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**PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Roberta Randall, Senior Manager, BC Housing
E: RRandall@bchousing.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
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Re: Public Information Meeting Summary for Proposed Temporary Shelter in Sechelt

Date: October 6, 2017

Event Date: Tuesday, October 3, 2017
Time: 5:30 PM – 8:00 PM
Location: Shishalh Hall, 5532 Xenichen Avenue, Sechelt
Attendees: One hundred and eighty-six (186)

Notification

- An invitation letter was mailed to 2,600 addresses in the surrounding area
- Half-page newspaper advertisements appeared in both The Local on September 21 and 28, and Coast Reporter on September 22 and 29, 2017.
- Posters were placed on community boards.
- A web page was launched on September 12, sharing information about the project and the input summary report from the August 16th meeting. Anyone who had submitted their email address through the August 16 sign-in form, the comment forms or by emailing communityrelations@bchousing.org, received a notice about the October 3 meeting on September 12 and a reminder email on September 28.
- The local MLA, MP and Council were all formally invited to attend on October 3
- BC Housing staff gave two media interviews – 91.7 Coast FM and the Coast Reporter.
- Social media promotion included a notice on the BC Housing Facebook page, a targeted paid advertisement on Facebook for the sunshine coast, and a series of tweets in the two weeks leading up to the event.

Attendees: A total of 186 citizens were in attendance. In addition the following project team members, and elected officials were in attendance.

Comment Forms: A total of 64 comment forms were submitted at the event. BC Housing on review of the comment forms identified that of the 64 comment sheets, 33 are opposed to the location; 23 are in support of the location; 8 did not state either way.

Indigenous Welcome and Blessing

- Andy Johnson, Sechelt Nation welcomed participants

Presentation Team

- Craig Crawford, Vice President Operations, BC Housing
- Aaron Munro, Associate Director, RainCity Housing and Support Society
- Susann Richter, Manager Mental Health and Addiction Services, Vancouver Coastal Health
- Rev. Clarence Li, Rector, St Hilda's Church, member of Sunshine Coast Homelessness Advisory Committee
- Matt Thompson, Sunshine Coast Homelessness Advisory Committee

Elected Officials and Representatives

Elected officials and representatives attended the meeting to listen to citizen concerns

- Mayor Bruce Milne, District of Sechelt
- Councillor, Darnelda Seigers
- Councillor Doug Wright
- Councillor Alice Lutes
- Mark LeBel, Roberts Creek Director, Sunshine Coast Regional District
- Lucie McKiernan, Constituency Assistant on behalf of MP Pam Goldsmith Jones
- Kim Tournat, Constituency Assistant on behalf of MLA Nicholas Simons

Facilitator

- Catherine Rockandel, Certified Professional Facilitator, Rockandel & Associates

BC Housing and RainCity Housing are proposing to temporarily relocate the existing St. Hilda's shelter to District-owned land on the northeast corner of the intersection of Ebbtide Street and Trail Avenue. The proposed 40 bed shelter will provide enhanced services and is part of a plan to provide additional options in Sechelt for individuals who are homeless or at risk of homelessness.

PUBLIC COMMENT: Q & A (Index: Q: Questions C: Comment A: Answers)

- C1** I have been homeless before and I live in BC Housing. I love visiting the shelter. There is nothing bad about getting information on the homeless plight. You should say nothing if you have never been homeless. I think a new shelter is good for everybody so people can hang out on the inside and everybody getting beds, 40 of them. I have been homeless and it is cold at night. People deserve privacy and I would be honoured to work there.
- C2** I am new to Sechelt but my family was here for a long time, my grandparents. I love seniors, children, the homeless and everybody. I think that a large part of the problem with this proposal is the lack of communication on behalf of BC Housing and Rain City. The suggestion that this is an emergency shelter and in your own presentation you talked about how there was 76 people needing shelter last year. You have now trimmed this emergency shelter down to 30 beds. I don't know about everybody else but I am just a bit confused as to what exactly the mission is of this shelter and if it is truly a place where

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we are trying to re-establish housing for people. This doesn't seem like it is correlating with your one sentence talking about how it is more established shelter and in the next it is only a temporary. I am looking for a reliable solution because I think it is important.

- A2 The existing shelter, we call them emergency shelters, is not housing. This kind of shelter, accommodation is attempting to bring people out of the elements so they don't die. It is not housing it is a gateway to housing. The phrase gateway means get in out of the cold, out of the elements, get connected to health services and Rain City does the work to try to find you housing. What I mentioned as well is that we also want to bring more affordable housing to the community because the ultimate solution to homelessness is affordable housing, not a shelter. This is stopgap in term measure to try to get people out of the elements. The 76 is not an absolute total number all at once. People come and go out of the shelter. The homeless count from 2009 was 54 people and is now stale dated. There are more homeless people out there than we can serve in the existing shelter more homeless people than we can serve in this shelter as well. It is not meeting the full need as you point out with the numbers. Some people that are homeless choose not to come into the shelter and some people cycling in and out of shelter. One of the points of trying to have a shelter with support of 24 seven staffing to make sure that people get connected to services and don't continue to cycle.
- C3 I understand all of these issues and like most people here, am very up to date with the trials and tribulations of the people in this situation. But a million dollar operating budget, and now we are down to 30 beds and with this information that you supplied us. No real kind of concrete information about other sites that you have looked at and long term housing plans in conjunction with habitat for humanity. Something to at least give a direction and a layout, roadmap for addressing the challenge not just another band aid solution that most people here are not directly impacted but most people here probably are in a very much, within the very close confines of there areas.
- C4 I agree with you that we are going to need a lot of social housing on the Sunshine Coast, there is a pretty serious problem. We are seeing, in the shelter, we have about 19 people staying already which is unprecedented for this time of the year for the Sunshine Coast. Our Outreach worker has identified 30-40 people who in weeks are going to need shelter space. I don't think we have time to start building foundations and we need something up and running or we are going to have people dying here. It is different than in the city where you can find a 7 eleven to sleep in.
- C5 People are dying because of cold so how are you addressing that. I sorry, I am not that against it but want information
- A5 This shelter would be part of a public health strategy to address the actual crisis
- C6 I think your point about the general housing spectrum and kind of a full scope solution is a really important one. There has been other work done as well. I have been working on the issue of homelessness, here on the coast, for 7 years and we have moved from having a shelter that operated only during inclement weather though to one that operated all

