Welcome

New Supportive Housing for the Comox Valley

Neighbourhood Information Meeting | Monday, August 13, 2018

4:00 pm - 6:00 pm

Drop in to learn more about the new supportive housing in development at 988 8th Street in Courtenay and talk with representatives from BC Housing and the John Howard Society of North Island.
New Supportive Housing For The Comox Valley

Ensuring everyone has a place to call home.

Proposed Project:
46 studio homes with supports

Proposed Location:
988 8th Street

Operated by:
The John Howard Society of North Island with 24/7 staffing working closely with residents to connect them to support services

Who is it for:
People who are experiencing or at risk of homelessness

Housing Type:
Safe and secure self-contained (own bathroom and kitchenette) studio, with shared amenity space

Key Factors in Site Selection for Supportive Housing:
• Close to amenities and transit
• Close to community services and employment areas
Concept Renderings
Site Plan
Elevations
Process and Next Steps

1. Step 1: Neighbourhood Information Meeting
   - August 13

2. Step 2: First meeting of Community Advisory Committee
   - Early Fall

3. Step 3: Construction of modular housing
   - September – March 2019

4. Step 4: Housing opens
   - March 2019
Who will live in this housing?

People who apply to live here need to:

- Be over the age of 19
- Have a history of homelessness
- Need additional support services to maintain housing
- Be a Comox Valley resident

Tenant Selection Process:

The John Howard Society of North Island and BC Housing would lead the resident assessment and selection process with local service providers to ensure an appropriate mix of residents. All supportive housing residents have made a choice to work towards living a healthy, stable life. All residents would sign a program agreement (similar to a tenancy agreement) and would pay rent.

Why do people experience homelessness?

Homelessness is usually the result of many factors including:

- A lack of adequate income
- A lack of access to affordable housing and medical services
- Experiences of discrimination
- Traumatic events and personal crisis
- Physical health problems or disabilities
- Mental health concerns
Services

- 24/7 staffing and support services
- Safe place to sleep
- Meals provided
- Social connection
- Laundry
- Hot showers
- Accessible for a diverse group
- Connect to local community services
- Peer and low-barrier employment opportunities

- Referral to health care and mental health services
- Trauma-informed support and care to assist people in stabilizing and creating plans to move from homelessness to successfully housed.
- Outreach worker assists with income issues and set up apartment viewing and secure housing.
Community Safety

We are committed to building a safe community both inside and outside the housing with:

- **Experience:** The John Howard Society of North Island (JHSNI) has over 30 years experience in the Comox Valley.

- **Staffing:** Minimum of 2 staff will be onsite 24/7 to support residents, manage building, be available to respond directly to any related concerns that arise in a timely manner. During daytime hours, there will be a manager/residence coordinator, building/grounds maintenance staff, cook and additional supports from other partners providing specialized services.

- **Resident Mix:** Residents will be selected based on ability of staff to provide right level of support to all.

- **Property Maintenance:** Regular sweeps of property and immediate area will ensure cleanliness.

- **Design Features:** Optimized lighting, security cameras, fob access only, staffed reception, contained outdoor space for smoking and dog walking, will be implemented.

- **Agreements:** Residents will sign program agreement around expectations.

- **Community Advisory Committee:** JHSNI will develop a Community Advisory Committee to discuss emergent and ongoing issues towards building a safer and healthier community, with representation that may include BC Housing, Vancouver Island Health Authority, the City of Courtenay, local RCMP, local service providers, local supportive housing resident and a few selected community members at large.
How Can I Keep Informed?

Visit the web page

Email
communityrelations@bchousing.org

Join the Community Advisory Committee
Community Advisory Committee

The John Howard Society of North Island will develop a Community Advisory Committee that may include representation from:

BC Housing, Vancouver Island Health Authority, the City of Courtenay, local RCMP, local service providers, local supportive housing resident and a few selected community members at large.

The Committee will aim to meet once a month initially, starting in September, with the overarching objective of maintaining regular communication to discuss emergent and ongoing issues towards building a safer and healthier community.

Responsibilities of the Committee
The Community Advisory Committee is responsible for:

• Communicating proactively with each other in order to develop solutions to issues;
• Identifying and working together on revitalization initiatives and/or neighborhood events; and
• Identifying and working together on crime prevention initiatives, including the formation of a block watch program.

Areas of Focus

**Property:** It is desirable for property owners and residents to show pride in the community by caring for their property and public spaces in order to maintain the property at the highest possible values.

**Safety:** Safety and security are essential for citizens to live peacefully and free from harm, and for neighbourhoods to remain desirable and attractive. Property owners and residents share the responsibility of creating and maintaining a safe and secure neighbourhood.

**Conduct and behavior:** Conduct and behavior that is respectful of others contributes to the peaceful enjoyment of life in the community. Individuals have the freedom to act as they please, so long as those actions are lawful, and do not harm others or infringe upon their rights. Co-operation and respect between citizens are desirable qualities and will be actively promoted in the neighbourhood.

**Communication:** Communication between 8th Street Supportive Housing and the surrounding area community is important to develop and maintain positive relationships. Methods will be established to ensure routine communication, feedback, and monitoring of this agreement’s commitments.