is open: Monday - Saturday 10am - 1pm.
	<b>Develop plans for 16-20 units of mixed rental housing for adults with developmental disabilities and rent geared to income seniors housing</b>	-Accessible -Seniors -Equity-seeking groups -Subsidized -Connected	L’arche Comox Valley		TBD	BC Housing	Reassessing plans and funding opportunities  BC Housing rejected funding application

## 2021- 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	<b>Create space for emergency overflow shelter or Emergency Response Centre</b>	-Homeless -Indigenous -Seniors	CVTS CVRD	CVRD City of Courtenay Coalition		EMBC BC Housing	Extreme Weather Mat program at Connect held 10 overnight mats  In Dec 2021, the CVRD and street outreach established a night-time drop-in warming centre for up to 15 people during the extreme cold.
	<b>Create Pandemic Housing proposal</b>	-Homeless -Indigenous -Seniors -Youth	Coalition	CVRD City of Courtenay Village of Cumberland Town of Comox		BC Housing	Collaboratively created a pandemic housing proposal for 50 units for a temporary emergency response centre and 100 units of supportive housing  Re-sent proposal to MPs, MLAs, and BC Housing  Multiple meetings with BC Housing and municipal leadership  Met with Housing Minister MLA David Eby
	<b>Offer housing-related feedback for City of Courtenay's OCP</b>	-Seniors -Youth -Families -Homeless	City of Courtenay	Coalition			Encourage non-market housing stock.

## 2021 - Strategy #1: What We Accomplished

STRATEGY	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS</b>	<b>Participate as a partner in the CVRD Poverty Reduction Strategy</b>	-Seniors -Indigenous -Youth -Families -Homeless	CVRD	CVRD Coalition Community Health Network Social Planning		UBCM	Assisted in the inclusion of people with lived/living experience  Provided information and assisted with communications as necessary  Contributed to committee meetings and evaluations

# Housing and supports Planned for 2022

Strategy #1: Create Additional Housing & Supports

## 2022 - Strategy #1

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS	<b>Gwax'dzi'dsas: Tall Tree Place- Build 22 units of affordable housing for single parent-led families in Cumberland</b>	-Families -Youth -Indigenous	Comox Valley Transition Society	Comox Valley Transition Society Dawn to Dawn Village of Cumberland Island Health BC Housing	\$8,700,000	BC Housing - \$8,375,000 (Provincial funding) CMHC - \$250,000 (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 Work with BC Housing. Begin construction 2022.
	<b>Build 40 studio and 1-bedroom units for Elders and low-income seniors</b>	-Indigenous -Elders -Studio suites	Wachiay Friendship Centre	Wachiay Friendship Centre	6,975,000	<b>CVRD- \$115,000</b> (Regional funding) BC Housing - \$3,000,000 (Provincial funding)	Housing will consist of 25% of units at Income Assistance Rates, 25% Rent Geared to Income, and 50% at below market rates. Construction begins in 2022
	<b>Build a total of 12 homes for families- 1375 Piercy</b>	-Families -Indigenous -Accessible	Habitat for Humanity	Habitat for Humanity North Island	\$3,400,000	<b>Town of Comox \$40,000</b> (Municipal Funding) <b>CVRD \$10,000</b> (Regional Funding) Co-investment Fund \$250,000 (Federal Funding)	12 foundations to be poured starting February 2022 4 units to be completed and occupied in 2022 Remaining units to be completed in 2023.

# 2022 - Strategy #1

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS</b>	<p><b>Continue operation of the Connect Warming Centre</b></p> <p><b>Consider other drop-in space</b></p>	-Homeless	Comox Valley Transition Society	City of Courtenay CVRD Division of Family Practice Dawn to Dawn Wachaiy AVI Indigenous Women's Sharing Society Ministry of Social Development and Poverty Reduction		\$28,000 Community Foundation (Local Funding)  <b>\$75,000</b> <b>CVRD</b> (Regional Funds)  Strengthening Communities Grant- TBD	Work with City to expand Connect capacity  Renovate and bring the building to code to open the other side thereby increasing day and night capacity  Offer 18 overnight mats  Continue offering outreach services and expand to rural areas  Build capacity by strengthening relationships with the Downtown core, by-law, RCMP, the City, and the community at large.
	<b>Plan the development of a 6-plex for 2SLGBTQIA+ youth</b>	-Youth -2SLGBTQIA+ community	Dawn to Dawn	Dawn to Dawn	TBD	First Credit Union \$5000  TBD	Purchase a home to house 2SLGBTQIA+ youth at risk of homelessness
	<b>Redevelop D'Esterre Gardens from 16 to 55 units of affordable housing for seniors</b>	-Seniors -Studio suites	Comox Valley Affordable Housing Society	Comox Valley Affordable Housing Society	TBD	BC Housing	Housing will consist of 25% of units at Income Assistance Rates, 25% Rent Geared to Income, and 50% at below market rates.  Construction to begin 2022