winter long, through to one that now operates all year long but doesn't have enough space or beds. Now we are looking for another solution. I work with the affordable housing society we are looking at a 40-unit rental development in the town of Gibson's. We are certainly working other projects Habitat is looking at the RCMP building in Gibson's for another affordable ownership opportunity they have got their units and gave us space. I understand the frustration with the fact that we don't kind of have a full scope solution but there are groups and organizations and local government here on Coast that are trying to work across the spectrum to hit different needs. This is one part of the need, it is really pressing because we are going to start going into winter. It is really pressing because we don't have enough space in the current shelter. It may not be the perfect solution and it is certainly not a one size fits all solution but it is a part of the puzzle

C7 On my birthday, November 1, I am going to be 55, a senior, and I am going to be homeless. I have been in a place for the last 3 years and my landlord wants to move his mother in and will be going to arbitration. During that time, I do not want to be homeless again. I am very irritated with the strategy because it is happening in every city and across Canada, not just here. This is a small beautiful community and the scenery and I came here to retire with my caregiver who is 61 and we don't want a temporary solution for a shelter, we want some permanent housing with BC Housing. I have applied with BC Housing but now I need to apply here in our jurisdiction as well as my other problem is I have a beautiful little dog who is not accepted into a lot of homes. I am not exactly a dog lover, but this little guy has given me so much joy in my life. I developed mental health issues because of being homeless before in Port Coquitlam. It did a lot to my body, my damaged nerves and my health issues. I was a certified dental assistant for 30 years and no longer could work at that because I became disabled. I didn't ask to be disabled, it just happened that my body became ill with and what I have to live with. I still have my brain but I can't work full time, I can only work part time. Here I have found the opportunity to work part time with a job in an office or something that isn't going to take a toll on my degenerative disks and osteoarthritis. It is a challenge and there are angles around from every direction and there is a lot of things to be ironed out but please give us a permanent solution, not a temporary one.

Q8 Is BC Housing giving Rain City one million dollars operating funds for a year?

A8 That is the estimated operating cost for a shelter of this size.

Q9 Where did the legacy money of \$129,000 come from?

A9 I can't speak to that

Q10 How much does Coast Housing Society get from BC Housing? I, as a person that has been homeless, could do a lot more with 1 million than 30 beds in a portable.

A10 I said the original plan that we has proposed was 40 units, we are working on a re design of that now because we want to make sure that the design is more temporary and can be transported more readily. We have not done the design work to determine the exact

number of units that this new design would be. My ballpark for it is about 36 if we can get 40 on the site we would certainly shoot for 40. A million dollars sounds like a lot of money but you have to remember that it is a 24 seven staffing model which means two staff on a 24 seven plus a regular meal program. We have done extensive numbers of the shelters across the province. We understand that offering dollars are high, shelters are not our preferred model we prefer to provide supported housing and so we are targeting still 40 but I can't promise you how many units there are going to be because we have still not done the design. I would like the opportunity to emphasize I am hearing about band aid solution not the best option, I agree with you, that is why we have purchased the High Tide site and we have identified that on one of our information boards because our philosophy are approach is to build housing to solve the homeless problem

C11 I think we are here tonight because we see the importance of having a home. Shelter is not a home but shelter is a step for people to have a home. In terms of the money, a million dollars sounds like a lot but from the experience of seeing the last 5 or even 6 years, before the extreme weather initiative came to St Hilda's. St. Hilda's actually been kind of a discretionary basis welcoming people to sleep in our hall. We try to manage it ourselves as at first with our own volunteers but we discovered that we are not able to support that. Then we were able to get some funding through your donations and some small grants from municipality. We put together a team working with community services and we still discovered that we were not able to pay a decent wages to train the staff and we don't have the resources. We discovered that staff get burned out at the end of the day and that people who rely on the shelter suffer as a result of that. So through these years of experience, we discovered that to properly serve the needs of the homeless people, not just to provide a shelter bed to be able to have the capacity to reach out to them to connect them to the next stage of housing so that eventually they may have a home. It actually very humbling speaking because I don't want to waste a single dollar, I discovered that it takes a lot more resources to do it right and in our past experience for the last 2 years, the team from Rain City, they have a kind face and approach and it has been really amazing

Q12 I have worked with the homeless in Vancouver. The 3 women who stood up today, absolutely you need a permanent healthily fixed solution. My question now is do you have insurance for this location? is it incorporated should anything happen with the inhabitants there with the property and the people around, what type of insurance do you have? Say properly damage if my window is broken I get thrown down to the ground, pricked by a bad needle. What type of insurance do you have housing and personal insurance? The people who live near are vulnerable. My husband is disabled I am a two time cancer survivor. If anything happens to me or my property, just like if we are in a collision, you have comprehensive and collateral. What type of insurance will you have for the people who live there who are, some of them, dangerous and some of them not?

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- A12 We do not insure neighbourhood properties. It would be very unprecedented and unusual. What I can say is that we have been operating for a year with no issues in the current neighbourhood we are in. The population that we are working with here is very different than the population of homeless people that we work with in Vancouver. WE are seeing the homeless count 20% over 50. Over 60% here are over 50 so it's really a different population. It is really low drug use, it is not as chaotic as you might think or that you see on the news of the shelters in Vancouver. It is a very different population.
- C13 It is high drug use here and 2% of the homeless are these poor woman that are here. Most of them have been kicked out of their own home, they are dangerous, and they are drug addicts. So what you are saying is there is no protection for us who live right across the street from them
- A13 Right now we have a co-ed shelter that is mixed, this shelter would allow us to shelter woman in individual rooms, greatly increasing safety for people.
- C14 I appreciate your concerns about safety and I think a lot of people felt that. We have heard that at the other meeting as well. I think that safety is in two different places. Safety is for the neighbourhood and it is also for the people who are homeless and need this form of shelter temporarily. What we have found from health services is that when people are able to be in a safe place that safety spreads around to the neighbourhood. You are not going to see them as much walking around, you are not going to see them so disenfranchised in your own neighbourhood. I think that those two forms of safety really must go together.
- C15 I do sleep at the shelter and I am not an alcoholic or a drug addict. I have found that even standing still on the street for too long raises suspicion. I am not a threat to anyone, I just need a place to be.
- C16 I would like to say that I am so grateful that there is this concern and the way it is being addressed. We cannot have the shame of another person, we can't do that. I am fully in support of this proposal with one exception and that is the location that is currently proposed. Its very dangerous. My concern is around Ebbtide Trail and Wharf Avenue the fact that this location is right here, this intersection is very tricky, there is a double curve here and no sidewalks, there is all manner of foot traffic, seniors, dog walkers, kids on bikes, a pump park and what have you. This intersection, Ebbtide is already an issue with large complex here, here, and here and the other side, seniors, dog walkers, crossing Trail on this whole section down here. Please let's find another place to put this very necessary shelter.
- C17 All your children know me because I used to work at the kindergarten in Sechelt and i now work at another Kindergarten. I used to live in Sechelt and when I moved up here 7 years ago there were lots of places to rent for \$700 - \$800 a month and it was fine . Two years ago, I got evicted because my landlord wanted more money for Air BNB so I started this Facebook page called affordable housing and have been looking at this crisis coming because I could see it 2 years ago. After I got evicted for this Air BNB I found the last

affordable place in Roberts Creek but I still work and come into Sechelt. Norm knows me at the Food Bank because I look after the garden there, I do a lot of volunteer work in the community. I don't do drugs I have a perfect criminal record and love children and around them all the time and I couldn't push a senior over if I tried. I don't understand this fear mongering because if my landlord died tomorrow I will be homeless. I will live in my van just like that senior woman who was living out on the beach last year. I don't want to die from carbon monoxide poisoning trying to keep myself warm in my van. So on my affordable housing I said lets talk about opening up clear-cut area to build mini houses. No, let's shut down the Air BNB, nope! People don't want it, you don't want to do anything to help people have affordable housing but you won't even let them have a shelter? What are you going to say to your kids when their teacher is homeless?

- Q18** I have heard the word temporary so much, I would like you to define for me and for everybody else here what your definition of temporary is in regard to this shelter. I do have some other points to make so if you would like to answer that later that would be fine. What do you mean by having a temporary shelter on Ebbitide and Trail. How long?
- A18** After today's session, we are going to apply to the municipality for a 3-year lease on the property so our definition of temporary is 3 years. If we want to request an extension, we would have to come back and ask for it. So the option is not guaranteed it is just 3 years.
- C19** 3 years is not temporary and as far as I am aware, from the information you have published, you have asked for 3 years plus a 3 year possible extension that is 6 possible years. That is not temporary. I would like to know also, we need a decent location and building for a shelter, this problem belongs to all of us on the Sunshine Coast. Homeless belongs to all of us. Putting modules on Trail Avenue that has a lot of vehicle traffic and is next to the wastewater treatment plant that has been known to emit fowl orders at times only St Hilda's clients who are already down on their luck. We don't need to push them down further. Only recently, we experienced an accident at the wastewater treatment plant on August 29 of 2017. An estimated 100 liters of polymer accidentally entered the Sechelt water reserves well, we don't know why and it couple happen again. We don't need to be putting people in an area that is not good for them. Traffic is not good for any of us and we have enough of it. There needs to be a coordinated effort in involving the provincial government, Gibson's, the SCRDC to find a decent location on a bus route and Ebbitide and Trail is not the best location to put it. BC Housing has confirmed to me personally on the phone that they have purchased, and you mentioned it earlier Mr Crawford, you have purchased a piece of property, it is a location on High Tide Avenue with no designation address for the purpose of building a permanent facility for homeless people. They state that they won't use the property for a temporary shelter because it would interfere with construction of permanent shelter. Considering the timeframe of wanting a 3-year lease with an extension of possibly 3 years indicates that the construction of a permanent shelter is not in the immediate plans by BC Housing. For that reason, it would seem logical to use the purchased property on High Tide for a temporary shelter with temporary modules. You say they are so easily moved. Use them

for the time you need them and or develop the property in a way that they can be continuously used and added onto a permanent facility for homeless people. Rain City wants a possible 6-year time lease at Trail and Ebbitide, and I forgot to mention that the property on High Tide is right next to the Food Bank. Perfect spot it is close to all the amenities. Rain City wants a possible 6-year time lease at Trail and Ebbitide, this does not fit with the existing residential neighbourhood that is mainly composed of elderly residents. I don't believe the location is in the best interest of those requiring temporary shelter considering the amount of traffic and 3 years and possibly 6 years certainly doesn't sound like a temporary situation to me. Use the property that BC Housing has purchased on High Tide. Use it.

A19 I want to say that we are very experienced operator, we are really good at operating shelters and know what we are doing. Clarence can testify to that about what he has seen at Saint Hilda's. We can run a safe operation. All of our shelters and housing programs throughout the lower mainland and Vancouver are near busy streets, near parks, they are by schools, all of them. We operate them safely and effectively and we can do that here.

C20 I have only seen a needle once in my life that was in seventh grade, I am 18 now, I hang out with homeless people every single day at Arrowhead, and I go to the shelter. I have never seen a needle or anything like that. Most of them do their drugs privately if they do drugs and if they don't do drugs, then they don't do drugs because not all homeless people do drugs. I didn't do drugs when I was homeless.