## 2022 - Strategy #1

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS</b>	<b>Darry's Place- Build 40 units of second stage housing for women led families</b>	-Families -Youth -Indigenous	Comox Valley Transition Society	Comox Valley Transition Society	TBD	BC Housing  Women's Transition House	For woman- led families experiencing violence  Construction to begin 2022 Mixed 2, 3, 4, bedrooms
	<b>Provide short-term supportive housing service at the Travelodge including Covid Isolation Room Response</b>	-Homeless -Indigenous -Seniors -Youth	Comox Valley Transition Society  Wachiay Friendship Centre	Coalition to End Homelessness  Division of Family Practice	TBD	BC Housing (ongoing) (Provincial Funding)	Continue motel pandemic response 52 units with wrap around support services, security, medical care, and meals  Maintain 2 isolation rooms during pandemic  Increase security measures
	<b>Establish an outdoor warming station</b>	-Homeless	Sunday Station Coalition	Street Outreach Volunteers City of Courtenay RCMP	TBD	Strengthening Communities Grant- TBD	Looking at the Old Train Station property to create an outdoor warming station at least 3 nights/ week.
	<b>Continue Shower program</b>	Homeless/ Precariously Housed	Comox Valley Transition Society	Coalition to End Homelessness  City of Courtenay		Funded through Connect  Strengthening Communities Grant- TBD	Extension service of Connect Maintain the shower program at the Lewis Centre at 6 days per week from 10-1.  Potentially provide shower program extension at Black Creek Community Centre.

## 2022 - Strategy #1

GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>Create additional space for emergency overflow shelter or Emergency Response Centre</b>	-Homeless -Indigenous -Seniors -Youth	-CVRD -Coalition	Community Partners  City of Courtenay		BC Housing EMBC City of Courtenay Strengthening Communities grant- \$90 000	Work with the CVRD, the City of Courtenay and community partners to establish a plan for extreme weather/ emergency response centre
<b>Denman Green 20 units of affordable housing</b>	-Seniors -Families	Denman Community Land Trust Association	Denman Community Land Trust Association	TBD	Fundraising  CMHC  BC Housing  FMC	Completion of rezoning and land transfer from Island Trust to Denman Island Housing Association  Housing will consist of: 10 X 1- bedroom, 6 X 2- bedroom, 4 X 3- bedroom  Site plan approval
<b>Develop plans for co-op housing</b>	-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  Re-energize the Comox Valley and Cumberland Co-op Housing community groups

## 2022 - Strategy #1

	GOAL	HOUSING NEEDS	LEAD AGENCY	COMMUNITY SUPPORT SERVICES	COST	POTENTIAL FUNDER	PERFORMANCE MEASURES
<b>STRATEGY #1: CREATE ADDITIONAL HOUSING AND NECESSARY SUPPORTS</b>	<b>Explore opportunities to develop affordable housing on SD71 land</b>	-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
	<b>Develop plan to build 100 units of supportive housing</b>	-Homeless -Studio suites	Coalition	Coalition	TBD	BC Housing	Follow- up to letter to Minister Eby  Maintain BC Housing's interest  Continue working with the City of Courtenay  Continue to develop relationships with other levels of government
	<b>Explore opportunities to develop affordable housing on local church land</b>	-Homeless -Seniors -Youth -Indigenous -Equity Seeking groups	Coalition	Comox Valley Churches			Meet with local churches, non-profit housing providers, and municipal representatives to discuss and plan for opportunities to build affordable housing

*Questions about our Plan? Please contact us!*

**Comox Valley Coalition to End Homelessness**

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

Website: [www.cvhousing.ca](http://www.cvhousing.ca) Find us on Facebook! [www.facebook.com/cvcoalitiontoendhomelessness](http://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](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 a 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

Moving from the broad focus areas above to the big ideas or actions that will have a deep and lasting impact on poverty reduction, the Strategy identifies Game Changers. 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 \(comoxvalleyrd.ca\)](#)

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.

The Coalition was proud to be a partner in this important project. These findings are relevant to our community's collective needs and can be found in the 2020 housing plan and at:

# Appendix B

## Non- Market Housing- 2021

### EMERGENCY SHELTERS

Salvation Army Pidcock Shelter:	18 units (currently 12 due to Covid requirements)
CV Transition Society LILLI House:	14 units

### 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	52 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

### AFFORDABLE MARKET

Avalanche Hotel	35 units
Maple Pool Campground	52 units
Braidwood	28 units
Habitat for Humanity	24 homes