Q21 I live about a 100 meters from where the proposed shelter is. I look around the audience and see a number of my neighbours and I know a number of my neighbours are extremely scared. They are terrified. I lived through this in Vancouver and moved because of living close to a homeless shelter in Vancouver. It changed my neighbourhood significantly. I didn't like it so I came to the Sunshine Coast. I have sold my home the day after the proposed meeting, the last meeting. I talked to my realtor and a week later, I sold my home because I am getting out. My question is you spoke earlier about the timeline and that you have been reviewing sites for a long time why are we getting the first indication on this on August 16, less than 3 months before your proposed move in date?

A21 We don't have a proposed move in date at this point.

Q22 Sir, you said to me, when I asked you at the August 16 meeting, "we need to be up and running by November the 1st" and you pointed at the 9 steps to move in and I said where is step 1? What is your proposed timeline and you said, "Well we don't really have one." I said how can you be less than 3 months to your 9th proposed to move in. I said that this seemed like a done deal and the look on your face was like a deer in the headlights on that day.

- A22** We were hoping to be able to get the shelter, or increased capacity shelter, in for this winter season. We had a board up at the last meeting that isn't up at this one. You may notice because the information on that board was inaccurate. People miss interrupted it. Well based on the board, I understand why they did. It gave the impression that this was a done deal. I thank you for raising that because I really want to make the point that it is not a done deal. My presentation tonight is an informational session. After today we will be going to the municipality for a 3 year, not with a 3 year extension, a 3 year lease on the selected site. Then it is going to go into a municipal process in terms of approval. The timeline of November is off the table and the timeless for this decision rests with the municipality and it is not a done deal. We are not the decision makers, your elective officials will decide if this goes. They will also decide the timeline with respect to that approval process. We frankly do not know what the timeline is at this point. I hope that answers your questions.
- C23** The point that you just made about your information being inaccurate makes us maybe a little less trust worthy about what we are reading today and what we are hearing in the news.
- C24** I live right next to the proposed site. I fully support the new shelter being placed on that site despite what some of you think, there is no other magical other spot. These are homeless people. These are people who need shelter. This is called human decency and how we treat one another. In general, this community has been incredibly generous when I have called out for goods for things that are needed for the shelter. A year and a half ago, I volunteered on y own time, at Saint Hilda's. Maybe some of you who have this ugly opinion and assume that everybody there is a drug user missed the fact that they are mostly 50 years old and older. They are sleeping on mats on the floor. If you wanted your dog cared for, it won't be in those conditions like sardines in a can on the floor. It is not decent, it is inhumane, We have a proposal that will provide dignity and safety. I have an elderly mother who will be living right near the shelter and she is not scared. She is not worried. I have worked with these people and volunteer. They are not all walking around with needles in their arms and dying of fentanyl. Uncle Harry dies from elements, being left out in the cold from exposure. If you want to get a taste of what it's like at Saint Hilda's, swing by because it is say and disheartening. People don't ask to be homeless and Karen didn't ask to be a step away from it. Most of you know that the cost of housing here is so outrageous that many people are one or two paycheques away from possibly lousing their apartments. Losing or missing a mortgage payment. This is a huge issue, these aren't bad people, drug addicts, like you think. Like you have all assumed they haven't earned homelessness. I am baffled by the community that I have known as being so incredibly generous when it comes to supporting the homeless and the needs of the poor having an attitude of but not there. Put it in this other magical spot, there isn't another magical spot. Winter is coming, winter is coming and people will die. It's a fact that people will die. It is going to be colder than before and people will die. Thank you Clarence for allowing them to stay longer than you had intended.

- C25** I would like to address a couple of the comments that have come up from a couple of the speakers. One with regards to the site that I think we as the community organization, the homeless advisory committee, have very good indications that BC Housing is pursuing a permanent solution, a supportive solution. So if we put the temporary shelter on that site, then we can't pursue that solution. The other issue that I want to address is around the safety concerns of the neighbours I understand and I hear those concerns. All I can share is that I have been to many Rain City shelters around the lower mainland and have spent a lot of time at Saint Hilda's here. They operate safely. They care for people and when they are allowed to operate for 24 hours a day, those people will be inside and taken care of and supported. Right now if they are out on the street for 12 hours a day, they are more likely to get into trouble or have issues. All we can do is try to try to support them and stabilize them. Again, from what I have seen, Rain City does an excellent job at that. I say that as a community member.
- C26** I am really suffering from these long rambling comments. I will try to keep my opinions short. I live right across the street from the proposed site. My beef with the whole process is that there was no consultation on site selection. We were invited to a meeting on August 16 and given one choice and given this story that all other options have been tried and all had failed. I am really not happy with that. About the selection criteria, I wonder why does the centre have to be within 3 blocks of a bus stop. That seems to be a criteria. My other opinion is at the August 16 meeting I was getting out to make room for people to come in and one of the people wanting to come in was from Roberts Creek and he said Uh, this area is already a slum so they may as well put it here. I didn't realize my neighbourhood was a slum yet. Then talking to my neighbours, the people that live on the east side of Ebttide place say oh yah, drug deals are going on all the time up and down this little lane next to us. I didn't know that either. It might not be a very safe place for homeless people to be exposed to drug dealing.
- C27** I want to address the fellow that said that Rain City shelters are safe. I beg to differ having watched the news last week seeing what happened in Box Park. I would like to know if the shelter is so safe then why are these children being subjected to needles, broken glass and various other things that were in the news. That is what we think is going to happen to our neighbourhood if it can happen there.
- A27** I want to say that shelters and agencies like ourselves, we don't create drug problems. That is not something that we do, we are part of the solution around them. We do things like assisting picking up needles in communities. We refer people to addiction care so we are part of the solution for people getting out of that situation. We are not the cause
- Q28** You may not be the cause of it but how can you control it? If these people are in the community, they are going to be going through the marsh, through the neighbourhood. What kind of control are you going to have over these people that are in your shelter?

A28 Again we are part of a response to those issues. So we can help transfer people on. We can do a number of things, we can have a group of community people from the shelter and our staff go out and look for needles around the area. So far we haven't found any on Saint Hilda's property as we began operating last October, so that is a full year. It's a really different population than what we are seeing in Vancouver.

I want to add that for VCH, a location in Sechelt is a very positive thing because we have many health services that would be wrapped around the shelter. We actually are able to deliver services when people are concentrated in a location. That means that our case manager nurses, our psychiatrists, our outreach workers can come and meet with those people and help them engage in health services. For us, it is really a great opportunity to start to engage the people that you are concerned about. What we do know as Craig pointed out earlier is that these are already our community members. We know many of these people, we are already working with them at Saint Hilda's and the ones who aren't fortunate enough to even make it into Saint Hilda's where already working with those folks. They are people in your community already. It is not going to be anything new.

Q29 I am confused and would like to echo the remarks of the last lady. I live across the street from the proposed location. In the invitation for the August 16 meeting that I received, Rain City told us that they had a purpose and a commitment to delivering progress housing and support solutions for people living with mental illness, addictions and other challenges. These are the kind of people that will be passing under my bedroom window. They will be passing 12 feet from my living room on the public path in our strata. I am only reading from the Rain City invitation to the meeting on August 16th. I am only hearing today that we have an affordability crisis, I am not hearing about chronic illness and the steady traffic of people in front to and from, where I live and where my next door neighbour who is 92 year old widow. She has mobility issues with a walker. The other person on the side is also a 82 year old widow also with mobility issues and uses a walker to tend her small garden. That public path passes within 12 feet of our living room and is only separated from the plots of garden by a two foot drop. I just want to be sure that our security will be protected with a great centre. It will be attracting a steady flow of people to and from it under our windows.

A29 Rain City has a 32-year-old history and most of our history we have ran a number of programs aimed at working with folks who are facing challenges with mental health and addiction. I recently read a study that 80% of people who are homeless and end up with mental health and addiction issues after becoming homeless. It can be connected, people can end up with those challenges when they are homeless. What we are seeing, we are also within that history have opened up abstinence based housing. We have opened up family housing recently. We do a number of different types of programs and we design them for the population that we are working with. On the Sunshine Coast, what we are seeing is a lot of seniors in need of shelter. We are seeing some people who are facing some other challenges and we are very good at working with the people to get them help

around those challenges. We are seeing folks who are living in cars. So what we are going to have to do, because we are only going to get one shelter, is design a service that is going to work for all these people. Not only is it going to have to be safe in your neighbourhood, it is going to have to be safe for seniors inside of it. We take safety really seriously. We take safety for the neighbourhood seriously we take safety for our staff seriously and we take safety for the folks within our shelter really seriously. If you have problems in your community with a specific person, you can call us and let us know and we will respond to the problem with that specific person. Because I am about generosity and love for people but I am also about accountability.

Q30 I do live in the area but this isn't the question I am raising. I am in favour of a shelter although I have reservations. But you have purchased High Tide, the building is not going up immediately, you only have a temporary construction in mind, why doesn't it go up to the High Tide lot?

A30 Yes BC Housing has purchased the High Tide site and we have identified that as a great opportunity to build permanent housing. Today we are doing information sessions and preparing to go to council to ask for a 3-year lease on the site that we are talking about tonight for the temporary shelter. People are suggesting that well maybe you should consider the other one. That would involve another process and we have landed on this site as the one that we want to have the temporary shelter on. We are going to proceed very soon with the development process for the permanent housing on the High Tide site which we believe is the ultimate solution to some of the issues that this community is facing. We want to bring both resources to the community so that is what we are doing and we want to bring housing and a shelter and we have landed on this site as a great location for the shelter. The High Tide site, we want to reserve it and pressure it and create as much affordable housing on that site because we see that as being an important gap in the housing continuum on the Coast.

Q31 I live on Trail about 350 feet away from the proposed shelter. Although I agree that we need a shelter and be able to have one that gives people dignity and respect, I also don't think it is in a good spot. We are trying to think of another spot to put it up in so if anyone has suggestions please do. My question, 2 short ones. Women and children in transitional housing that already exists here on the Coast so if you are having women and children are included in your demographics than what protocols exist for their safety as well as the safety of the residents in the area in regards to an abusive relationship?

A31 I can answer that, the shelter would be an 18 plus shelter so would be an adult shelter. What we are hearing from the local RCMP is that the woman's transition shelter is often full so we would probably take single women. Because we would have enclosed spaces, it would be safer for a single woman to be able to access.

Q32 What would you do with an abusive situation where somebody coming to look for the woman specifically? Do you have protocols in place for that?

A32 Yes we have safety protocols in place for that.

Q33 I used to work on the downtown Eastside, what is your position on harm reduction?

A33 Rain City is a harm reduction organization so we look at people's behaviour rather than substances that they might be on. We try to work with a broad range of people. We try to develop really accessible services that also respond to behaviours that might be problematic. We will respond to behaviours that are problematic within the shelter and we would also work with folks who are causing problematic behaviour outside the shelter too. We have a real opportunity because this is a really small town. We are going to know who the people are who are causing issues and we can deal with it on an individual basis.

Q34 How are you held accountable for the situation? Like protocols?

A34 We can be accountable for people who are staying at our shelter. We can't be accountable for every problem in the community. We aren't responsible for that now and we won't be responsible for it later. At some point it becomes the districts or RCMP's responsibility but we found is that when we welcome people inside in the right way they get human dignity back. I want to make sure that I am not holding up any ideas that are wrong about people who are experience homelessness or people who have mental health issues. People with mental health issues are 2 ½ times more likely to be victims of violence rather than being perpetrators. So we to be careful not to buy into those ideas that are not real. If there is an individual within the community who is causes problems, we will respond to that.

C35 I asked because I used to work down there 10 years ago but I was assaulted and that took 10 years away from me, from my life, and basically I am just now after 10 years moving to the Coast away from the Vancouver East side. Moving to the Coast and trying to build the life, I have PTSD but didn't want to bore you with the story. I have PTSD severely and it just taken more 10 years to go back to work for somebody who attached me while I was at work downtown East side. Seriously, it is a really hard situation because in my works safe regulations it says I am not allowed to be around that demographic. Those are my limitations and there are specifically outlined in my guidelines for work safe, so if this goes through am I supposed to sell my house and suffer more from what that person did to me? They took my dignity, I loved my job, I absolutely loved working for the Portland Hotel Society.

Q36 I am known by some people in here, my title is that I am the Provincial Director of the Canadian Council of Bind BC Yukon Division. Somebody is going to make me very rich pretty soon having a million-dollar operating budget for only 3 years. That means 3 million dollars. It is interesting that by the sounds of it the District of Sechelt, may not have your proposal together or at least for the next 6-9 months so one of my questions is, what are you going to do this year? Where are the homeless people going to got his year for extreme weather conditions? The Rain City you must be making a lot of money to, because there is very places on the Sunshine Coast where anybody can rent a place for

\$375 or less. There is no place in Sechelt that you can find a place to rent for at least \$900-1000 the majority of your homeless people, unfortunately, maybe on PWD or receiving old age security pensions. I am fortunate that I have a good place and have been there for 7 years, but it took me a long hard work to get where I am today. The dog and I do travel and I am fortunate that my dog can go anywhere and nobody can refuse me. Really, what are you going to do this year because you are not going to have a place up and running by November 1, December 1, January 2018? You are lucky to have a place running by September 2018. You must have some type of draft or process line of what to do?

A36 It is a problem. You know we took a long time to find this site. Some people thought that we were trying to do something, maybe not as transparent as they would like, by having a public information meeting in the middle of August while people were on vacation. Part of the reason we did that is that we were trying to get through the process and get the project delivered as soon as possible. That hasn't transpired. I don't have a quick easy slick answer for you. We will make applications right after tonight. We were asked to do a public information session, we did. We were asked to do a second one, so we have done that and we took the time to advertise and give enough advanced notice. That takes us into early October. The modules I am talking about are already built, they are surplus work force housing that is available so our ability to mobilize that and bring it to this community, we can do that fairly quickly we are now dependent upon municipal approval process which is out of our control so I don't have an answer. Somebody else asked before about the timing. We would like to bring the resources to the community as soon as possible, it is not our decision and not our process and not our timeline.

Q37 I have two points, I have been on the coast for 13 years, my understanding when the shelter opened at Saint Hilda's that it was supposed to be 6 months to a year and it is now 5 years later. Why am I suppose to believe that your 3 years is not going to turn into the 6 months to one year turned into for Saint Hilda's? My second point is why is it that the social services for the entire coast keep ending up in my neighbourhood? I personally think a better idea for a homeless shelter would be 15 beds in Sechelt, 15 in Gibson's and 15 in Madera Park because right now all the homeless people from Gibbons and Madera Park have to come to Sechelt if they want Shelter. That doesn't seem fair.

A37 Your first question was around why would you believe me around the 3 year time frame. You don't have to believe me, it is not my decision if it is 3 years it is the municipalities decision. We are going to apply for a 3-year lease and then decision on any extension, or capping that at 3 years, does not rest with me. You don't have to believe me, it will be a municipal driven decision. The decision around a larger shelter in Sechelt is answered by the services that are in this community and referring specifically to the health care services and other community services that are here. We believe it is cost effective, efficient and the best location for this kind of service.

- C38** Related to your first questions, because you alluded to the shelter at Saint Hilda's was never meant to be that long but it has been 5 years. At that time, we don't have resources and the community. Through the work of the homelessness advisory committee, which everybody on that committee basically working on volunteered, we were able to get funders on board now. It took us almost 3 years to get funders with the data to get a case to put forth. Now in this community, we have a funder who has the capacity to make a difference and properly fund a facility. That could account why it has been for Saint Hilda's, five instead of two years which is what we need.
- Q39** We need housing for people, you need to have woman sleeping in her car or somebody out by the seawall sleeping in the bush. It needs to happen quickly. The proposal is a proposal. I think you are very narrow on that one location you bought it, or the city has offered it to you potentially and therefore you are negating a lot of concerns. I think there needs to be a shelter but safety in terms of walk ability, pedestrians, this is an issue in that area and this is an issue for the whole coast. The counsellors need to address that. The other thing is the man that asked that question, we need to know what is going to be done now for November 1. Saint Hilda's, if it is not operating, then where are these people supposed to go? If Saint Hilda's is operating, can you get some damn beds? I mean mats, come on. I think the municipal people need to answer that question and BC Housing authority who ever gives the money who ever makes the decisions they need to act now.
- A39** BC Housing is here with funding resources available. If the community can come forward with an assured short-term option for this winter, we would certainly entertain investing in providing some resources to that. But I would have to look to the community for that.
- Q40** If you are not there yet, what is being done? Somebody needs to answer that question, that gentleman asked it. If it is not your responsibility, somebody needs to have some responsibility and accountability. What is the answer?
- A40** What BC Housing can offer is, funding and I would look to the community now to provide any options I don't know what Saint Hilda's is going to do. I can't speak for them. I am saying I am here with financial resource to help the community respond and if the community comes forward with some proposals, we are certainly open to looking at options.
- C41** I am a paramedic here on the coast and have lived here for over a quarter of a century. I can tell you for a fact in your community living in your neighbourhood are drug addicts, are alcoholics, and are mentally ill. A lot of them are getting help some of them are not. They are living there. This isn't something new, this isn't something from the street, this is something in the community. I can tell you for a fact that you know somebody in your circle of acquaintances who is terrified that they are one rental away from living in their car or under a bush because it is that desperate here. A lot of them are elderly people and have been our patients. We have taken them back to really terrible places when we take them back from the hospital. We hate to leave them there but that is their only

choice. It is a big problem that isn't going to be helped by one shelter. This is something that the community needs to do, we all need to do for ourselves. We need to look after each other because we may be there ourselves. The other thing is, in my business, we look at evidence-based outcomes. Social policy also does research in evidence-based outcomes. I can assure you that it is much safer for community as well as people to have them sheltered than in the streets.

- C42** I own the Upper Deck Guesthouse in Sechelt. Some of you know it as a hostel and many people consider it to be a shelter. It is a legitimate business. I went through this whole process with lots of naysayers 15 years ago. I am shocked. First of all I would like to thank Saint Hilda's immensely. I am also a Girl Guide leader and we run out of Saint Hilda's and we have never seen a needle. My girls play in the yard, they run around while we do all sorts of activities and I have never felt at all ever concerned for their safety. These are people that are homeless, it is sad and I think the fact that we are just pushing it under the carpet and saying not in my back yard. Guess what they are already in your back yard. The only difference is that physically they are in your back yard. That is where they are going to be on November 1. We need to put them in a house in your back yard. That is disrespectful to say, too bad, you can just live in my physical back yard. Saint Hilda's thank you very much. The reason that they had the shelter for so long was because they kept saying yes. We will provide. We should be grateful not wondering why did they keep them for so long, why didn't we come up with a different solution. There wasn't one. So they provided one. Right now, November 1, we have a problem. I would like to address that problem. I do own what some people already consider a shelter, I guarantee you it is not. It is an amazing place that lots of people come from all over the world and stay at my place. I will however, provide a solution. I will have to talk about it, it is going to cost you. It is a business, I am not a shelter, I can't provide for free. But it also does mean that I can't run my business the way that I run it right now. For the winter, I can help to provide shelter, then I will but I do have to shut down my business as it is because I don't take in homeless people that have mental illness issues or drug addictions or anything like that. I would like to help because we need a solution. High Tide is right behind my property. I have no problem with the proposal that is going in there, I do wonder thought if it could be split. It is a large piece of property, could you put in temporary in a section, a smaller temporary? They are module, perhaps there could be 10 beds provided in that space. It might appease some of this and then build coming towards it. Remove them when you need to. Everybody knows the District of Sechelt is going to move kind of slow. Put in some temporary so the solution is there because Saint Hilda's can't keep providing for our whole entire community because this is our communities problem. Then build a permanent solution that slowly takes over in the process that it takes.
- C43** I have lived on the Coast since around 2008. The first young lady tonight, she put a face on it. We are dealing with people. They are mothers, fathers, sisters, they are brothers. They are people. Imagine your family if one of them was your son or daughter, sleeping down by the ocean or in the shelter that the community built. Where would you sooner

have them? Would you be happy if they had that bed? Yes put it in my back yard, that is good because they have a spot. Many of these people in these shelters all have a history. Why are they there? Did they go to school and because they were autistic, or ADD or whatever? I taught a lot of these kids. They are wonderful kids. They get out into the community and they don't function the way the rest of us think they should. That is not how and ADD learns. They need to be dancing and having a good time. Where did they come from, what is their background, no matter how many times they have been knocked down, they are still getting up. It is harder to get up every time. Some of their backgrounds would make us shudder. How many here, and this was bought up by one of the previous speakers, if you got sick, the bread winner has a stroke, the boss says we don't need you anymore because you are 65. You still have a mortgage and expenses. Your income is now gone. How many of you could survive for a month, 2 months, could you make it until Christmas? They now become one of the street people at this point you have nowhere to go. The solution is not the shelter, the shelter is part of the solution. The solution is affordable housing, dignity, respect, a chance. Part of every new subdivision should include affordable housing as part of it. I look forward to the day we don't need shelters

- C44** My comments are a little bit different than some of the ones we have heard. My feeling is that I certainly support a shelter for homeless people. I am not so sure about if this site we have been speaking about tonight is the place. I am undecided on that. I would like to bring this point up so that the district of Sechelt can be thinking ahead. The staffing for the centre, I am concerned that it is adequate. I have been reassured by some of the things that have been said tonight. My second point is, I think that with an increase in numbers of people in Sechelt, the municipality needs to look at a time when they need more municipal workers to handle the pressure of more people in our municipality. I would like the impact on policing to be approached understood, examined and also the impact on the fire department and the kind of responses that they have to make. I am not talking entirely fires. Last but not least, the impact on the ambulance service and the hospital. I would like to conclude by saying that I have heard a lot of comments about garbage and dangerous things left around. Homeowners need to decide, how they will react to dangerous garbage for themselves, dangerous discards and garbage are a part of our lives, just as gum wrappers and cigarette butts were a part of my childhood life.
- C45** I have worked at the shelter and thanks to Clarence for giving us the opportunity to help out there. I think a big part of the tragedy that I see and feel here is what I perceive to be a lack of compassion. I understand everyone's fear in having something like this come up in your neighbourhood but there is no perfect neighbourhood. There really isn't. It is going to be affecting someone somewhere. The sewage treatment plant area is a great one. I am pleased that the district has offered it up, it is a wonderful interim situation I think, a solution. I think that the High Tide property, only two blocks away, is not a different neighbourhood. I used to own a part of the Ebbitide project there and happen to know there is a lot of needles being used in the back bush there. There is no neighbourhood

that is immune to this. I think that we need to understand that this is a problem that permeates our whole society. We see it a bit more closely than a lot of other but we really need to have a lot more compassion and understand for those who are disenfranchised. I think no one wishes to be homeless, none of us were brought up that way. Circumstances lead people down into these kinds of situations and none of us would like to be there. I think if we can give a hand up, that is what we are obligated to do.

- C46** In 2005, we had the first affordable housing forum here on the Coast. I am a survivor of about 150 meetings from the community trying to address the question of affordable housing. I would like to underline the comments of the people today, we need the whole spectrum. We need different kinds of housing for different populations. This proposal addresses two slices of a much bigger problem. We have looked to the community, we have asked the community for solutions, for people to come together and make it happen. It just hasn't been quite enough. I am so pleased that BC Housing is coming to the table with this offer of enough money to do it properly instead of half heartily. I hope that we can come to some agreement about the location and the timeline but it really must be done and we are lucky to have the funding.
- Q47** I live close to the site. I think that you are putting a lot of pressure on council. You guys have had a lot of time, you are government. Clarence, how much money have you got from BC Housing to help you in your venture?
- A47** Saint Hilda's has been providing the annex free of charge for the shelter for the past five years. To be totally transparent, because we have served, we have kind of as a church, we made the decision that our offering of the annex was supposed to end March 31 of this year. We have so far received 4 months of \$ 1700.00 rent from BC Housing,. That is it throughout the whole 5 years.
- C48** And BC Housing, you have a million dollars you are willing to spend on this project but you can't support Clarence and his ventures? Council, you guys, these guys are putting way too much pressure. They have been looking at this for years. They are saying we need this by November 1. You don't do anything quick. You need to really consider that it is going to take a while longer. You need to figure out something this winter and just not sit here and put the pressure on the community.
- C49** I want to address that million dollars a year business. That is peanuts. You get 4 people staffed 7 days a week. You are going to pay them what? There is 365 days in the year, multiply of a staff or at least four then think about the maintenance and feeding and everything A million dollars is gone like that. I lived in the States for 25 years and when I came back here to my beloved country, I really fell for the idea that Canada is a loving and inclusive place and kind and welcomes its refugees. Until recently, I would have thought that was the case. I must also tell you that I am extremely proud of my daughter who has worked tirelessly for the homeless and the shelter. I am going to be one of these people, I am 83 ½, I am going to be one of the closest people living to the homeless shelter and I

am not the least bit afraid. I have also met two of them downtown and what they said was to my daughter thanks you for those socks, my feet are finally warm. I don't like the place just because it is crowded where I live, but if that is it, so be it. Lets welcome them and act like the Canadians are supposed to be.

- C50** I have only lived in Sechelt for a year and a half. This is a very emotional issue for all of us. I am the kind of person who sits back. Listens and I have been accused of being both analytical and anal. The map that came up earlier, my unit in Ebbitide Village is on that map. So are the homes of eight people over 60 years old, that are concerned. 6 of the people, their homes are on that picture walked down to the August 16 meeting to learn more. Switch from that map to this one and it shows quite clearly the proposed location and High Tide, but for privacy concerns it does not identify a transition house for battered woman and their kids. At the August 16 meeting, I was asked not to talk about it or to identify that site. We are getting a little crowded. Tonight I hear, and agree with, control, insurance, safety. Rain City and BC Housing, their responsibility lies within their property line. Our concerns about what may come, are the responsibility of the municipality and the RCMP and private citizens taking the initiative. My wife has called the police at least twice about people that are in Sechelt Marsh directly behind our unit doing illegal things. The police have come on multiple occasions and dealt with those issues that's the way we are handling it. We have spoken to the Mayor and he agrees about the speed the traffic, the sidewalks, all the things that are outside the responsibility of BC Housing and Rain City. We need to communicate with our Council. From the point of view of the modules, my career has been in construction and I can tell you that if you have ever seen a singlewide mobile home being placed in a day on a prepared site that structures isn't any more that 4 double wides. If they have them built or even partially built, they are going to be installed very quickly. The reason they are not going on the High Tide site, that I can see, on their behalf, and I don't work for anybody here, is because once you put them temporary in, there easy to rip out displacing the occupants while you start a year or two the building program for the replacement. Both sites are needed for the transition to work properly. Those are my observations
- C51** I have been homeless but I am not now. I worked so very, very long and hard and I now live on the best little street in Sechelt. I walk the best little dog through the best little park and Rain City Housing is funded primarily by BC Housing and the Provincial Health Authority. BC Housing is clearly funded by Provincial tax dollars. So these two lovely organizations are taking my provincial tax dollars combined with my municipal tax dollars to screw me over. I am supposed to like it. I agree with everyone who has spoken here tonight. Everyone speaks from the heart and are telling their truth. This is not the correct location to put this project. I am sorry, it's not in my back yard.
- C52** I chose to live in Sechelt because it is a small town. There is a saying in a small town, if you don't know where you are and what you are doing, everybody else will. I think that is part of who we should be. The people that need homes, that need a roof over their head, they aren't different from the rest of our community. There is many addictions, mental

health issues, lack of finance, poor jobs, everywhere else as there are with the homeless. You are only fooling yourself if you think that it is only the homeless that do those things. We have community associations in Sechelt. When I was working with the school board, and elected as a trustee, we worked with the joint planning with Delta council. We heard this same type of problem a couple of times. We finally came to the conclusion that we would not let one community only, be inundated with everything. What we did was send it to the community associations and said, you as your small community, have to identify where in your community you will support affordable housing. It was distributed throughout Delta and you had no choice, you had to identify some place in your small community where you would put these units. Guess what, it worked. It ceased the arguing of not in my back yard because they are in a small community but strong. If you think you are going to get approval from Sechelt for anything, in planning the 3 years will be gone before you get anything built. So Mr. Mayor and Council that are here, rest assured you won't need to deal with this in an election. I guess my final way of looking at all of life, but for the grace of god, there go I. I have been lucky, I should not hold my luckiness as a treasure, I should spread it and help other.

- C53** I just came to say that I am opposed to the location and that is because I have 3 young daughters. I feel like although my heart has compassion for the homeless people, and I grew up with the Salvation Army, I am a woman of recovery. I know firsthand about mental health and our family has a lot of mental health issues in it, so I have experienced that first hand. I know what it is like come through that and I feel very blessed to have been on this side of it. I also feel like I won't be doing my job if my first priority wasn't the safety of my kids. Having a concentration of people, who potentially would be actively using substances. I know that it is everywhere already but I don't think I would be doing my job if I said I was for, all of a sudden, there being a facility where we know that there is active users at the end of the street that my children live on.